

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
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www.lalafco.org

COMMISSION MEETING

LOCAL AGENCY FORMATION COMMISSION

Wednesday, May 14th, 2025
9:00 a.m.

Room 381-B

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

Teleconference/Physical Location *

1.) South Coast Air Quality Management District

21865 Copley Drive
Diamond Bar, CA 91765
(Conference Room CC7)

*** 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 (KHHOA):

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

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

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

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

FOR MEMBERS OF THE PUBLIC

TO LISTEN BY TELEPHONE AND PROVIDE PUBLIC COMMENT

DIAL:

1-213-306-3065

Access Code: 2537 526 7287 (English)

Password: 782542

OR TO LISTEN VIA WEB AND PROVIDE COMMENT:

<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTID=mf2af43de9f966f5d47c03a23644bf02e>

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): Robert Lewis
 - 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 April 9, 2025.
- b. Approve Operating Account Check Register for the month of April 2025.
- c. Receive and file Update on Pending Proposals.
- d. Legislative Update
- e. Executive Officer's Written Report
- f. Information Item(s) – Government Code § 56751 (city proposal). (None.)
- g. Information Item(s) – Government Code § 56857 (district proposal). (None.)
- h. Miscellaneous Communications.
 - i. CALAFCO Planning Retreat Summary Report (March 20-21, 2025) and Six- to Nine-Month Action Plan.
- i. Annexation No. 2022-09 to the City of San Gabriel, and consideration of the California Environmental Quality Act (CEQA) exemption.
- j. Annexation No. 443 to the County Sanitation District No. 14 of Los Angeles County and consideration of the Mitigated Negative Declaration, as a responsible agency.
- k. Annexation No. 444 to the County Sanitation District No. 14 of Los Angeles County and consideration of the Mitigated Negative Declaration, as a responsible agency.
- l. Annexation No. 447 to the County Sanitation District No. 14 of Los Angeles County and consideration of the Environmental Impact Report, as a responsible agency.

7. PUBLIC HEARING(S)

- a. Annexation No. 2023-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley, and consideration of the California Environmental Quality Act (CEQA) exemption.

8. PROTEST HEARING(S)

- a. None.

9. OTHER ITEMS

- a. Round Four Municipal Service Reviews and Sphere of Influence Updates and Final Schedule.
- b. Request for Proposals (RFPs) for Municipal Service Reviews (MSRs) for Multiple Cities (Phase I).

10. REQUESTED POSITION(S) ON LEGISLATION

- a. Request to Oppose Senate Bill 777 (Richardson)

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 the 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**

June 11, 2025

July 9, 2025

August 13, 2025

15. **ADJOURNMENT**



DRAFT

Voting Members

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

April 9, 2025

Present:

Donald Dear, Chair

Kathryn Barger, Acting Chair
Margaret Finlay (Remote, Government Code §54953.(b))
Lindsey Horvath
John Lee
Robert Lewis
Gerard McCallum (Remote, Government Code §54953.(f)(2))
John Mirisch
Maureen Tamuri

Micah Ali, Alternate (Remote, Government Code §54953.(b))
Wendy Celaya, Alternate
Imelda Padilla, Alternate

Paul Novak, Executive Officer
Tiffani Shin, Legal Counsel

Absent:

Anthony Bell, Alternate
Angie Reyes English, Alternate
Hilda Solis, Alternate

1 CALL MEETING TO ORDER

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

- a. Commissioner Gerard McCallum requested to participate remotely pursuant to Government Code § 54953.(f)(2) due to emergency circumstances. Commissioner McCallum confirmed verbally that no individuals 18 years of age or older were present in the room at the remote location with him.

The Commission took the following action:

- Approved the request from Commissioner McCallum to participate remotely due to emergency circumstances at today's meeting.

MOTION: Barger SECOND: Lee APPROVED: 8-0-1
AYES: Celaya (Alt. for McCallum), Finlay (virtual format), Lee, Lewis, Mirisch,
Padilla (Alt. for Lee), Tamuri, Barger
NOES: None.
ABSTAIN: McCallum (virtual format)
ABSENT: Horvath, Dear

2 PLEDGE OF ALLEGIANCE

Commissioner and Acting Chair Barger called the meeting to order.

The Pledge of Allegiance was led by Commissioner Lee.

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; and at the Compton Unified School District, 501 South Santa Fe Avenue, Compton, California; on Wednesday, April 2, 2025; further, the agenda was posted on Sunday, April 6, 2025 at Dunopark 49, 4356 GG Oostkapelle, the Netherlands, in accordance with State law. Each location was accessible to the public. Commissioners Finlay and Ali each confirmed that no members of the public were present with them at their respective teleconference locations.

[Commissioner Horvath arrived at 9:07 a.m.]

4 SWEARING-IN OF SPEAKER(S)

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

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

The EO indicated that a letter dated March 14, 2025 from the California Association of Local Agency Formation Commissions (CALAFCO) Board of Directors to Los Angeles LAFCO was not included in the agenda package. “Hard copies” of that letter were provided to all Commissioners, at today’s meeting.

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

- a. Approved Minutes of March 12, 2025.
- b. Approved Operating Account Check Register for the month of March 2025.
- c. Received and filed the Update on Pending Proposals.
- d. Received and filed the Legislative Update.
- e. Received and filed the 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).

(None).

- h. Miscellaneous Communications.

- i. Letter of March 14, 2025, from the CALAFCO Board of Directors to the Commission.

- i. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2024-04 to the Los Angeles County Waterworks District No. 40, Antelope Valley; Resolution No. 2025-10RMD.
- j. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2024-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley; Resolution No. 2025-11RMD.
- k. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 448 to the County Sanitation District No. 14 of Los Angeles County; Resolution No. 2025-12RMD.
- l. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1120 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2025-13RMD.

MOTION: Lewis SECOND: Finlay (virtual format) APPROVED: 8-0-0
AYES: Finlay (virtual format), Horvath, Lee, Lewis, McCallum (virtual format),
 Mirisch, Tamuri, Barger
NOES: None.
ABSTAIN: None.
ABSENT: Dear

7 PUBLIC HEARING(S)

- a. Recommended Final Budget for Fiscal Year (FY) 2025-26.

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

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

The Commission took the following actions:

- Approved the Recommended Final Budget for Fiscal Year 2025-26; and
- Directed the Executive Officer to transmit the adopted Final Budget to local agencies and other parties as required by law.

MOTION: McCallum (virtual format) SECOND: Finlay (virtual format) APPROVED: 8-0-0
AYES: Finlay (virtual format), Horvath, Lee, Lewis, McCallum (virtual format),
Mirisch, Tamuri, Barger
NOES: None.
ABSTAIN: None.
ABSENT: Dear

8 PROTEST HEARING(S)

(None).

[Chair Dear arrived at 9:14 a.m.]

9 OTHER ITEMS

The following item was called up for consideration:

- a. Round Four Municipal Service Reviews and Sphere of Influence Updates and Draft Schedule (Fiscal Years 2025-26 through Fiscal Year 2029-30).

The EO summarized the staff report on this item.

The Commission took the following actions:

- Adopted the Draft Round Four Sphere of Influence and Municipal Service Reviews Update Schedule (“Schedule”), as described in this staff report, and as shown in the Proposed MSR and SOI Update schedules attached as Exhibits “A,” “B,” “C,” and “D”;
- Directed staff to transmit a copy of the Schedule to the city managers and special district general managers or their equivalent in Los Angeles County; and
- Agendize a Final Round Four Sphere of Influence and Municipal Service Reviews Update Schedule for the Commission’s May 14, 2025 Meeting; including a report back to the Commission describing any input received from city and district representatives.

MOTION: Mirisch SECOND: Finlay (virtual format) APPROVED: 9-0-0
AYES: Barger, Finlay (virtual format), Horvath, Lee, Lewis, McCallum (virtual format),
Mirisch, Tamuri, Dear
NOES: None.
ABSTAIN: None.
ABSENT: None.

- MOTION: Barger SECOND: Dear APPROVED: 7-0-2
 AYES: Barger, Finlay (virtual format), Horvath, Lee, McCallum (virtual format),
 Mirisch, Dear
 NOES: None.
 ABSTAIN: Lewis, Tamuri
 ABSENT: None.

- Directed the Executive Officer to execute a contract amendment, for a new term of three (3) years and a new billing rate of \$425/hour, with no other changes, with the law firm of Nossaman LLP.

MOTION: Dear SECOND: Tamuri APPROVED: 6-0-4
 AYES: Lewis, McCallum (virtual format), Mirisch, Padilla (Alt. for Lee), Tamuri, Dear
 NOES: None.
 ABSTAIN: Barger, Finlay (virtual format), Horvath, Lee
 ABSENT: None.

- Directed the Executive Officer to execute a contract amendment, for a new term of three (3) years and a new billing rate of \$425/hour, with no other changes, with the law firm of Sloane Sakai LLP.

MOTION: Barger SECOND: Horvath APPROVED: 9-0-0
 AYES: Barger, Finlay (virtual format), Horvath, Lee, Lewis, McCallum (virtual format),
 Mirisch, Tamuri, Dear
 NOES: None.
 ABSTAIN: None.
 ABSENT: None.

9 OTHER ITEMS

The following item was called up for consideration:

- d. Proposed Memorandum of Understanding by and between the Los Angeles, Orange, San Bernardino, and San Diego Local Agency Formation Commissions.

The EO summarized the staff report on this item.

The Commission took the following action:

- Directed the Executive Officer to execute the Memorandum of Understanding by and between the Los Angeles, Orange, San Bernardino, and San Diego Local Agency Formation Commissions.

MOTION: Barger SECOND: Lee APPROVED: 9-0-0
AYES: Barger, Finlay (virtual format), Horvath, Lee, Lewis, McCallum (virtual format),
Mirisch, Tamuri, Dear
NOES: None.
ABSTAIN: None.
ABSENT: None.

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

Commissioner Lee thanked and welcomed Commissioner Padilla, as Alternate Voting Member, for the City of Los Angeles.

Commissioner Lewis noted that he attended a special recognition event hosted by the Three Valleys Municipal Water District honoring Assemblywoman Blanca Rubio, who was named "Legislator of the Year" by the California Special Districts Association (CSDA). Commissioner Lewis also indicated that he attended a formation of a new Chapter of the CSDA, the Special Districts Association of San Gabriel Valley. Los Angeles County now has a Chapter Office within the San Gabriel Valley, with Assemblywoman Rubio's assistance.

Commissioner Lewis indicated that he will be attending the California Association of Water Agencies Conference (ACWA) therefore, he will attend the May 14, 2025 LAFCO Meeting, in a virtual format.

12 EXECUTIVE OFFICER'S REPORT

The EO indicated that the deadline for Commissioners to submit their Form 700 was extended from April 1, 2025 to June 2, 2025 due to the January Wildfires.

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

May 14, 2025

June 11, 2025

July 9, 2025

15 ADJOURNMENT

Chair Dear adjourned the meeting at 9:36 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

L: minutes 2025\04-09-2025

12:17 PM

04/28/25

Accrual Basis

LA LAFCO

Register Report

April 2025

Type	Date	Num	Name	Paid Through	Amount	Balance
Apr 25						
Bill Pmt -Check	04/02/2025	12109	Allied Public Risk		-5,215.75	-5,215.75
Bill Pmt -Check	04/02/2025	12110	Allied Public Risk		-4,311.75	-9,527.50
Bill Pmt -Check	04/02/2025	12111	County Counsel		-7,161.50	-16,689.00
Bill Pmt -Check	04/02/2025	12112	CTS Clouds LLC		-410.75	-17,099.75
Bill Pmt -Check	04/02/2025	12113	FedEx		-54.28	-17,154.03
Bill Pmt -Check	04/02/2025	12114	LACERA		-22,615.76	-39,769.79
Bill Pmt -Check	04/02/2025	12115	LACERA-OPEB		-1,924.83	-41,694.62
Bill Pmt -Check	04/02/2025	12116	ODP Business Solut...		-421.81	-42,116.43
Bill Pmt -Check	04/02/2025	12117	Wavelength Automa...		-1,164.00	-43,280.43
Check	04/08/2025	WIRE	TRPF 80 South Lak...		-3,896.90	-47,177.33
Bill Pmt -Check	04/15/2025	12118	Canon Financial Ser...		-223.38	-47,400.71
Bill Pmt -Check	04/15/2025	12119	Certified Records M...		-1,224.78	-48,625.49
Bill Pmt -Check	04/15/2025	12120	Charter Communica...		-449.99	-49,075.48
Bill Pmt -Check	04/15/2025	12121	ECS Imaging, Inc.		-1,538.52	-50,614.00
Bill Pmt -Check	04/15/2025	12122	LACERA-OPEB		-1,924.83	-52,538.83
Bill Pmt -Check	04/15/2025	12123	Meijun		-300.00	-52,838.83
Bill Pmt -Check	04/15/2025	12124	ODP Business Solut...		-65.35	-52,904.18
Bill Pmt -Check	04/15/2025	12125	Quadient Leasing U...		-502.02	-53,406.20
Bill Pmt -Check	04/15/2025	12126	SP Plus Corporation		-630.00	-54,036.20
Bill Pmt -Check	04/15/2025	12127	Wells Fargo-Elite C...		-1,021.66	-55,057.86
Bill Pmt -Check	04/15/2025	12128	Yvonne Green CPA		-283.50	-55,341.36
Check	04/15/2025	DD	Federal Tax Deposit		-6,383.55	-61,724.91
Check	04/15/2025	DD	State Income Tax		-1,963.85	-63,688.76
Check	04/15/2025	DD	Ambar De La Torre		-2,946.95	-66,635.71
Check	04/15/2025	DD	Douglass S Dorado		-4,067.51	-70,703.22
Check	04/15/2025	DD	Adriana L Flores		-1,544.19	-72,247.41
Check	04/15/2025	DD	Taylor J Morris		-2,590.36	-74,837.77
Check	04/15/2025	DD	Paul A Novak		-7,160.24	-81,998.01
Check	04/15/2025	DD	Alisha O'Brien		-2,899.60	-84,897.61
Check	04/15/2025	DD	Adriana Romo		-6,348.40	-91,246.01
Bill Pmt -Check	04/23/2025	12129	CTS Clouds LLC		-3,035.00	-94,281.01
Bill Pmt -Check	04/28/2025		Quadient Finance U...		0.00	-94,281.01
Bill Pmt -Check	04/28/2025	12130	ATT		-238.31	-94,519.32
Bill Pmt -Check	04/28/2025	12131	CTS Clouds LLC		-1,035.00	-95,554.32
Bill Pmt -Check	04/28/2025	12132	FedEx		-29.15	-95,583.47
Bill Pmt -Check	04/28/2025	12133	LACERA		-22,714.88	-118,298.35
Bill Pmt -Check	04/28/2025	12134	The Lincoln National		-337.81	-118,636.16
Check	04/29/2025	DD	Federal Tax Deposit		-6,714.03	-125,350.19
Check	04/29/2025	DD	State Income Tax		-1,963.85	-127,314.04
Check	04/30/2025	DD	Ambar De La Torre		-2,946.94	-130,260.98
Check	04/30/2025	DD	Douglass S Dorado		-4,067.52	-134,328.50
Check	04/30/2025	DD	Adriana L Flores		-1,544.18	-135,872.68
Check	04/30/2025	DD	Taylor J Morris		-2,590.36	-138,463.04
Check	04/30/2025	DD	Paul A Novak		-7,160.24	-145,623.28
Check	04/30/2025	DD	Alisha O'Brien		-2,899.59	-148,522.87
Check	04/30/2025	DD	Adriana Romo		-5,014.68	-153,537.55
Check	04/30/2025	DD	Micah J Ali		-138.52	-153,676.07
Check	04/30/2025	90269...	Kathryn Barger		-132.67	-153,808.74
Check	04/30/2025	DD	Wendy Celaya		-138.53	-153,947.27
Check	04/30/2025	DD	Donald Dear		-138.52	-154,085.79
Check	04/30/2025	90269...	Margaret E Finlay		-415.16	-154,500.95
Check	04/30/2025	DD	Lindsey P Horvath		-136.55	-154,637.50
Check	04/30/2025	DD	John S Lee		-138.53	-154,776.03
Check	04/30/2025	DD	Robert W Lewis		-277.05	-155,053.08
Check	04/30/2025	DD	Gerard McCallum II		-277.05	-155,330.13
Check	04/30/2025	DD	John A Mirisch		-498.78	-155,828.91
Check	04/30/2025	DD	Imelda Padilla		-138.53	-155,967.44
Check	04/30/2025	DD	Maureen T Tamuri		-138.53	-156,105.97
Check	04/30/2025	DD	Paychex		-245.70	-156,351.67
Apr 25					-156,351.67	-156,351.67

AGENDA ITEM NO. 6.c. May 14, 2025						
PENDING PROPOSALS As of May 6th, 2025						
		LAFCO Designation Number	Applicant	104	Status	Est. Date of Completion
1	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
2	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	Unknown
3	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
4	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
5	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
6	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 uninhabited 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
7	DD	Reorganization No. 2019-01 to the City of Rancho Palos Verdes	Rajendra Makan	1.17± acres of uninhabited territory located along Re Le Chardlene, east of the intersection of Chandeleur and Rue Le Chardlene, 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
8	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
9	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
10	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.	Unknown

		LAFCO Designation Number	Applicant	104	Status	Date Filed	Est. Date of Completion
11	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
12	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
13	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
14	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, pre-limiting address map & list, pre-zoning ordinance, and BOE fees	12/29/2021	Unknown
15	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
16	DD	Annexation No. 2023-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley		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.	agenda - May 14, 2025	2/15/2023	Jun-2025
17	AD	Annexation 101 to District no. 20	Robert Sarkissian	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
18	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
19	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
20	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1127	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.	6/2/2023	Unknown
21	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
22	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
23	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
24	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

		LAFCO Designation Number	Applicant	104	Status	Date Filed	Est. Date of Completion
25	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
26	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
27	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
28	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
29	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.	11/19/2023	Unknown
30	AOB	Annexation No. 2024-04 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Amazon.com Services, LLC	72.255 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.	Notice of Filing sent 03-20-24. Incomplete filing: Landowner petition, party disclosure form, Fredrick Lutz as an authorized singatory for Amazon.com Services LLC	3/12/2024	Apr-2025
31	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.	agenda - May 14, 2025	3/13/2024	Jun-2025
32	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
33	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
34	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
35	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1136	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.	3/19/2024	Unknown
36	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1138	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.	3/20/2024	Unknown
37	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1139	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.	3/21/2024	Unknown

		LAFCO Designation Number	Applicant	104	Status	Date Filed	Est. Date of Completion
38	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
39	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	Apr-2025
40	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
41	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.	April 9, 2025 agenda	5/16/2024	May-2025
42	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
43	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
44	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
45	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.	April 9, 2025 agenda	9/3/2024	May-2025
46	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
47	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
48	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

	LAFCO Designation Number	Applicant	104	Status	Date Filed	Est. Date of Completion
49	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
	DD					
50	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
51	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
52	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
53	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
54	Annexation 458 to District no. 14	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
55	Reorganization No. 2018-08 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District (Amendments to the 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
	*AOB					
56	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
	AOB					

		LAFCO Designation Number	Applicant	104	Status	Date Filed	Est. Date of Completion
57	AD	Annexation 459 to District no. 14	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
58	AOB	Annexation No. 2025-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Hagai Rapaport, Prime 40 West, LLC (Civil Design and Drafting, Inc. filed on behalf landowner)	10 acres of uninhabited territory. The affected territory is located north of West Avenue I and west of 40th Street West, all within the City of Lancaster.	Notice of Filing sent 02-10-25 Incomplete filing: approved map and geographic description, CEQA, property tax transfer resolution is missing.	1/14/2025	Unknown
59	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
60	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
61	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
62	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
63	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
64	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
65	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
66	AD	Annexation 464 to District no. 14	Los Angeles County Sanitation Districts	2.58 acres of uninhabited territory. The affected territory is located on the southwest corner of West Avenue O and 10th Street West, all within the City of Palmdale.	Notice of Filing sent 04-09-25 Incomplete filing: property tax transfer resolution is missing.	3/10/2025	Unknown
67	AD	Annexation 304 to District no. 15	Los Angeles County Sanitation Districts	0.21 acres of uninhabited territory. The affected territory is located on the southeast corner of Denley Street and Kwis Avenue, all within Unincorporated Los Angeles County.	Notice of Filing sent 04-09-25 Incomplete filing: property tax transfer resolution is missing.	3/11/2025	Unknown
68	AD	Annexation 775 to District no. 21	Los Angeles County Sanitation Districts	0.5 acres of uninhabited territory. The affected territory is located on the northwest corner of Baseline Road and Mountain Avenue, all within Unincorporated Los Angeles County.	Notice of Filing sent 04-09-25 Incomplete filing: property tax transfer resolution is missing.	3/12/2025	Unknown
69	AD	Annexation 447 to District no. 22	Los Angeles County Sanitation Districts	1.93 acres of uninhabited territory. The affected territory is located approximately 584 feet south of East De Anza Heights Drive and approximately 564 feet east of South Walnut Avenue, all within the City of San Dimas.	Notice of Filing sent 04-09-25 Incomplete filing: property tax transfer resolution is missing.	3/13/2025	Unknown

Staff Report

May 14, 2025

Agenda Item No. 6.d.

Legislative Update

Staff has identified the following bills which may impact LAFCO (recent activity is in **bold type**):

- **AB 259 (Rubio, Blanca):** 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. **Pursuant to input from members of the Assembly Local Government, AB 259 was amended to incorporate a new five-year sunset (to January 1, 2030). On May 5, 2025, the Assembly approved AB 259, and then forwarded the bill the Senate.**
- **SB 740 (Rubio, Susan):** 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 Senate Local Government Committee approved SB 740 at its meeting on April 3, 2025; the bill is now awaiting a hearing before the Senate Environmental Quality Committee.**
- **SB 777 (Richardson):** As introduced on February 1, 2025, SB 777 would direct that any "endowment cemetery" that has been "abandoned" (wherein the owner/operator's licenses were revoked or forfeited for 12 months or longer, with no successor) would become the responsibility of the county in which the cemetery was located. On March 26, 2025, the author amended the bill, to require the LAFCO of the county in which the cemetery is located to identify a "local agency" as the successor agency. The California State Association of Counties (CSAC), the California Special District Association (CSDA), the Rural county Representatives of California (RCRC), and the Urban counties of California (UCC) oppose SB 777. **The Senate Local Government Committee approved SB 777 (on a vote of 6-1) at its meeting on Wednesday, April 2, 2025; Committee members suggested that the author amend SB 777 to apply exclusively within Los Angeles County. The Senate Appropriations Committee will consider the bill on May 23, 2025. (NOTE: See Agenda Item No. 10.a., "Request to Oppose Senate Bill 777 (Richardson)")**
- **SB 489 (Arrgeuín):** Introduced on February 19, 2025, SB 489 would require a LAFCO's written policies and procedures, including the forms and applications necessary for a complete application, be posted to the LAFCO's website. Staff is working with colleagues at other LAFCOs to clarify language in SB 489 to clarify exactly what information is required to be made available. Staff notes, further, that existing information on LA LAFCO's website would appear to meet the requirements of SB 489. **SB 489 is scheduled for a hearing at the Senate Appropriations Committee on May 12, 2025.**

Recommended Action:

Staff recommends that the Commission receive and file the Legislative Update.

Staff Report

May 14, 2025

Agenda Item No. 6.e.

Executive Officer's Written Report

The Executive Officer reports the following:

- **CALAFCO Staff Workshop:** Staff attended the Staff Workshop in Temecula on April 30 to May 2, 2025, where they attended educational sessions pertaining to issues facing LAFCOs. Senior Analyst Doug Dorado, Deputy Executive Officer Adriana Romo, and Executive Officer Paul Novak made presentations during the conference. Ms. Romo, as part of her responsibilities as the CALAFCO Southern Region Deputy Executive Officer, served as the Chair of the Workshop Program Planning Committee, on which Doug Dorado served as a member.
- **Three Valleys Municipal Water District Leadership Breakfast:** Executive Officer Paul Novak and Deputy Executive Officer Adriana Romo have made reservations to attend the TVMWD Leadership Breakfast at Cal Poly Pomona on June 26, 2025, featuring a presentation by Metropolitan Water District General Manager Deven Upadhyay.

Staff Recommendation:

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

California Association of
Local Agency Formation Commissions

CALAFCO

SUPPORTING SUSTAINABLE
COMMUNITY GROWTH



**Strengthening Communication
& Collaboration for CALAFCO**

▶ PLANNING RETREAT SUMMARY REPORT

March 20–21, 2025



Executive Summary

The CALAFCO Board of Directors, Regional Officers, and Legal Counsel gathered in Sacramento on March 20–21, 2025, for a two-day planning retreat. Purposes of the retreat were to reflect on the organization's evolution, reaffirm its core values and mission, examine and commit to good governance practices, and advance a renewed focus on transparent communication and unified leadership.

Board members in attendance included Jaron Brandon (day one), Virginia Chang-Kiraly, Kimberly Cox, Gay Jones, Gordon Mangel, Paul Minchella, Anita Paque, Wendy Root-Askew, and Josh Susman. Regional Officers and Legal Counsel included José Henríquez (Interim Executive Director), Steve Lucas, Joe Serrano, Adriana Romo, Clark Alsop (day one) and Paula deSousa.

Also in attendance on day one was Jeni Tickler (Interim Administrative Assistant), Jeren Batchelder-Seibel of Marin LAFCO, and Michelle McIntyre of Placer LAFCO. Kate McKenna of Monterey LAFCO attended both days. Member LAFCO staff present were invited to engage in most of the activities and discussions throughout the day.

Day one of the retreat was facilitated by Pamela Miller, Miller Consulting Group, and day two by Erin LaCombe, CV Strategies.



Pamela Miller

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DAY ONE: Looking Back, ← → Moving Forward



The Road To Today

The group began the retreat by establishing shared norms, setting the tone for open dialogue, mutual respect, and productive collaboration throughout the two days. Participants reviewed CALAFCO's 54-year history and reflected on the organization's recent challenges by creating symbolic headlines. These illustrated a shared recognition of past conflict and a renewed commitment to a united future.

These headlines reflect individual retreat participant perspectives shared during the session. They do not reflect the collective perspective or experience of all participants.

2024 Headlines

- CALAFCO faces challenges
- Failure to communicate
- CALAFCO Board votes to ignore and isolate the executive officers and their members
- Personal agendas and egos threatened state land use planning policy
- 1925 Telegraph wires cut - 2025 no cell service
- Leadership collusion and mismanagement causes several LAFCOs to leave statewide organization
- Why CALAFCO?
- CALAFCO members weigh value of continued membership amidst divisive decision making
- Storm clouds over CALAFCO
- Not dead yet! CALAFCO working to rise from the ashes like the phoenix
- Dumpster fire only 10% contained
- Destruction, terror and mayhem befalls CALAFCO
- Good governance takes a hit, CALAFCO in crisis
- CALAFCO chaos
- CALAFCO loses sight of who it works for and why
- CALAFCO has wakeup call

2025 Vision Headlines

- 55 years strong - CALAFCO representing all 58 counties
- CALAFCO Executive Director welcomes the 58th LAFCO into the fold
- CALAFCO welcomes back members
- CALAFCO group unites on legislative priorities
- CALAFCO is the most prevalent voice for good government in California
- CALAFCO is stronger than ever!
- A rejuvenated CALAFCO celebrates legislative win! LAFCOs now have the power to annex!
- CALAFCO is back and better than ever
- CALAFCO trust is back
- CALAFCO commits to strong, smart planning and governance
- CALAFCO is back stronger than ever



Lessons Learned



Participants identified critical takeaways from the past year:

- Moving forward, no unfiltered communication
- Need fully transparent communication
- Respect institutional knowledge
- Ensure balanced presentations on issues
- Be open to new ideas
- Respect the organizational culture and each other
- Remember the 2009 upheaval
- Listen to the warning signs
- Everyone needs to express specific concerns not just general dissatisfaction
- Understand the roles of the Executive Officers and the Board
- The Executive Officers and the Board should have worked towards the same goal
- We need to listen to our customers
- We need more communication channels so that we can connect with our members – understand how they want to be communicated with
- There are structural issues creating trust issues - Executive Officers need to have trust in the Executive Director, staff, and Regional Officers
- We cannot marginalize any voice as all voices are important
- The Board is not listening to executive officers
- The Board needs to own and fix it



The Road Ahead

Focus shifted to a forward-looking view. The road ahead for CALAFCO must be paved with purpose, meaningful values, positive culture, leadership and good governance, and innovative and inclusive reinvention. These were the themes for the remainder of the retreat.

Purpose/Mission/Values

Mission: As a 501(c)(3) nonprofit organization, CALAFCO supports LAFCOs by promoting efficient and sustainable government services based on local community values through legislative advocacy and education.

Values: The underlying values that define our organization are dependability, efficiency, honesty, and transparency.



The Board reaffirmed the mission and the values adopted in April 2023 and was asked to reflect on the ways in which CALAFCO was fulfilling its purpose, how the values had been demonstrated by the Board during the past year, and what needs to be done differently to refocus on the mission and values.

How CALAFCO is fulfilling its purpose:

- Doing the basics
- Offering some education through the existing online training library, conference, workshop, LAFCO 101
- Provide a space to discuss issues and bring LAFCOs together
- Supporting and enacting legislation and moving new bills forward
- Leadership doing self-reflection in trying to fulfill the purpose
- CALAFCO is still here with some brand value
- Given the uniqueness of LAFCOs and CALAFCO, there is still networking value

What needs to be done differently:

- Examine "WHY", "HOW", and "WHAT" of our communication
- Review the "HOW" of our educational offerings
- Walk the talk of our values
- Right size expectations (i.e. goals, revenue projections)
- Identify how to hold ourselves accountable, then do it
- Increase engagement with our member LAFCOs
- Be mindful of our language and use positive lenses
- Find ways to work together and acknowledge our shared commitment
- The entire Board needs to be engaged
- Discuss issues using effective conflict and disagreement tools
- Learn to control the Board's space and how we work in it to ensure effectiveness



Building Positive Culture

The group outlined traits they want CALAFCO's organizational culture to embody:



Open minded



Forthright



Respectful



Open and transparent



Inclusive



Dedicated



Honesty and integrity



Get "it" done



Having grace



Disagree respectfully



Professionalism



Regional accessibility



Problem solving



A-political



Focus on the greater good



Fully engaged Board



Recognize the knowledge
and value the Executive
Officers bring



Family



Mission driven

Leadership and Governance

Several aspects of leadership and good governance were examined. First, the Board reviewed the Board member duties and job description adopted in April 2024, with the facilitator noting it contains nothing regarding accountability. It was determined the job description would be part of the comprehensive review of policies and procedures.

Work was done to identify the distinctions between CALAFCO roles and LAFCO roles. Additionally, there were meaningful conversations about the impacts of their leadership roles and the decisions that are made, culminating in everyone making a personal commitment to responsible leadership.



Roles and Responsibilities

To assist the Board and staff in distinguishing the differences in their roles and responsibilities serving CALAFCO versus their local LAFCO, in small groups (the Board was divided into three groups and staff was their own group) they identified and discussed the differences (as noted below). Each group reported out to the larger group for a broader discussion. Everyone was reminded the two roles are distinctly different and to ensure good governance, clarity on roles and responsibilities is critical.

How is your role as a CALAFCO Board Member different from your role as a LAFCO Commissioner?	
CALAFCO Role	LAFCO Role
We're a bridge	We're a bridge
Broader focus	Narrower focus
State level influence	Support CALAFCO legislative efforts
Accountable to member LAFCOs	Accountable to our own LAFCO and the County in general
Help LAFCOs meet their obligations and be a resource for EOs & Commissioners	Help safeguard open space, ag land, safe & adequate water/wastewater, & other municipal services; ensure orderly development
Avoid conflicts of interest	Avoid conflicts of interest
Actively participate	Actively participate
Be prepared	Be prepared
Truth & transparency	Truth & transparency
Understanding	Understanding
Communication	Communication
Responsibility to be aware of broader statewide issues	Provide county-wide equity
Ensure "value-added" for the membership	Study and be prepared
Participate in the annual conference	Have concise meanings
Oversee the Executive Director	Responsive to public input
Be transparent with the membership	

Roles and Responsibilities

How is your role as a CALAFCO Regional Officer / Legal Counsel different from your role as a LAFCO Officer / Legal Counsel?

CALAFCO Role	LAFCO Role
Peer-to-peer	Staff-to-local agencies
Offering legal advice with a statewide lens	Offering legal advice with a countywide lens
Less legal restrictions	Conservative legal advice due to the public nature of the agency
Represent the entire state's LAFCO staff	Exclusively recommend actions to the Commission who are accountable to local citizens
Limited control over functions and operations	100% controlled
Observatory role	In the trenches role
Strategic	Reactive

The impact of the leadership role and decisions made

The focus shifted to the significance of the impact each Board member, Regional Officer, and Legal Counsel can make on CALAFCO during their tenure. The group reflected on the average tenure of Board members and Regional Officers.

Position	Total Number	Average Tenure
Volunteer Executive Officer (since 1988)	12	3.2 yrs
Volunteer Deputy Executive Officer (since 1988)	27	2.8 yrs
Volunteer Officers Total (since 1988)	31	3.7 yrs
No. LAFCOs represented	20	
Volunteer Officers total since 2010 (regionalization)	20	3.6 yrs
No. LAFCOs represented	17	
Board Member (since 1988)	139	4.1 yrs
No. LAFCOs represented	42	
Board Member - since 2010 (regionalization)	68	3.8 yrs
No. LAFCOs represented	36	

Each person focused on how they will positively contribute to achieving CALAFCO's purpose and to building the organizational culture they and their member LAFCOs desire in their tenure as a Board member, Regional Officer and Legal Counsel. Each identified their personal commitment and shared it in the large group.

Specifically, they were asked:

Given the average tenure of a CALAFCO Board member and Regional Officer, how will you use your limited time to make a positive impact? What is the highest and best use of your efforts, energy, and time in advancing CALAFCO's purpose? What are you willing to commit?

Board Member Commitments

Jaron Brandon - Be available to all central and other regional representatives and staff. Honest & transparent discussion on issues. Present bold structural reform ideas to ensure we are targeted, cost efficient, and effective. Join legislative advocacy efforts in Sacramento. Make the motion to move the conversations along.

Virginia Chang-Kiraly - Build CALAFCO into an influential state organization that is listened to by elected officials at all levels, especially at the state level, and affect balanced policies and positive change for Californians. Provide LAFCO professionals with the resources they need to flourish in a productive, innovative, and empowering environment to achieve CALAFCO's mission and ultimately serve Californians.

Kimberly Cox - Provide honest feedback. Be willing to have the difficult conversations. Be open-minded and optimistic about the future of CALAFCO and its value to the membership.

Gay Jones - Develop an outreach plan with CALAFCO members to connect with state Senators and Assemblymembers.

Gordon Mangel - Be part of the solution. Be involved, present and participate.

Paul Minchella - Ensure that all information is shared completely and truthfully to all involved in a timely manner.

Anita Paque - Provide education for commissioners and staff through the conference program. Listen to members' concerns and ideas and work to keep the good and change the negative. Be active in the organization and participate in CALAFCO meetings and activities.

Wendy Root-Askew - Recognize my own limited capacity to engage and not take on more than I can commit to. Remain engaged and fully committed to the process we are undertaking to evaluate and navigate forward. Recruit new Board members who want to help us move forward. Serve in Board leadership at the will of the Board and our membership. Listen carefully to Executive Officer members for direction via the evaluation performed by Pamela and transparently implement changes for benefit of the greater good. Fight to keep LAFCO legislation intact at the state level

Josh Susman - Continue to exceed the average tenure of a CALAFCO Board member with the support of my LAFCO and CALAFCO in order to continue the future success of CALAFCO.

Regional Officer and Legal Counsel Commitments

José Henríquez - Leave the interim Executive Director role better than how I found it. Do what I can to support members. Do better with transparency and rebuild trust. Be a resource to the next interim Executive Director and permanent Executive Director and the next generation of Regional Officers.

Steve Lucas - Engage all staff, especially junior staff, to actively participate in CALAFCO and build professional development goals to the benefit of all of us.

Adriana Romo - Bury the hatchet and strive to improve the organization by being kind and working well with each other for the common good.

Joe Serrano - Actively connect with member LAFCOs by providing regular updates, informing them about upcoming events and proposed actions, and offering debriefs so they are fully aware of CALAFCO activities.

Clark Alsop - Help the organization have the ability to aid LAFCOs in their state mandated mission.

Paula deSousa - Serve as council on legal issues and provide my input as appropriate on issues communicated by all levels of the LAFCO community, for the benefit of the LAFCO community.



A View of the Future

The group reviewed the realities of the immediate future then discussed specific matters of structure and membership. Below are the various ideas that came from the brainstorming session and do not necessarily reflect consensus or agreement of the retreat participants or full Board. Consideration may or may not be given to certain ideas, as is the case with any brainstorming session.

Structure

- Hold open the current structure and Board seats and keep them vacant
- Look at the number of Board members in the southern region
- Create an ad hoc finance working group to look at CALAFCO's revenue and expenses, or have the executive committee do it
- Cut expenses to reduce dues / don't cut the budget
- Dissolve the executive committee
- Appoint Board and Regional Officer vacancies / leave vacancies open until October
- Separate out the functions of administration, finance, policy, and lobbying / need one strong person as the face of CALAFCO
- Reverse the roles of Board members and Regional Officers
- Need a powerful person at the Capitol and with our sister orgs
- We need an Executive Director that is good at building relationships

Membership

- Activate the membership advisory committee
- Keep unification a priority - the goal is to have 58 unified LAFCOs. Try to bring them back and continue to collaborate
- We need a serious conversation about what value we provide members
- Offer the four LAFCOs that are leaving a year of free dues / don't offer
- Offer member rates to all LAFCOs who are no longer members for the 2025 conference





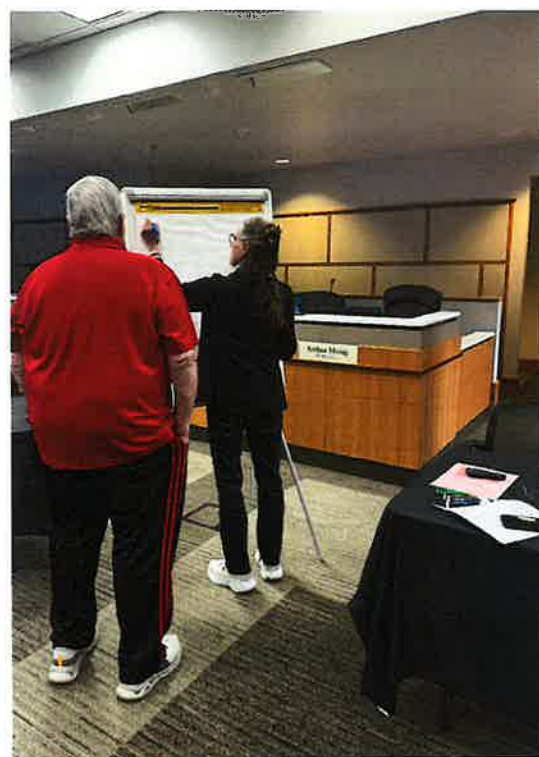
Immediate Action Items

The following items received unanimous support and were added to the April 4, 2025 Board agenda for ratification:

1. Appoint a Northern Region County Board member to fill the unexpired term
2. Launch a search for an Interim Executive Director (up to a one year contract)
3. Offer membership registration rates to all non-member LAFCOs for the 2025 annual conference
4. Approve the attendance and non-voting participation of CALAFCO Regional Officers in all Executive Committee meetings.
5. Maintain the current regional structure



The first day of the retreat closed with a powerful reflection on CALAFCO's journey, acknowledging past challenges while embracing a renewed sense of purpose, unity, and responsibility. Energized by this clarity, participants committed to begin Day Two by setting bold, immediate priorities and directing the creation of a six-to-nine month action plan to help guide CALAFCO into a stronger, more connected future. The action plan is included as Attachment A.



DAY TWO: Communication, Culture & Reconnection



On the second day of the CALAFCO Board Retreat, participants focused on the central role of communication in restoring trust, strengthening relationships, and driving organizational effectiveness. Through shared norms and intentional dialogue, leaders recognized that how CALAFCO communicates—internally and externally—is foundational to its culture, credibility, and future success.

Rebuilding Through Communication

Recognizing that fractured communication contributed to recent organizational strain, the day began with a shared objective: to equip CALAFCO's leadership with the tools to foster trust, accountability, and effective communication. The group acknowledged that communication breakdowns—when left unaddressed—can erode member confidence, impede collaboration, and compromise mission delivery.

Key themes explored throughout the day included:



GETTING ON THE SAME PAGE: Establishing consistent language, shared facts, and clear messaging expectations across all levels of the organization.



RESTORING TRANSPARENCY: Prioritizing proactive, open communication—especially around sensitive or transitional matters.

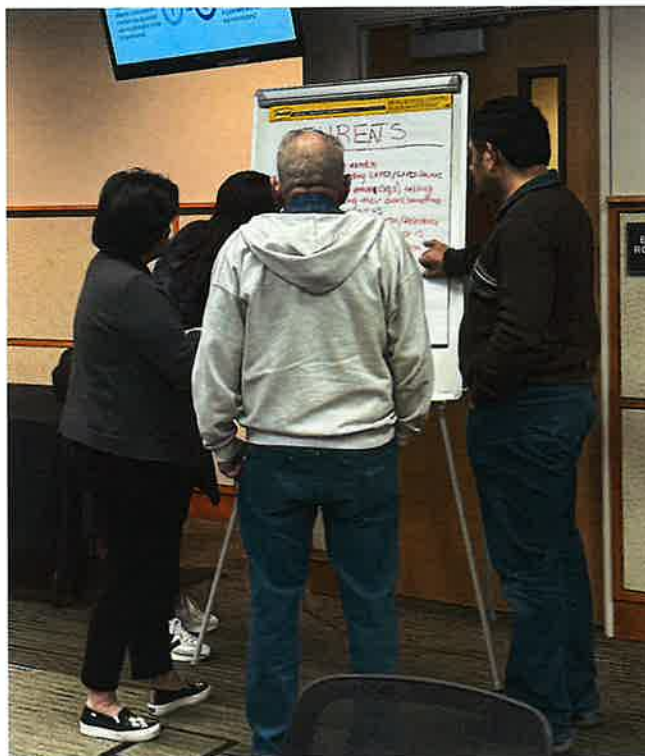


ENCOURAGING PARTICIPATION: Ensuring that all voices are heard and respected through more inclusive and responsive outreach practices.



MANAGING DISAGREEMENT PRODUCTIVELY: Leaning into courageous conversations with honesty and professionalism rather than avoidance or reactivity.

The session was grounded in a shared understanding: **communication is not a side function. It is core to governance.**



Workshops and Analysis



As part of the communication reset, participants took part in hands-on workshops and a deep SWOT analysis focused on key message development, audience segmentation, and common communication challenges. Working both independently and in small groups, they refined CALAFCO's core messages, identified priority audiences, and explored real-world scenarios that had previously led to misunderstanding or disengagement. These exercises helped align leaders around a shared voice and revealed practical ways to tailor communication approaches to meet different stakeholder needs—from Executive Officers to state legislators to the general public.

Tools for a New Culture of Communication

Several priorities were introduced and explored to support CALAFCO's communication reset:

1. Strategic Communication Framework

The elements of a draft framework were presented to help align internal and external messaging with CALAFCO's core values of trust, transparency, and professionalism. The Strategic Communication Framework will include:

- Clear key messages that reflect CALAFCO's purpose and voice
- Communication channels connected to specific audiences
- Feedback loops to assess member sentiment and improve engagement
- Guidance on message timing, approval, and delivery

CV Strategies is currently drafting the Strategic Communication Framework, which will be available for the Board's review in July 2025.

2. Communication Norms & Agreements

The group reviewed and reaffirmed a set of communication norms designed to foster a productive and respectful culture. Highlights include:

- Assume best intentions
- Practice presence and listen to learn
- Speak honestly and with respect
- Share space equally and lean into courageous conversations

3. Communications Code of Conduct

The Board committed to adopting a Communications Code of Conduct that will integrate into their broader organizational code. This will reinforce CALAFCO's values in everyday interactions. It sets expectations for:

- Professionalism and preparation
- Clarity and transparency
- Respectful discourse, even amid disagreement
- Confidentiality and appropriate use of communication channels

Participants emphasized that communication cannot be one-directional. These sessions are designed to make space for two-way engagement and rebuild a sense of trust and shared ownership in CALAFCO's future.

CV Strategies is currently drafting the Communications Code of Conduct, which will be available for the Board's review in July 2025. This Code of Conduct will be incorporated into the Board's overall Code of Conduct being developed by Miller Consulting Group.

Applied Communications: Role Play and Results

The retreat featured interactive sessions designed to move beyond theory and into practice. Through guided discussions and small-group activities, participants explored real-world communication challenges and identified practical ways to apply CALAFCO's principles in governance. These sessions helped test messaging strategies, reflect on tone and delivery, and build awareness of how language, posture, and assumptions shape trust.

Roleplaying exercises proved especially valuable in preparing leaders for difficult conversations—whether addressing misinformation, managing conflict, or repairing strained relationships. By stepping into past communication breakdowns, participants built confidence, deepened empathy, and strengthened their ability to respond with professionalism and clarity. These exercises reinforced that effective communication depends not only on what is said, but on how it's received—and whether it fosters respect, trust, and shared understanding.

By the close of Day Two, CALAFCO's leaders had united around a vision for communication that is not just effective, but meaningful. The day concluded with the unanimous understanding that clear, inclusive, and transparent communication must be embedded in everything CALAFCO does—from Board decisions to member outreach to legislative advocacy.



Outcome: A Shared Commitment

The two-day retreat marked a pivotal step toward rebuilding CALAFCO's internal culture and reconnecting its full network of 58 member LAFCOs. As the organization navigates leadership transition, member relations, and other strategic efforts, this renewed commitment to communication will serve as a compass for the work ahead.

Attachment A: Six-to-Nine Month Action Plan

Attachment B: Communications SWOT Analysis

California Association of
Local Agency Formation Commissions



SUPPORTING SUSTAINABLE
COMMUNITY GROWTH

PLANNING RETREAT **SUMMARY REPORT**

March 20–21, 2025

Presented by:



CV STRATEGIES
PRECISION IN PERCEPTION™

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CALAFCO Six- to Nine-Month Action Plan

Monthly updates on progress of the action plan will be included as part of this plan.

IMMEDIATE	Q2 – 2025	Q3 – 2025	Q4 – 2025	2026
<input checked="" type="checkbox"/> Hire Interim Executive Director Lead: CALAFCO Note: Approved at 4/4/25 Board meeting	<input checked="" type="checkbox"/> Conduct Comprehensive Review of Structures Lead: Miller MCG Deadline: 7/31/25 Note: Includes Regional, Board, Regional Officers, Dues & Committees	<input type="checkbox"/> Activate Membership Advisory Committee Lead: CALAFCO	<input type="checkbox"/> Adopt CALAFCO & Board Code of Conduct Lead: Miller MCG & CALAFCO	<input type="checkbox"/> Conduct 2026 CALAFCO U Sessions Lead: CALAFCO
<input checked="" type="checkbox"/> Re-establish CALAFCO U Lead: CALAFCO	<input checked="" type="checkbox"/> Conduct Review of Bylaws & Policies Lead: Miller MCG Deadline: 7/31/25	<input type="checkbox"/> Develop Reform Recommendations Lead: Miller MCG Deadline: 7/31/25 Note: Following completion of all feedback, analysis & research	<input type="checkbox"/> Adopt Communications Code of Conduct Lead: CV Strategies & CALAFCO	<input type="checkbox"/> Recruit & Hire Permanent Executive Director Lead: CALAFCO & Miller MCG
<input checked="" type="checkbox"/> Conduct LAFCO Staff Focus Group Lead: Miller MCG & CALAFCO Note: At Workshop	<input type="checkbox"/> Conduct Cultural Assessment Lead: Miller MCG & CALAFCO Note: Distribute online survey access by 4/30/25	<input type="checkbox"/> Adopt Board Meeting Rules of Order Lead: Miller MCG & CALAFCO Deadline: 7/31/25	<input type="checkbox"/> Distribute Report & Recommendations For Change Lead: Miller MCG & CALAFCO Note: Of comprehensive review, feedback and recommendations to Board & membership	
<input checked="" type="checkbox"/> Support Legislative Committee Lead: CALAFCO		<input type="checkbox"/> Solicit Legislative Proposals from Member LAFCOs Lead: CALAFCO Deadline: 8/31/25 Note: For 2026 Legislative Year	<input type="checkbox"/> Schedule 2026 CALAFCO U Sessions Lead: CALAFCO Note: Should launch with the 2026 annual calendar	
<input checked="" type="checkbox"/> Conduct Focus Groups Lead: Miller MCG & CALAFCO Deadline: 6/30/25 Note: Include All 4 Regions for LAFCO Commissioners & Staff Progress: Scheduling underway as of 4/7/25		<input type="checkbox"/> Solicit LAFCO Staff Volunteers For Legislative Committee Lead: CALAFCO Deadline: 8/31/25 Note: For the 2025-26 Legislative Committee	<input type="checkbox"/> Board Meeting Lead: Miller MCG & CALAFCO Note: To adopt recommended reforms & approve support of recommended bylaws changes on 7/25/25	
		<input type="checkbox"/> Membership Engagement/ Input on Recommended Reforms Lead: Miller MCG & CALAFCO Note: For potential adoption of bylaws changes at annual meeting	<input type="checkbox"/> Continue Membership Engagement/ Input on Recommended Reforms Lead: Miller MCG & CALAFCO Note: For potential adoption of bylaws changes at annual meeting	
		<input type="checkbox"/> Conduct Two CALAFCO U Sessions Lead: CALAFCO Progress: Planning underway	<input type="checkbox"/> Membership Engagement/ Input on Recommended Reforms Lead: Miller MCG & CALAFCO Note: For potential adoption of bylaws changes at annual meeting	<input type="checkbox"/> Conduct Annual Business Meeting Lead: CALAFCO Note: 10/23/25



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An outcome of the Board retreat, March 20-21, 2025

☐ Pending Start
 ☒ In Progress
 ☒ Completed



This Communications SWOT Analysis was developed during the CALAFCO Board Retreat to assess internal and external communication challenges and identify opportunities to strengthen trust, transparency, and organizational alignment.

Note: This SWOT analysis is based on participant input from the CALAFCO Board Retreat held on March 21, 2025, and reflects individual perspectives shared during the session. It is not a product of facilitated assessment or external evaluation.



STRENGTHS

CALAFCO's communications foundation has strengths to build upon

- ▶ **UNIFIED VOICE** – Represents all 58 LAFCOs at the state level, reinforcing statewide impact and advocacy reach.
- ▶ **ESTABLISHED TOOLS** – Communication channels include newsletters, website, listservs, board packets, annual events, and third-party partners.
- ▶ **COMMITTED MEMBERSHIP** – Leaders and members remain passionate about CALAFCO's mission and are engaged in strengthening the organization.
- ▶ **HISTORICAL CREDIBILITY** – CALAFCO has a longstanding reputation as a reliable source of education, advocacy, and collaboration.
- ▶ **CORE VALUES ALIGNMENT** – Members broadly support the stated values of dependability, efficiency, honesty, and transparency.



WEAKNESSES

Communication breakdowns have created gaps in trust and consistency

- ▶ **INCONSISTENT MESSAGING** – Misalignment among Board, staff, and Regional Officers has led to mixed messages and misunderstandings.
- ▶ **EROSION OF TRUST** – Exclusion of key voices and lack of transparency have weakened relationships with some member LAFCOs.
- ▶ **UNDEFINED COMMUNICATION PROTOCOLS** – Roles, responsibilities, and approval processes are unclear across communication efforts.
- ▶ **LIMITED MEMBER FEEDBACK LOOPS** – No consistent process exists for collecting and integrating member feedback.
- ▶ **OVERRELIANCE ON INFORMAL CHANNELS** – Word-of-mouth and backchannel communications have undermined official messaging.



OPPORTUNITIES

Strategic improvements in communication can support culture change and stronger engagement

- ▶ **STRATEGIC FRAMEWORK IMPLEMENTATION** – The proposed framework will standardize key messages, identify target audiences, and outline preferred channels.
- ▶ **REINFORCE CULTURE WITH COMMUNICATION NORMS** – Codifying respectful, clear, and inclusive communication behavior through adopted norms and the Code of Conduct.
- ▶ **MODERNIZE TOOLS AND PROCESSES** – Introduce updated digital tools, responsive email formats, and real-time feedback options.
- ▶ **HOST LISTENING SESSIONS** – Regional focus groups will gather input from members, shaping CALAFCO's communication strategy and reinforcing statewide unity.
- ▶ **LEADERSHIP TRANSITION AS RESET POINT** – The search for a new Executive Director offers a chance to reestablish CALAFCO's communication tone and priorities.



THREATS

Without proactive steps, CALAFCO's communication challenges may deepen

- ▶ **REPUTATIONAL VULNERABILITY** – Continued missteps or miscommunication risk alienating more members and damaging external credibility.
- ▶ **INTERNAL RESISTANCE** – Change fatigue or legacy habits may prevent adoption of new communication standards.
- ▶ **LOSS OF NARRATIVE CONTROL** – Unclear or delayed messaging allows others to shape the organization's public perception.
- ▶ **DISENGAGED MEMBERSHIP** – If communication continues to feel inconsistent or inaccessible, member participation and connection may erode.

Staff Report

May 14, 2025

Agenda Item No. 6.i.

Annexation No. 2022-09 to the City of San Gabriel

PROPOSAL SUMMARY:

Size of Affected Territory:	.21± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Alex Alvarez
Petition:	March 13, 2024
Application Filed with LAFCO:	March 13, 2024
Certificate of Filing	March 24, 2025
Location:	The affected territory is located west of North Gladys Avenue between Live Oak Drive and Las Tunas Drive.
City/County:	Los Angeles County unincorporated territory adjacent to the City of San Gabriel.
Affected Territory:	The Affected territory consists of a single-family home that will be redeveloped to be included in a mixed-use development project. The topography is flat.
Surrounding Territory:	Commercial surrounds the affected territory on three sides and residential on the fourth.
Landowner/Real Party/ Parties of Interest:	Alex Alvarez
Registered Voters:	One (1) registered voter as of March 13, 2024.
Purpose/Background:	The annexation is necessary so all parcels involved in a mixed-use development project are under one jurisdiction.

Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the City of San Gabriel, withdrawal from County Lighting Maintenance District 1687, and exclusion from County Lighting District LLA-1, Unincorporated Zone.
Within SOI:	Yes
Waiver of Public/Protest Hearing	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for a hearing within ten (10) days following the mailed hearing notice; and all owners of land within the affected 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:	<p>The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive and the extension of service to the existing facilities would have the capacity to only serve the existing facilities.</p> <p>Independent of LAFCO’s determinations a Categorical Exemption was adopted by the City of San Gabriel, on January 16, 2024.</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 March 24, 2025. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date/date of consideration as Wednesday, May 14, 2025.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is two (2) residents as of March 13, 2024. The population density is 9.53 persons per acre.

The estimated future population is zero (0) residents.

The affected territory is .21+/- acres. The affected territory consists of a single-family home that will be redeveloped to be included in a mixed-use development project

The assessed valuation is \$827,151 as of 2024 tax roll.

The per capita assessed valuation is \$413,575.

On March 11, 2025, 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 nearest populated area is east 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 modest growth in the next ten years.

b. Governmental Services and Controls:

The affected territory consists of a single-family home that will be redeveloped to be included in a mixed-use development project which requires organized governmental services. The affected territory will require governmental services indefinitely.

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

Municipal Services	Current Service Provider	Proposed Service Provider
Animal Control	Los Angeles County Department of Animal Care and Control	Los Angeles County Department of Animal Care and Control (under contract with the City of San Gabriel)
Fire and Emergency Medical	Consolidated Fire Protection District of Los Angeles County (CFPD)	Consolidated Fire Protection District of Los Angeles County (under contract with the City of San Gabriel)
Flood Control	Los Angeles County Flood Control District	Same
Library	Los Angeles County Library District	City of San Gabriel
Mosquito & Vector Control	San Gabriel Valley Mosquito and Vector Control District	Same
Park and Recreation	Los Angeles County Department of Parks & Recreation	City of San Gabriel
Planning	Los Angeles County Department of Regional Planning	City of San Gabriel
Police Protection	Los Angeles County Sheriff Department	Los Angeles Sheriff Department (under contract with the City of San Gabriel)
Road Maintenance	Los Angeles County Department of Public Works	City of San Gabriel
Solid Waste	Private Hauler (Athens Services) under franchise to the County of Los Angeles	Private Hauler (Athens Services) under franchise to the City San Gabriel
Street Lighting	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works
Water	San Gabriel County Water District	Same

Wastewater	County Sanitation District No. 15 of Los Angeles County	Same
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The County/City/District will continue to provide animal control, fire & emergency medical, flood control, mosquito and vector control, police protection, and wastewater services.

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

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

c. *Proposed Action and Alternative Actions:*

The proposed action will have no effect on adjacent areas.

The proposed action will have no effect on mutual social and economic interests.

The proposal has no impact on the governmental structure of the County.

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

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

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

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

e. *Agricultural Lands:*

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

f. Boundaries:

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

The affected territory in this proposed annexation is contiguous to the existing boundaries of the City of San Gabriel.

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

g. Regional Transportation Plan:

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is Interstate 10 Freeway, which is approximately two (2) miles south of the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City of San Gabriel General Plan designation of General Commercial but is inconsistent with the existing County General Plan land use designation of R-1 Single Family Residential.

In a letter dated June 5, 2025 from the Los Angeles County Chief Executive Office refers to comments from LA County Planning which states "It would be beneficial for the property to be annexed to the City and redesignated with a commercial zoning and land uses that are consistent with the commercial land uses of the neighboring properties to the north, south, and west."

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

Pursuant to the requirements of Government Code § 56375(a)(7), Ordinance No. 699 was adopted by the City of San Gabriel City Council on January 16, 2024. The pre-zoning designation of the affected territory is consistent with the City of San Gabriel General Plan.

i. Sphere of Influence:

The affected territory is within the Sphere of Influence of the City of San Gabriel.

j. Comments from Public Agencies:

In a letter dated June 5, 2025 from the Los Angeles County Chief Executive Office refers to comments from LA County Planning acknowledging RHNA obligations and supports the inconsistencies in zoning and land use between the City and County.

k. Ability to Provide Services:

The City of San Gabriel currently provides municipal services to over 4.09 square miles of service area. The annexation would add approximately .21± acres to its service area. The City indicated that it has the ability to provide service to the affected territory once the annexation is complete.

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

m. Regional Housing Needs:

The proposed annexation has no impact on the achievement of a fair share of regional housing needs of the City or County. The County and City have agreed the proposed annexation will not result in any transfer of the County's RHNA obligation.

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing City of San Gabriel General Plan designation of General Commercial but is inconsistent with the existing County General Plan land use designation of R-1 Single Family Residential.

The proposal is consistent with the existing City of San Gabriel zoning designation of C-1 Retail Commercial but inconsistent with the existing County zoning designation of R-1 Single Family Residential.

In a letter dated June 5, 2025 from the Los Angeles County Chief Executive Office refers to comments from LA County Planning which states "It would be beneficial for the property to be annexed to the City and redesignated with a commercial zoning and land uses that are consistent with the commercial land uses of the neighboring properties to the north, south, and west."

p. Environmental Justice:

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

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

q. *Hazard Mitigation Plan:*

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

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

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

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

a) *District Annexation or City Detachment:*

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

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

The proposed action does not involve a district annexation.

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

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

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

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

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive and the extension of service to the existing facilities would have the capacity to only serve the existing facilities.

In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.

Independent of LAFCO's determinations a Categorical Exemption was adopted by the City of San Gabriel, on January 16, 2024.

**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.

EFFECTIVE DATE:

Should the Commission approve the annexation, the effective date will be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

CONCLUSION:

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

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2022-09 to the City of San Gabriel.

**RESOLUTION NO. 2025-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2022-09 TO THE CITY OF SAN GABRIEL"**

WHEREAS, Alex Alvarez ("landowner" or "Applicant") submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of San Gabriel (City), withdrawal from County Lighting Maintenance District 1687, and exclusion from County Lighting District LLA-1, Unincorporated Zone, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 0.21± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2022-09 to the City of San Gabriel "; 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 City to have all parcels involved in a mixed-use development project under one jurisdiction; 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 May 14, 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 May 14, 2025, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, with respect to Annexation No. 2022-09 to the City of San Gabriel, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(a), because the annexation area consists of existing structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive and the extension of service to the existing facilities would have the capacity to only serve the existing facilities. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.
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 0.21 acres, is uninhabited, and is assigned the following short form designation: " Annexation No. 2022-09 to the City of San Gabriel ".
- 5. Annexation No. 2022-09 to the City of San Gabriel is hereby approved, subject to the following terms and conditions:
 - a. Alex Alvarez, agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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

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

- j. Withdrawal of affected territory from County Lighting Maintenance District 1687.
- k. Exclusion of affected territory from County Lighting Maintenance District 1687.
- l. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.
- m. Upon the effective date of the annexation, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.

- n. Upon the effective date of the annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.
- o. Except to the extent in conflict with "a" through "n", above, the general terms

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

6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the City of San Gabriel.
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 City, upon the Applicant's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
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 14th day of May 2025.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

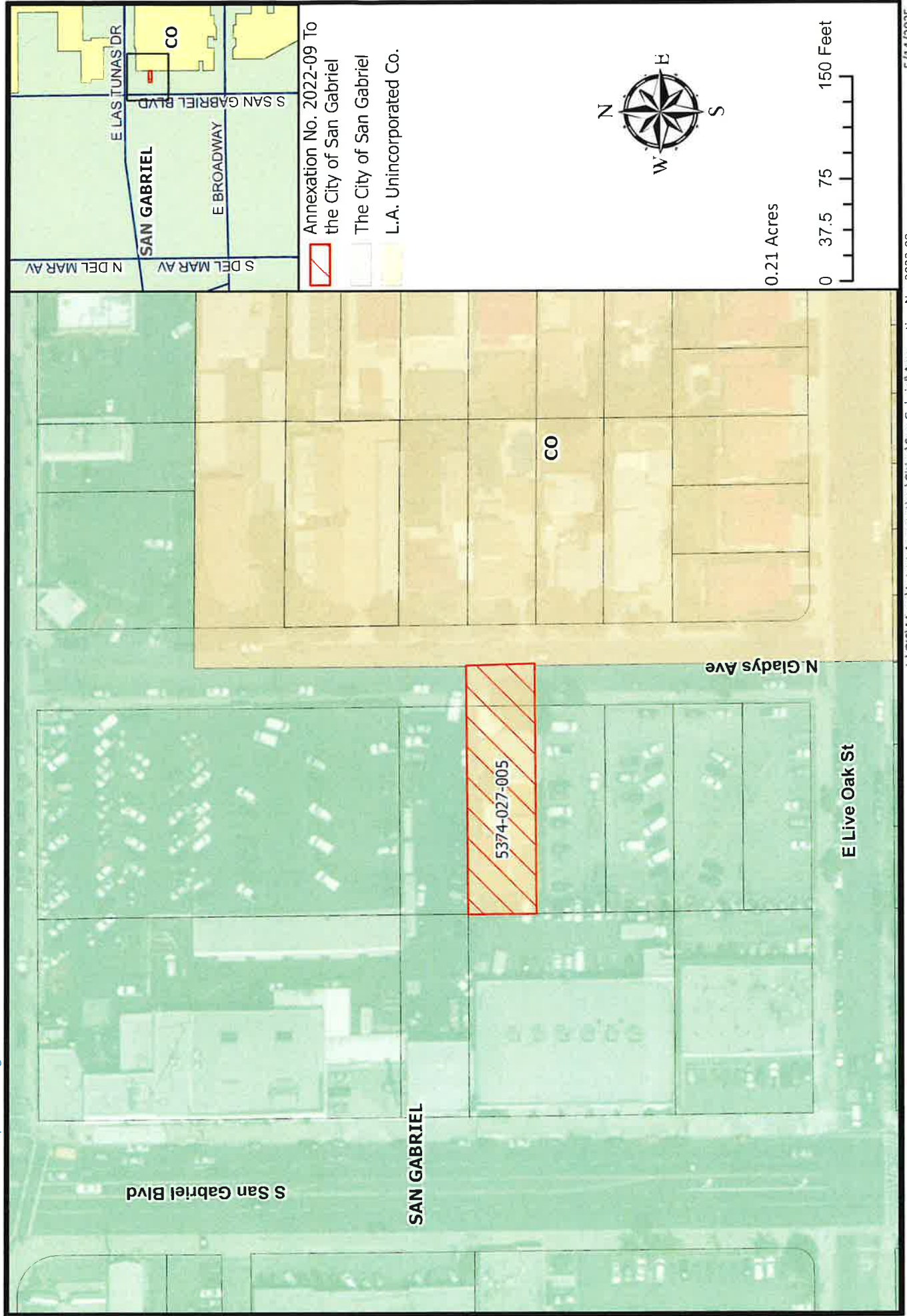
ABSENT:

MOTION PASSES: 0/0/0

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

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

Annexation No. 2022-09 to the City of San Gabriel



Staff Report

May 14, 2025

Agenda Item No. 6.j.

Annexation No. 443 to the County Sanitation District No. 14 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	12.26± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 14 of Los Angeles County (District)
Resolution:	June 8, 2023
Application Filed with LAFCO:	June 28, 2023
Certificate of Filing:	April 24, 2025
Location:	The affected territory is located on the northwest corner of Avenue J and 60 th Street West.
City/County:	City of Lancaster (City).
Affected Territory:	The affected territory is vacant. The territory consists of approximately 62 proposed single-family homes. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowners/Real Party/ Parties of Interest:	CT Capitol
Registered Voters:	Zero (0) registered voters as of March 15, 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. 14 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 14 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 Lancaster, as lead agency, on April 15, 2013, 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-2025/2025/14-443%20MND%20CEQA.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 April 24, 2025. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, May 14, 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 350 residents.

The affected territory is 12.26+/- acres. The affected territory is vacant. The territory consists of approximately 62 proposed single-family homes.

The assessed valuation is \$173,973 as of March 15, 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 populated to the south and west, vacant to the north and the Antelope Valley State Prison to the east.

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

b. *Governmental Services and Controls:*

The affected territory will be developed to include approximately 62 proposed single-family homes which requires organized governmental services. The affected territory will require governmental services indefinitely.

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

The County Sanitation District No. 14 of Los Angeles County is a sanitation district. The proposed annexation to County Sanitation District No. 14 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. 14 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 Antelope Valley 14 Freeway (SR-14), which is approximately 22,000 feet west from the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing City's General Plan designation of UR (Urban Residential, 2.1-6.5 dwelling units per acre).

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. 14 of Los Angeles County.

j. *Comments from Public Agencies:*

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

k. *Ability to Provide Services:*

Although the affected territory is not currently served by the District, the area was included in the future service area that might be served by the District in its Sewer Facilities Plan. The District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant 2020 Facilities Plan.

l. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of Los Angeles County Waterworks District No. 40 which is the local water purveyor.

m. *Regional Housing Needs:*

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

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

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

o. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of UR (Urban Residential, 2.1-6.5 dwelling units per acre).

The proposal is consistent with the existing City's zoning designation of R-7,000 (one single family dwelling unit per 7,000 square foot lot).

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 Lancaster Hazard Mitigation Plan (approved January 2019) 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 Lancaster (approved February 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 Lancaster 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 Lancaster, as lead agency, on April 15, 2013, 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.

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

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

CONCLUSION:

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

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 443 to the County Sanitation District No. 14 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. 443 TO THE COUNTY SANITATION DISTRICT NO. 14
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 12.26± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 443 to the County Sanitation District No. 14 of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for approximately 62 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 May 14, 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 May 14, 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. 443 to the County Sanitation District No. 14 of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of Lancaster, as lead agency, on April 15, 2013, 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 12.26± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 443 to the County Sanitation District No. 14 of Los Angeles County".

5. Annexation No. 443 to the County Sanitation District No. 14 of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period set forth 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. 14 of Los Angeles County.
- 7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
- 8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*

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

PASSED AND ADOPTED this 14th day of May 2025.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

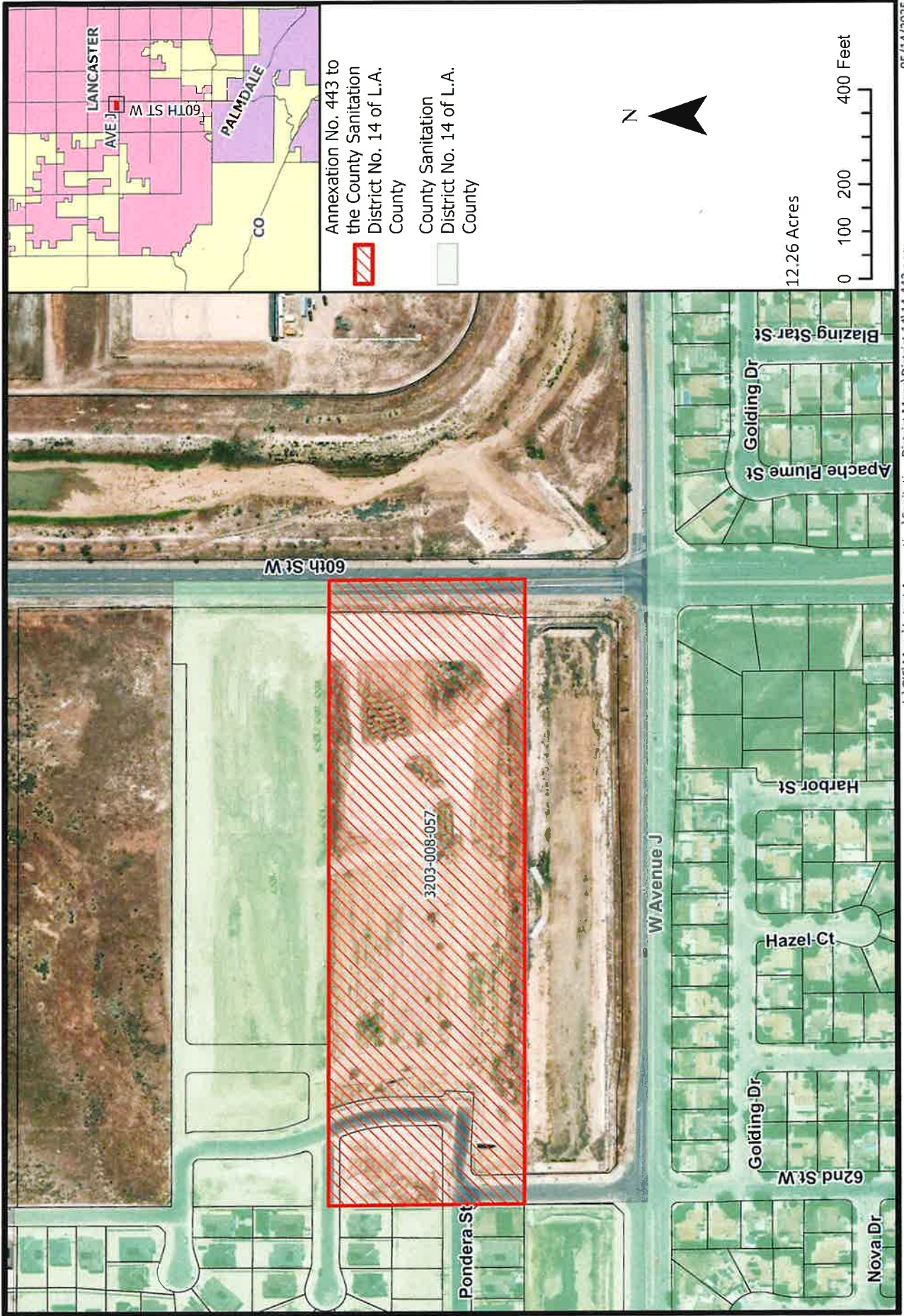
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

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

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 443 to the County Sanitation District No. 14 of L.A. County



Staff Report

May 14, 2025

Agenda Item No. 6.k.

Annexation No. 444 to the County Sanitation District No. 14 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	40.24± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 14 of Los Angeles County (District)
Resolution:	June 8, 2023
Application Filed with LAFCO:	June 28, 2023
Certificate of Filing:	April 24, 2025
Location:	The affected territory is located on the southeast corner of 60 th Street West and Avenue K-4.
City/County:	City of Lancaster (City).
Affected Territory:	The affected territory is vacant. The territory consists of 208 proposed single-family homes. The topography is flat.
Surrounding Territory:	Surrounding territory is residential and vacant.
Landowners/Real Party/ Parties of Interest:	Redwood Equity, LLC
Registered Voters:	Zero (0) registered voters as of April 24, 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. 14 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 14 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:	<p>The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration (MND) adopted by the City of Lancaster, as lead agency, on December 12, 2022, 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/14-444%20CEQA.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 April 24, 2025. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, May 14, 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 675 residents.

The affected territory is 40.24+/- acres. The affected territory is vacant. The territory consists of 208 proposed single-family homes.

The assessed valuation is \$1,132,758 as of April 24, 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 north, south, west, and vacant to the east.

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

b. *Governmental Services and Controls:*

The affected territory will be developed to include 208 proposed single-family homes which requires organized governmental services. The affected territory will require governmental services indefinitely.

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

e. *Agricultural Lands:*

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

f. Boundaries:

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

The County Sanitation District No. 14 of Los Angeles County is a sanitation district. The proposed annexation to County Sanitation District No. 14 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. 14 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 Antelope Valley Freeway (14 Fwy), which is approximately 21,000 feet east from the affected territory.

h. *Consistency with Plans:*

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

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. 14 of Los Angeles County.

j. *Comments from Public Agencies:*

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

k. *Ability to Provide Services:*

Although the affected territory is not currently served by the District, the area was included in the future service area that might be served by the District in its Sewer Facilities Plan. The District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant 2020 Facilities Plan.

l. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of Los Angeles County Waterworks District No. 40 (which is the local water purveyor).

m. *Regional Housing Needs:*

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

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

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

o. Land Use Designations

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

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

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 Lancaster Hazard Mitigation Plan (approved January 2019) 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 Lancaster (approved February 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 Lancaster 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 Lancaster, as lead agency, on December 12, 2022, 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.

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

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

CONCLUSION:

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

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 444 to the County Sanitation District No. 14 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. 444 TO THE COUNTY SANITATION DISTRICT NO. 14
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 40.24± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 444 to the County Sanitation District No. 14 of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for 208 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 May 14, 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 May 14, 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. 444 to the County Sanitation District No. 14 of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of Lancaster, as lead agency, on December 12, 2022, 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 40.24± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 444 to the County Sanitation District No. 14 of Los Angeles County".

- 5. Annexation No. 444 to the County Sanitation District No. 14 of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period set forth 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. 14 of Los Angeles County.
- 7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
- 8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*

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

PASSED AND ADOPTED this 14th day of May 2025.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

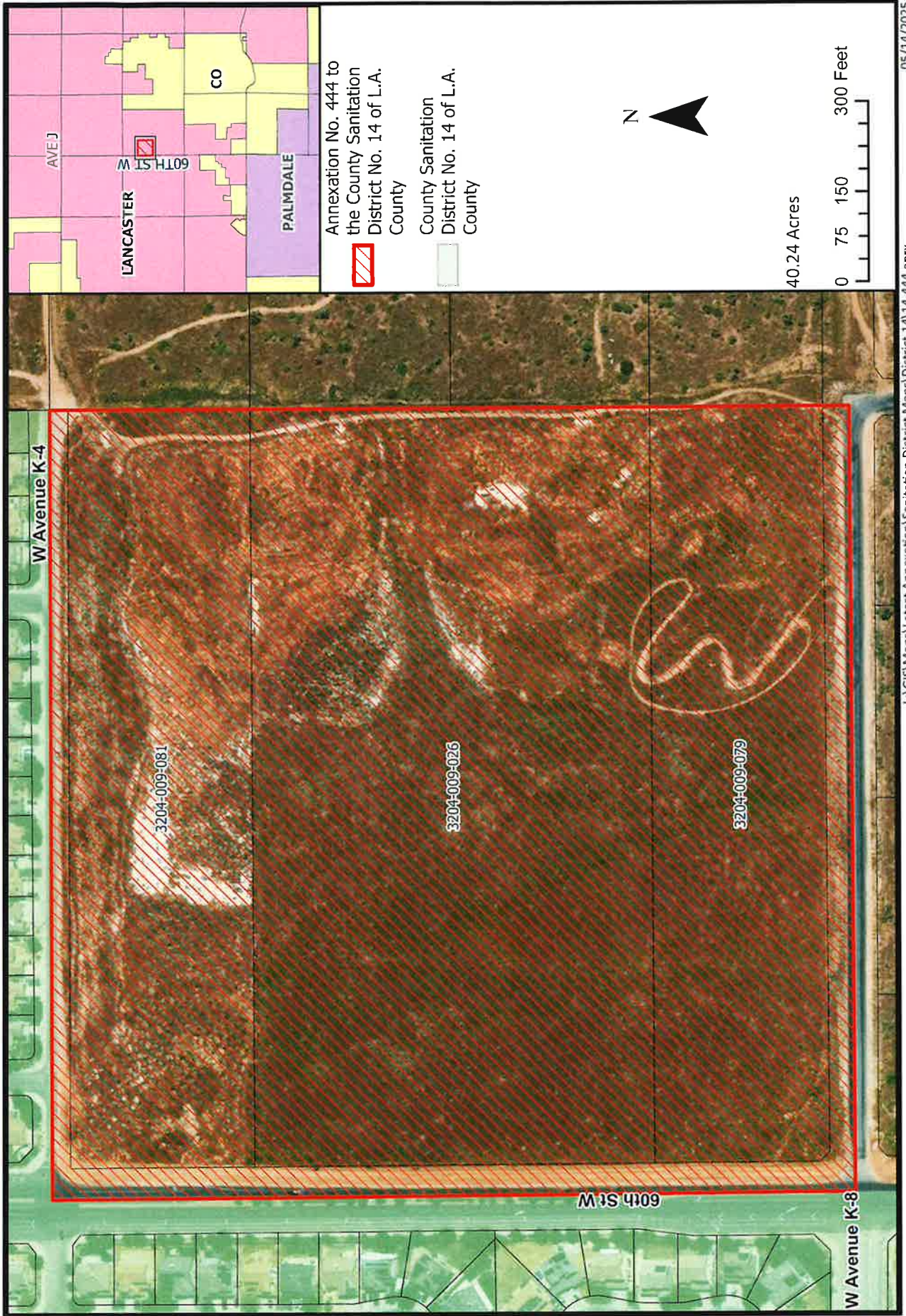
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

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

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 444 to the County Sanitation District No. 14 of L.A. County



Staff Report

May 14, 2025

Agenda Item No. 6.l.

Annexation No. 447 to the County Sanitation District No. 14 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	78.37± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 14 of Los Angeles County (District)
Resolution:	March 21, 2024
Application Filed with LAFCO:	April 10, 2024
Certificate of Filing:	April 24, 2025
Location:	The affected territory is located on the south side of West Avenue M approximately 430 feet west of Sierra Highway.
City/County:	City of Palmdale (City).
Affected Territory:	The affected territory is vacant. The territory consists of two proposed industrial buildings totaling 1,429,070 square feet. The topography is flat.
Surrounding Territory:	Surrounding territory is vacant and commercial.
Landowners/Real Party/ Parties of Interest:	Cov Palmdale78 LLC.
Registered Voters:	Zero (0) registered voters as of June 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 County Sanitation District No. 14 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 14 Sphere of Influence (SOI).
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.l.
California Environmental Quality Act (CEQA) Clearance:	<p>The California Environmental Quality Act (CEQA) clearance is a Final Environmental Impact Report (EIR) certified and adopted by the City of Palmdale, as lead agency, on December 14, 2023. The Commission is a responsible agency pursuant to State CEQA Guidelines § 15096 with respect to the proposed annexation. A copy of the EIR can be found at:</p> <p>https://lalafo.org/wp-content/uploads/documents/Palmdale%20Logistics%20Park%20FEIR.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 April 24, 2025. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, May 14, 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 zero (0) residents.

The affected territory is 78.37+/- acres. The affected territory is vacant. The territory consists of two proposed industrial buildings totaling 1,429,070 square feet.

The assessed valuation is \$6,120,000 as of June 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 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 not surrounded by populated areas on all sides.

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

b. Governmental Services and Controls:

The affected territory will be developed to include two proposed industrial buildings which requires organized governmental services. The affected territory will require governmental services indefinitely.

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

The County Sanitation District No. 14 of Los Angeles County is a sanitation district. The proposed annexation to County Sanitation District No. 14 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. 14 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 Sierra Highway, which is approximately 400 feet east from the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Aerospace Industrial (AI).

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. 14 of Los Angeles County.

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

Although the affected territory is not currently served by the District, the area was included in the future service area that might be served by the District in its Sewer Facilities Plan. The District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant 2020 Facilities Plan.

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the Los Angeles County Waterworks District 40 (LACWD), 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 Aerospace Industrial (AI).

The proposal is consistent with the existing City's zoning designation of Aerospace Industrial (AI).

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 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 Lancaster 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 an Environmental Impact Report (EIR) certified and adopted by the City of Palmdale, as lead agency, on December 14, 2023. The Commission is a responsible agency pursuant to State CEQA Guidelines § 15096 with respect to the proposed annexation.

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

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

CONCLUSION:

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

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 447 to the County Sanitation District No. 14 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. 447 TO THE COUNTY SANITATION DISTRICT NO. 14
OF LOS ANGELES COUNTY"

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

WHEREAS, the proposed annexation consists of approximately 78.37± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 447 to the County Sanitation District No. 14 of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for two proposed industrial buildings; 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 May 14, 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 May 14, 2025, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting as a responsible agency with respect to Annexation No. 447 to the County Sanitation District No. 14 of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Final Environmental Impact Report prepared and certified by the City of Palmdale, as lead agency, on December 14, 2023 for the project; certifies that the Commission has independently reviewed and considered the information contained in the Final Environmental Report and reached its own conclusions regarding the environmental effects of the commission's approvals related to the project as shown in the Final Environmental Impact Report; adopts the mitigation monitoring and reporting program, as applicable, finding that the mitigation monitoring and reporting program is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency; and determines that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific considerations of the project, as outlined in the Environmental Findings of Fact and Statement of Overriding

Considerations, which findings and statement are adopted and incorporated as applicable herein by reference.

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

"Annexation No. 447 to the County Sanitation District No. 14 of Los Angeles County".

5. Annexation No. 447 to the County Sanitation District No. 14 of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period set forth 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. 14 of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.

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

PASSED AND ADOPTED this 14th day of May 2025.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

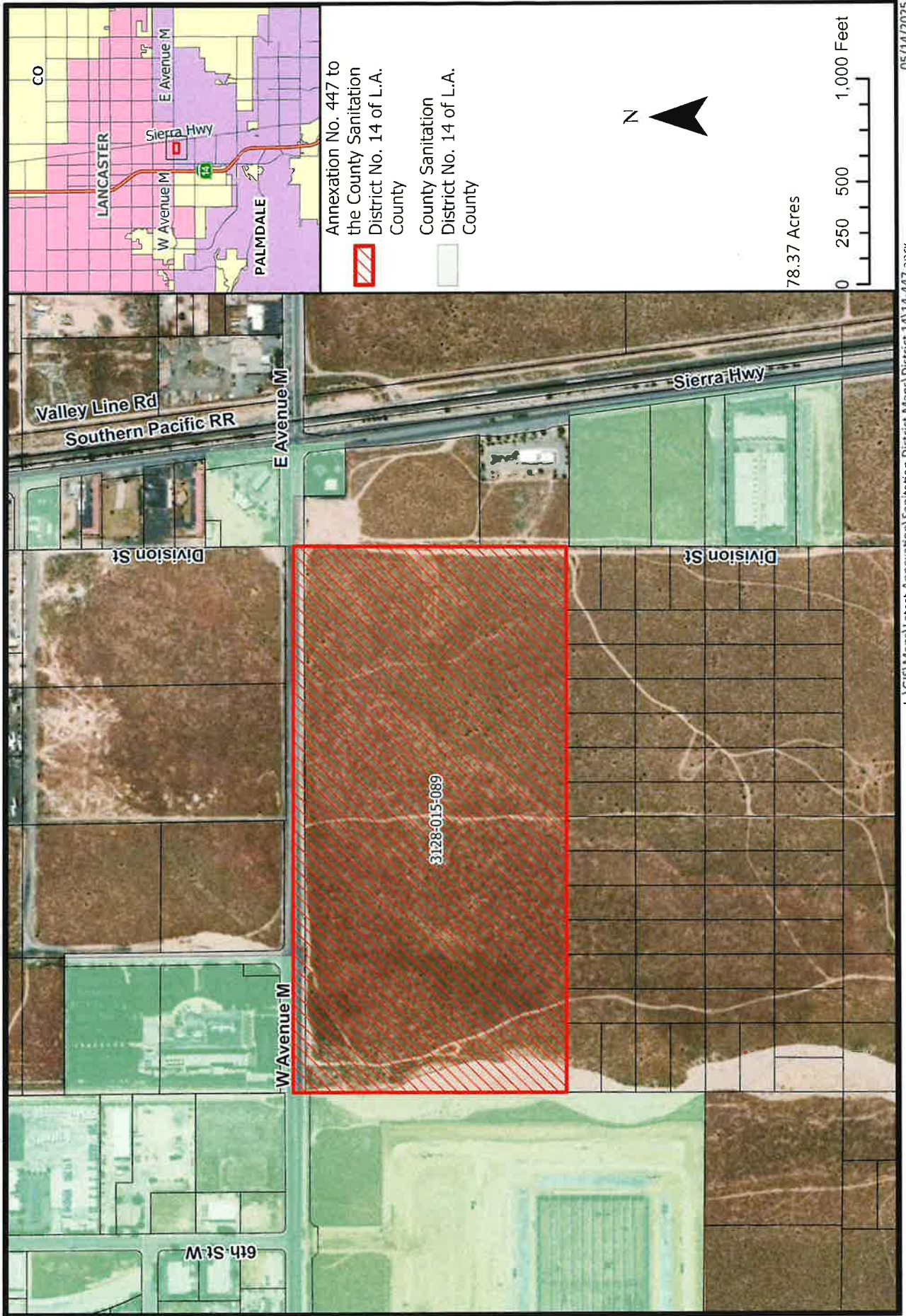
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

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

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 447 to the County Sanitation District No. 14 of L.A. County



Staff Report

May 14, 2025

Agenda Item No. 7.a.

Annexation No. 2023-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley, and Amendment to the Los Angeles County Waterworks District No. 40, Antelope Valley Sphere of Influence

PROPOSAL SUMMARY:

Size of Affected Territory:	93.85± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Robert Sarkissian
Petition:	January 18, 2023
Application Filed with LAFCO:	February 1, 2023
Certificate of Filing	March 24, 2025
Location:	The affected territory is located southwest of the intersection of Blackbird Way and Lockheed Way.
City/County:	City of Palmdale.
Affected Territory:	The affected territory consists of vacant land. A portion of the affected territory potentially may be developed to include an industrial building. The topography is flat.
Surrounding Territory:	Vacant land surrounds the affected territory.
Landowner/Real Party/ Parties of Interest:	Rober Sarkissian and, Robert Gilliland:
Registered Voters:	Zero (0) registered voters as of March 11, 2025.
Purpose/Background:	The landowner states the annexation is necessary to place the affected territory in a waterworks district for the potential future development of the property.

Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the Los Angeles County Waterworks District No. 40, Antelope Valley and amendment to the Los Angeles County Waterworks District No. 40, Antelope Valley Sphere of Influence (SOI).
Within SOI:	No, a concurrent SOI amendment is being processed with this proposal.
Public Hearing:	Pursuant to Government Code § 56658(h), and upon issuing a Certificate of Filing, the Executive Officer set the proposal for public hearing and gave published notice thereof, within the required ninety (90) days.
Waiver of Protest Hearing	Pursuant to Government Code § 56663, the Commission may waive protest proceedings that would otherwise be required if all of the criteria therein have occurred.
California Environmental Quality Act (CEQA) Clearance:	<p>The 93.85± acres proposal is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines § 15061(b)(3) because the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject CEQA.</p> <p>Independent of LAFCO's determinations a Statutory Exemption was adopted by the City of Palmdale, on September 1, 2022, for a portion of the affected territory.</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 March 24, 2025. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date/date of consideration as Wednesday, May 14, 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 February 1, 2023. The population density issue does not apply because the affected territory is unpopulated.

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

The affected territory is 93.85+/- acres. The affected territory consists of vacant land. A portion of the affected territory potentially may be developed to include an industrial building. No development is proposed, and any future development will require review and analysis by the City of Palmdale under the California Environmental Quality Act (CEQA).

The assessed valuation is \$5,134,025 as of 2022 tax roll.

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

On March 11, 2025, 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 nearest populated area is 3 miles south 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 modest growth in the next ten years.

b. *Governmental Services and Controls:*

The affected territory consists of vacant land with a portion that may potentially being developed to include an industrial building which requires organized governmental services. The affected territory will require governmental services indefinitely.

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

The Los Angeles County Waterworks District No. 40, Antelope Valley is a county waterworks district. The proposed annexation to Los Angeles County Waterworks District No. 40, Antelope Valley is therefore subject to the provisions of its principal act, which is the County

Waterworks District Law (Water Code § 55000 *et seq*). Pursuant to Water Code § 55800, “[a]ny portion or portions of a county containing unincorporated territory, or containing the whole or any portion of one or more incorporated cities, and not included in a district, may be added to any district.” Water Code § 55801 imposes additional requirements for annexation of territory:

“Territory within the same county but not contiguous with the district may be annexed to the district if the board determines that the district resulting from the annexation may be more efficiently and economically operated than if a separate district were formed. No parcel of noncontiguous territory which contains less than 10 acres may be annexed to any district.”

The affected territory in this proposed annexation is contiguous with the existing boundaries of the District, and the proposal therefore complies with the contiguity provisions in Water Code § 55800.

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 State Route 14, which is approximately .5 miles from the affected territory.

h. *Consistency with Plans:*

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

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 not within the Sphere of Influence of the Los Angeles County Waterworks District No. 40, Antelope Valley but a concurrent Sphere of Influence amendment is being processed with this proposal.

j. *Comments from Public Agencies:*

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

k. Ability to Provide Services:

The District supports the annexation and will determine the water needs and requirements for water service once the landowner initiates and provides its development plans. The annexation will not have a negative impact on existing services or other planned projects.

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery. In a letter from the County of Los Angeles Department of Public Works to the County of Los Angeles Board of Supervisors, dated March 11, 2025, the annexation would allow the District to provide water service to the annexation area and not have any negative impact on existing service or other planned projects.

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 General Plan designation of Industrial.

The proposal is consistent with the existing City zoning designation of Heavy Industrial (HI).

p. Environmental Justice:

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

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

q. Hazard Mitigation Plan:

The City of Palmdale Local Hazard Mitigation Plan (approved 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 (approved January 1, 1993) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

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

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

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

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

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

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

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

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

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The 93.85± acres proposal is exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15061(b)(3) because the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject CEQA. No projects for development have been initiated by the applicant. At such time as an application to develop the property is initiated, it is required to comply with applicable CEQA provisions as part of its project approvals.

Independent of LAFCO's determinations a Statutory Exemption was adopted by the City of Palmdale, on September 1, 2022, for a portion of the affected territory.

PUBLIC HEARING NOTICE:

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

Newspaper Notice: LAFCO is required to provide notice of the public hearing "in one or more newspapers of general circulation within each affected county, affected city, or affected district," pursuant to Government Code § 56153, and notice "shall be commenced at least 21 days prior to the date specified in the notice for the public hearing," pursuant to Government Code § 56154. LAFCO published a hearing notice in the Daily Commerce on April 15, 2025.

All requirements for the public hearing notice have been satisfied.

WAIVER OF PROTEST PROCEEDINGS:

Pursuant to Government Code § 56663, the Commission may waive protest proceedings if all of the following have occurred: 1) mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice

discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters within the affected territory is received before the conclusion of the Commission proceedings on the proposal.

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

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

1. Present and Planned Land Uses in the Area:

The affected territory consists of vacant land with a portion potentially being developed to include an industrial building.

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

The affected territory is located within the City of Palmdale. General government services, including animal control, fire and emergency medical, flood control, library, mosquito and vector control, park and recreation, planning, police, road maintenance, solid waste, street lighting, wastewater, and other services are provided by the respective City, the County, and other special districts.

The affected territory includes vacant land with a portion potentially being developed to include an industrial building which requires organized governmental services. The affected territory will require governmental services indefinitely.

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

3. Present Capacity of Public Facilities and Services:

The District currently provides water service to over 550 square miles in northeastern Los Angeles County. The annexations would add 93.85 acres to the service area. The District indicated that it has the ability to provide water service to the affected territory once the annexation is complete.

4. Social or Economic Communities of Interest:

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

5. *Disadvantaged Unincorporated Communities:*

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

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

The Commission has a written statement of the functions and classes of service of the Los Angeles County Waterworks District No. 40, Antelope Valley specifying the nature, location and extent of its classes of service that it provides within its boundary on file. The Commission's written statement remain unchanged by this amendment.

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

In order to prepare and to update spheres of influence in accordance with § 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission.

A Municipal Services Review (MSR) for the Los Angeles County Waterworks District No. 40, Antelope Valley was completed during the Commission's initial round of service reviews. Since this annexation is not expected to impact the overall comprehensive services of the Los Angeles County Waterworks District No. 40, Antelope Valley, an MSR is not being required for the current sphere of influence amendment to include the affected territory. At this time, the existing MSR is sufficient to fulfill the requirements of Government Code § 56430 for this sphere amendment.

EFFECTIVE DATE:

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

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Waterworks District No. 40, Antelope Valley which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

RECOMMENDED ACTION:

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing; and
3. There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waive the protest proceedings pursuant to Government Code § 56663 and Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2023-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley, and Amendment to the Los Angeles County Waterworks District No. 40, Antelope Valley Sphere of Influence.

**RESOLUTION NO. 2025-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
" ANNEXATION NO. 2023-01 TO THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40,
ANTELOPE VALLEY, AND AMENDMENT TO THE LOS ANGELES COUNTY WATERWORKS
DISTRICT NO. 40, ANTELOPE VALLEY SPHERE OF INFLUENCE"**

WHEREAS, SCT1, LLC and California Tennessee Investor Assoc. ("landowner" or "Applicant") submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the Los Angeles County Waterworks District No. 40, Antelope Valley (District), and amendment to the District Sphere of Influence, all within the City of Palmdale (City); and

WHEREAS, the proposed annexation consists of approximately 93.85± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2023-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley"; 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 to place the affected territory in a waterworks district for the potential future development of the property; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on April 15, 2025, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

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

WHEREAS, on May 14, 2025, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of accepting any written opposition to the proposal and either, waive protest proceedings entirely, pursuant to Government Code § 56663, if no written opposition was received, or pursuant to Government Code § 57002, set the protest hearing for July 9, 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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that this annexation is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines § 15061(b)(3) because the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject CEQA. No projects for development have been initiated by the applicant. At such time as an application to develop the property is initiated, it is required to comply with applicable CEQA provisions as part of its project approvals.
2. The Commission hereby amends the Sphere of Influence of the Los Angeles County Waterworks District No. 40, Antelope Vally and makes the following determinations in accordance with Government Code § 56425(e):

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

The affected territory consists of vacant land with a portion potentially being developed to include an industrial building.

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

The affected territory is located within the City of Palmdale. General

government services, including animal control, fire and emergency medical, flood control, library, mosquito and vector control, park and recreation, planning, police, road maintenance, solid waste, street lighting, wastewater, and other services are provided by the respective City, the County, and other special districts.

The affected territory includes vacant land with a portion potentially being developed to include an industrial building which requires organized governmental services. The affected territory will require governmental services indefinitely.

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

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

The District currently provides water service to over 550 square miles in northeastern Los Angeles County. The annexations would add 93.85 acres to the service area. The District indicated that it has the ability to provide water service to the affected territory once the annexation is complete.

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

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

(5) Disadvantaged Unincorporated Communities:

(6) 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).

(7) Determination of the Services of the Existing District:

The Commission has a written statement of the functions and classes of service of the Los Angeles County Waterworks District No. 40, Antelope Valley specifying the nature, location and extent of its classes of service that it provides within its boundary on file. The Commission's written statement remain unchanged by this amendment.

3. The Commission finds the number of written opposition filed by landowners and registered voters is ____.
4. Mailed notice has been provided pursuant to Government Code § 56663 on March 24, 2025.
5. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
6. The affected territory consists of 93.85± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 2023-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley".

7. Annexation No. 2023-01 to the Los Angeles County Waterworks District No. 40, Antelope

Valley is hereby approved, subject to the following terms and conditions:

- a. SCT1, LLC and California Tennessee Investor Assoc. agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an

extension of time for that completion.

- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- f. The regular County assessment roll shall be utilized by the District.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation

8. Pursuant to Government Code § 56663, the Commission finds that all the following have occurred: 1) mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized

charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters have been submitted before the conclusion of the proceeding/hearing. Therefore, pursuant to Government Code § 56663, the Commission hereby waives protest proceedings.

9. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 40, Antelope Valley.
10. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
11. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the landowners payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
12. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 14th day of May 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. 2023-01 to the L.A. Co. Waterworks District No. 40, Antelope Valley



Staff Report

May 14, 2025

Agenda Item No. 9.a.

Round Four Municipal Service Reviews and Sphere of Influence Updates Final Schedule (Fiscal Year 2025-26 through Fiscal Year 2029-30)

Summary:

At your April 9, 2025 Meeting, the Commission approved a draft schedule for Round Four of Municipal Service Reviews and Sphere of Influence Updates. Staff has solicited input from all city managers and special district general managers, which is summarized herein, and is recommending adoption of a final schedule for Round Four of Municipal Service Reviews (MSRs) and Sphere of Influence (SOI) Updates.

Input from City and Special District Representatives:

Staff communicated with representatives of several cities (Carson, Claremont, Gardena, Hawthorne, Inglewood, La Verne, Lawndale, Lomita, Palos Verdes Estates, Pasadena, San Dimas, San Marino, and Torrance). In all cases, staff addressed these inquiries to the satisfaction of each city manager.

A representative of the Sanitation Districts of Los Angeles County emailed that “we [Sanitation Districts] have no comments or concerns with LAFCO’s proposed schedule and order to prepare MSRs for our 24 sanitation districts.”

A representative of the Los Angeles County Department of Public Works (which manages five (5) county waterworks districts and seven (7) garbage disposal districts) emailed that “We’ve reviewed the documents and have no concerns with the proposed schedule.”

The General Manager of the Antelope Valley-East Kern Water Agency (AVEK) contacted staff to suggest that Kern LAFCO and LA LAFCO jointly prepare an MSR and SOI Update. Staff of the two LAFCOs have conferred, and they have agreed to re-visit the issue of a joint (Kern LAFCO -LA LAFCO) MSR and SOI Update for AVEK in early Calendar Year 2027. This is several months before LA LAFCO plans to proceed with an MSR and SOI Update for AVEK (July, 2027), affording an opportunity for the two LAFCOs to consider a potential joint effort.

Fiscal Year 2025-26 Schedule (Phase I):

Should the Commission approve the final schedule, staff will ask the Commission to authorize the issuance of four (4) separate Requests for Proposal to prepare MSR and SOI Updates for:

- Cities of Claremont, La Verne, and San Dimas
- Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance
- Cities of Pasadena and San Marino
- County Sanitation District Nos. 14 and 20

Recommended Action:

Staff recommends that the Commission:

- 1) Adopt this FINAL Round Four Sphere of Influence and Municipal Service Reviews Update Schedule (“Schedule”), as described in this staff report, and as shown in the Proposed MSR and SOI Update schedules attached as Exhibits “A,” “B,” “C,” and “D.”

Exhibits (Attached):

- Proposed MSR and SOI Schedule for cities (Exhibit “A”);
- Proposed MSR and SOI Schedule for miscellaneous special districts (Exhibit “B”);
- Proposed MSR and SOI Schedule for water districts (Exhibit “C”); and
- Proposed MSR and SOI Schedule for county sanitation districts (Exhibit “D”).

Exhibit "A"
Proposed SOI Schedule (CITIES)

	F.Y. 2025-26	F.Y. 2026-27	F.Y. 2027-28	F.Y. 2028-29	F.Y. 2029-30
Agoura Hills	Reconfirm				
Alhambra	Reconfirm				
Arcadia				X	
Artesia	Reconfirm				
Avalon	Reconfirm				
Azusa			X		
Baldwin Park			X		
Bell	Reconfirm				
Bellflower	Reconfirm				
Bell Gardens	Reconfirm				
Beverly Hills	Reconfirm				
Bradbury				X	
Burbank	Reconfirm				
Calabasas	Reconfirm				
Carson				X	
Cerritos	Reconfirm				
Claremont	X				
Commerce	Reconfirm				
Compton				X	
Covina	Reconfirm		X		
Cudahy	Reconfirm				
Culver City					X
Diamond Bar	Reconfirm				
Downey	Reconfirm				

	F.Y. 2025-26	F.Y. 2026-27	F.Y. 2027-28	F.Y. 2028-29	F.Y. 2029-30
Duarte				X	
El Monte	Reconfirm				
El Segundo	Reconfirm				
Gardena	X				
Glendale	Reconfirm				
Glendora			X		
Hawaiian Gardens	Reconfirm				
Hawthorne	X				
Hermosa Beach	Reconfirm				
Hidden Hills	Reconfirm				
Huntington Park	Reconfirm				
Industry			X		
Inglewood	X				
Irwindale	Reconfirm				
La Cañada Flintridge	Reconfirm				
La Habra Heights	Reconfirm				
Lakewood	Reconfirm				
La Mirada	Reconfirm				
Lancaster		X			
La Puente			X		
La Verne	X				
Lawndale	X				
Lomita	Reconfirm				
Long Beach				X	
Los Angeles					X

	F.Y. 2025-26	F.Y. 2026-27	F.Y. 2027-28	F.Y. 2028-29	F.Y. 2029-30
Lynwood	Reconfirm				
Malibu	Reconfirm				
Manhattan Beach	Reconfirm				
Maywood	Reconfirm				
Monrovia				X	
Montebello	Reconfirm				
Monterey Park				X	
Norwalk	Reconfirm				
Palmdale		X			
Palos Verdes Estates	Reconfirm				
Paramount	Reconfirm				
Pasadena	X				
Pico Rivera	Reconfirm				
Pomona	Reconfirm				
Rancho Palos Verdes	Reconfirm				
Redondo Beach	Reconfirm				
Rolling Hills	Reconfirm				X
Rolling Hills Estates	Reconfirm				X
Rosemead				X	
San Dimas	X				
San Fernando	Reconfirm				
San Gabriel				X	
San Marino	X				
Santa Clarita	Reconfirm				
Santa Fe Springs	Reconfirm				
Santa Monica	Reconfirm				

	F.Y. 2025-26	F.Y. 2026-27	F.Y. 2027-28	F.Y. 2028-29	F.Y. 2029-30
Sierra Madre	Reconfirm				
Signal Hill	Reconfirm				
South El Monte	Reconfirm				
South Gate	Reconfirm				
South Pasadena	Reconfirm				
Temple City				X	
Torrance	X				
Vernon	Reconfirm				
Walnut	Reconfirm				
West Covina			X		
West Hollywood	Reconfirm				
Westlake Village	Reconfirm				
Whittier	Reconfirm				

Summary:

	F.Y. 2025-26	F.Y. 2026-27	F.Y. 2027-28	F.Y. 2028-29	F.Y. 2029-30
MSRs	3	1	2	2	2
Agencies	10	2	7	11	2

Legend:

Fiscal Year 2025-26	X	MSR CI-25-26-01 (Claremont, La Verne, and San Dimas)
	X	MSR CI-25-26-02 (Gardena, Hawthorne, Inglewood, Lawndale, and Torrance)
	X	MSR CI-25-26-03 (Pasadena and San Marino)
Fiscal Year 2026-27	X	MSR CI-26-27-01 (Lancaster and Palmdale)
Fiscal Year 2027-28	X	MSR CI-2-28-01 (Azusa, Covina, and Glendora)
	X	MSR CI-27-28-02 Baldwin Park, Industry, La Puente, and West Covina)
Fiscal Year 2028-29	X	MSR CI-28-29-01 (Arcadia, Bradbury, Duarte, Monrovia, Monterey Park, Rosemead, San Gabriel, and Temple City)
	X	MSR CI-28-29-02 (Carson, Compton, and Long Beach)
Fiscal Year 2029-30	X	MSR CI-29-30-01 (Culver City)
	X	MSR CI-29-30-02 (Los Angeles)
	X	MSR CI-29-30-03 (Rolling Hills and Rolling Hills Estates)

Exhibit "B"
Proposed SOI Schedule (SPECIAL DISTRICTS)

F.Y. 2025-26 F.Y. 2026-27 F.Y. 2027-28 F.Y. 2028-29 F.Y. 2029-30

Cemetery Districts

Antelope Valley Cemetery District	Reconfirm				
Artesia Cemetery District	Reconfirm				
Downey Cemetery District	Reconfirm				
Little Lake Cemetery District	Reconfirm				
Los Angeles Harbor Cemetery District	Reconfirm				

Community Services Districts (CSDs)

Bradbury Estates Community Services District	Reconfirm				
Pasadena Glen Community Services District	Reconfirm				
Point Dume Community Services District	Reconfirm				
Wrightwood Community Services District	Reconfirm				

Fire Protection District

Consolidated Fire Protection District of Los Angeles County	Reconfirm				
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Garbage Disposal Districts

Athens-Woodcrest-Olivita Garbage Disposal District	Reconfirm				
Belvedere Garbage Disposal District	Reconfirm				
Firestone Garbage Disposal District	Reconfirm				
Lennox Garbage Disposal District	Reconfirm				
Malibu Garbage Disposal District	Reconfirm				
Mesa Heights Garbage Disposal District	Reconfirm				
Walnut Park Garbage Disposal District	Reconfirm				

Healthcare Districts (HCDs)

Antelope Valley Medical Center	Reconfirm				
Beach Cities Health District	Reconfirm				

F.Y. 2025-26 F.Y. 2026-27 F.Y. 2027-28 F.Y. 2028-29 F.Y. 2029-30

Library Districts

Altadena Library District					
Palos Verdes Library District		X			

Mosquito and Vector Control Districts

Antelope Valley Mosquito and Vector Control District			X		
Compton Creek Mosquito Abatement District			X		
Greater Los Angeles County Vector Control District			X		
Los Angeles County West Vector Control District			X		
San Gabriel Valley Mosquito and Vector Control District			X		

Resource Conservation Districts (RCDs)

Antelope Valley Resource Conservation District	Reconfirm				
Resource Conservation District for the Santa Monica Mountains	Reconfirm				

Recreation and Park Districts (RPDs)

Miraleste Recreation and Park District	Reconfirm				
Ridgecrest Ranchos Recreation and Parks District	Reconfirm				
Westfield Recreation and Parks District	Reconfirm				

Summary:

	F.Y. 2025-26	F.Y. 2026-27	F.Y. 2027-28	F.Y. 2028-29	F.Y. 2029-30
MSRs	0	1	1	0	0
Agencies	0	2	5	0	0

Legend:

Fiscal Year 2026-27	X	MSR SD-26-27-01 (Altadena Library District and Palos Verdes Library District)
Fiscal Year 2027-28	X	MSR SD-27-28-01 (Antelope Valley Compton Creek, Greater Los Angeles County, Los Angeles County West, and San Gabriel Valley Vector Control Districts)

Exhibit "C" Proposed SOI Schedule (WATER DISTRICTS)

California Water District		F.Y. 2025-26	F.Y. 2026-27	F.Y. 2027-28	F.Y. 2028-29	F.Y. 2029-30
Walnut Valley Water District				X		
County Water Districts						
Crescenta Valley Water District					X	
Green Valley County Water District					X	
La Habra Heights County Water District					X	
La Puente Valley County Water District					X	
Orchard Dale Water District					X	
Pico Water District					X	
Quartz Hill Water District					X	
Rowland Water District					X	
San Gabriel County Water District					X	
Valley County Water District					X	
West Valley County Water District					X	
County Waterworks Districts						
Los Angeles County Waterworks District No. 21, Kagel Canyon				X		
Los Angeles County Waterworks District No. 29, Malibu				X		
Los Angeles County Waterworks District No. 36, Val Verde				X		
Los Angeles County Waterworks District No. 37, Acton				X		
Los Angeles County Waterworks District No. 40, Antelope Valley				X		
Irrigation Districts						
Kimmeloa Irrigation District				X		
La Cañada Irrigation District				X		
Litterock Creek Irrigation District				X		
Palmdale Water District		Reconfirm				
Palm Ranch Irrigation District				X		
South Montebello Irrigation District				X		

Municipal Water Districts

	F.Y. 2025-26	F.Y. 2026-27	F.Y. 2027-28	F.Y. 2028-29	F.Y. 2029-30
Central Basin Municipal Water District					X
Foothill Municipal Water District					X
Golden Valley Municipal Water District					X
Las Virgenes Municipal Water District					X
San Gabriel Valley Municipal Water District					X
Three Valleys Municipal Water District					X
Upper San Gabriel Valley Municipal Water District					X
West Basin Municipal Water District					X

Special Act Districts

Antelope Valley-East Kern Water Agency (AVEK)					
Santa Clarita Valley Water Agency (SCVWA)	Reconfirm			X	

Water Replenishment District

Water Replenishment District of Southern California (WRD)					X
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Summary:

	F.Y. 2025-26	F.Y. 2026-27	F.Y. 2027-28	F.Y. 2028-29	F.Y. 2029-30
MSRs	0	0	4	1	2
Agencies	0	0	12	11	9

Legend:

Fiscal Year 2027-28	X	MSR WD-27-28-01 (Walnut Valley Water District)
	X	MSR WD-27-28-02 (Five (5) Los Angeles County Waterworks Districts)
	X	MSR WD-27-28-03 (Five (5) County Water Districts)
	X	MSR WD-27-28-03 (Antelope Valley-East Kern Water Agency)
Fiscal Year 2028-29	X	MSR WD-28-29-01 (Eleven (11) Irrigation Districts)
Fiscal Year 2029-30	X	MSR WD-29-30-01 (Eight (8) Municipal Water Districts)
	X	MSR WD-2930-02 (Water Replenishment District of Southern California)

Exhibit "D"

County Sanitation Districts

	F.Y. 2025-26	F.Y. 2026-27	F.Y. 2027-28	F.Y. 2028-29	F.Y. 2029-30
County Sanitation District No. 1				X	
County Sanitation District No. 2				X	
County Sanitation District No. 3				X	
County Sanitation District No. 4		X			
County Sanitation District No. 5				X	
County Sanitation District No. 8				X	
County Sanitation District No. 9		X			
County Sanitation District No. 14	X				
County Sanitation District No. 15				X	
County Sanitation District No. 16				X	
County Sanitation District No. 17				X	
County Sanitation District No. 18				X	
County Sanitation District No. 19				X	
County Sanitation District No. 20	X				
County Sanitation District No. 21				X	
County Sanitation District No. 22					
County Sanitation District No. 23				X	
County Sanitation District No. 27		X			
County Sanitation District No. 28				X	
County Sanitation District No. 29				X	
County Sanitation District No. 34				X	
Newhall Ranch County Sanitation District			X		
Santa Clarita Valley Sanitation District			X		
South Bay Cities Sanitation District				X	

Summary:

	F.Y. 2025-26	F.Y. 2026-27	F.Y. 2027-28	F.Y. 2028-29	F.Y. 2029-30
MSRs	1	1	1	1	0
Agencies	2	3	2	16	0

Legend:

Fiscal Year 2025-26	X	MSR CSD-25-26-01 (County Sanitation Districts No. 14 and 20)
Fiscal Year 2026-27	X	MSR CSD-26-27-01 (County Sanitation Districts No. 4, 9, and 27)
Fiscal Year 2027-28	X	MSR CSD-27-28-01 (Newhall Ranch and Santa Clarita Valley County Sanitation Districts)
Fiscal Year 2027-28	X	MSR CSD-28-29-01 (County Sanitation Districts No. 1, 2, 3, 5, 8, 15, 16, 17, 18, 19, 21, 23, 28, 29, 34, and South Bay Cities Sanitation District)

Staff Report

May 14, 2025

Agenda Item No. 9.b.

Request for Proposals (RFPs) for Municipal Service Reviews (MSRs) and Sphere of Influence (SOI) Updates for Multiple Cities (Phase I)

At last month's meeting, the Commission approved the Sphere of Influence (SOI) Updates and MSR Schedule, to commence in July of 2025. Consistent with that action and the schedule update presented to the Commission under today's Item 9.a., staff is requesting authority to issue RFPs of Multiple Cities identified as Phase I, and grouped as follows:

- 1) Cities of Claremont, La Verne, and San Dimas;
- 2) Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance; and
- 3) Cities of Pasadena and San Marino.

Phase I includes the ten cities identified above and included in the MSR Schedule for completion in FY 2025-26.

Upon approval, staff will publish the RFP on the Commission's website (www.lalafco.org), and transmit to potential proposers. Staff will evaluate all proposals received and agendaize a recommended contract award for a future Commission meeting, tentatively July 9, 2025.

Recommended Action:

Staff recommends that the Commission:

1. Direct staff to issue enclosed Request for Proposals for Municipal Service Review(s) and Sphere of Influence Update(s) of Multiple Cities grouped as follows and subject to approval as to form and legality by Counsel:
 - a. Cities of Claremont, La Verne, and San Dimas;
 - b. Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance; and
 - c. Cities of Pasadena and San Marino.
2. Authorize staff to modify the Request for Proposals to address issues unique to each MSR, as deemed appropriate by staff and/or Counsel.



REQUEST FOR PROPOSALS

MUNICIPAL SERVICE REVIEW(S) AND SPHERE OF INFLUENCE UPDATE(S) OF MULTIPLE CITIES GROUPED AS FOLLOWS:

- 1) City of Claremont, City of La Verne, and City of San Dimas;**
- 2) City of Gardena, City of Hawthorne, City of Inglewood, City of Lawndale, and the City of Torrance**
- 3) City of Pasadena and City of San Marino**

MAY 15, 2025

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PH: (626) 204-6500 • www.lalafco.org

2025 REQUEST FOR PROPOSALS FOR MUNICIPAL SERVICE REVIEW(S) AND SPHERE OF INFLUENCE UPDATE(S) OF MULTIPLE CITIES IN LOS ANGELES COUNTY (PHASE I)

I. Objective

The Local Agency Formation Commission for the County of Los Angeles (LAFCO) is seeking Proposals (Proposals) in this Request for Proposals (RFP) from professional service firms to perform a Municipal Service Review(s) (MSRs) and Sphere of Influence (SOI) Update(s) of multiple cities groups as follows:

- 1) Cities of Claremont, La Verne, and San Dimas;
- 2) Cities of Gardena, Hawthorne, Inglewood, Lawndale and Torrance; and
- 3) Cities of Pasadena and San Marino.

Responses to this RFP may be for one multiple-city group or all.

Preference will be given to the proposers that bid for multiple MSRs/SOI Updates.

II. Background

The mandate for LAFCO to conduct service reviews is part of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act), codified at California Government Code §56000 et seq. Pursuant to Government Code Section 56425, “on or before January 1, 2008, and every five years thereafter, the Commission shall, as necessary, review and update each sphere of influence.” LAFCO is responsible for establishing, reviewing, and updating Sphere of Influence boundaries for local agencies in Los Angeles County. LAFCO has determined it is necessary to update the Spheres of influence (SOI) for the:

- | | |
|----------------------|-----------------------|
| 1. City of Claremont | 6. City of La Verne |
| 2. City of Gardena | 7. City of Pasadena |
| 3. City of Hawthorne | 8. City of San Marino |
| 4. City of Inglewood | 9. City of San Dimas |
| 5. City of Lawndale | 10. City of Torrance |

The contracted professional service firm will prepare an MSR and SOI update for any, some, or all of the following Cities: Claremont, Gardena, Hawthorne, Inglewood, Lawndale, La Verne, Pasadena, San Marino, San Dimas, and Torrance (each a “subject City”).

Interested and qualified Proposers, who can demonstrate their ability to successfully provide the required services outlined in Exhibit A, Scope of Services, of this RFP are invited to submit a

proposal, provided they meet all requirements identified in this RFP at the time of proposal submission.

At the close of the solicitation process, Proposals will be evaluated, and staff will provide a recommendation to the Commission for the selection of a Contractor. Subject to the Commission's approval, the selected contractor will be notified, and with approval of the Commission, a contract will be executed consistent with the parameters of this RFP and the Proposal submitted.

III. Contract Services

A. Contract Work

The Contract work is described in the *Scope of Services* enclosed with this RFP as Exhibit A. The work includes completion of a Municipal Service Review (MSR) and a Sphere of Influence (SOI) Update consistent with the requirements of the Cortese-Knox-Hertzberg Reorganization Act (the Act) including the statutory factors and findings identified below.

B. Municipal Service Review Determinations.

The MSR shall analyze the factors as required by Government Code Sections 56430 which must include an analysis and recommendation for the subject City's SOI. The selected Contractor shall provide the MSR to Executive Officer, the subject City, and any other parties as requested by LAFCO for review and input prior to finalizing it. The Contractor shall perform the Tasks described in Section III of the Scope of Services (Exhibit A).

The Municipal Service Review shall provide the research and analysis to enable the Commission to make determinations on seven (7) topics as required, under the CKH Act, prior to adopting the MSR. The seven topics are as follows:

- 1) Growth and population projections for the affected area.
- 2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
- 3) Present and planned capacity of public facilities and adequacy of public services, adequacy of public services, infrastructure needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
- 4) Financial ability of agencies to provide services.
- 5) Status of, and opportunities for, shared facilities.

- 6) Accountability for community service needs, including governmental structure and operational efficiencies.
- 7) Any other matter related to effective or efficient service delivery, as required by Commission policy.

The Contractor shall provide draft MSR determinations to LAFCO staff.

C. Sphere of Influence Factors

In addition, the MSR shall include an analysis of the five (5) factors as required by Government Code Section 56425, below, and recommendations of the most appropriate SOI for the subject City. The five (5) factors are as follows:

- 1) The present and planned land uses in the area, including agricultural and open-space lands.
- 2) The present and probable need for public facilities and services in the area.
- 3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
- 4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
- 5) For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g)¹ on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing SOI.

The Contractor shall provide draft SOI factors/determinations to LAFCO staff.

IV. Cost

Proposers shall complete the Pricing Sheet (Attachment 1) for each subject City for which Proposer has submitted a Proposal. The Pricing Sheet must identify the total of all charges to complete each Task required under the Contract. LAFCO reserves the right to negotiate the terms, conditions, and prices of the final Contract, in its sole discretion, to achieve the most beneficial program and price. LAFCO may limit the negotiation, if any, to one or more responsive and responsible Proposers who receive the highest scores in a preliminary scoring of Proposers in accordance with the evaluation criteria set forth in Section X of this document. The negotiation with the Proposer(s) will not result in a change in the rating of the proposers. If a satisfactory Contract cannot be negotiated with the highest rated Proposer, LAFCO may, at its

¹ Subdivision (g) of Government Code Section 56425 specifies that "On or before January 1, 2008, and every five years thereafter, the commission shall, as necessary, review and update each sphere of influence."

sole discretion, begin Contract negotiations with the next highest rated Proposer who submitted a Proposal, as determined by LAFCO.

V. Project Schedule

Time is of the essence. Proposers shall submit, as part of its Proposal, a timeline with completion dates, which includes time for review by LAFCO, the subject City, and other parties as identified by LAFCO, for each Task (Project Schedule). The final Project Schedule for the contract work may be negotiated with the Proposer selected for the work prior to an agreement being recommended to the Commission for adoption. The enclosed Project Schedule (Attachment 2) for each subject City for which Proposers has submitted a Proposal must be completed and submitted with the Proposal in order for the Proposal to be considered complete and responsive. The Project Schedule must identify all Tasks clearly; however, it may be modified by Proposers only if needed to include the completion of more detailed subtasks.

Please note the schedule must conform to the Commission's MSR Schedule as adopted on April 9, 2025 and must be completed by June 30, 2026.

VI. Proposal Submission

A. Acceptance or Rejection of Proposals

LAFCO reserves the right to reject any or all Proposals that, in the judgment of the Commission or Executive Officer are not responsive. LAFCO further reserves the right to cancel this Request for Proposals at any time at its sole discretion. LAFCO will not be liable for any costs incurred by any Proposers in connection with the preparation and submittal of their Proposal, including but not limited to where a Proposal is rejected, or the solicitation is cancelled.

B. Altering Solicitation Document

The wording of the solicitation document shall not be changed by Proposers. Any additions, conditions, limitations, or provisions inserted by the Proposer will render their Proposal irregular and may cause its rejection as nonresponsive.

C. **Pass/Fail Review: *Proposals not meeting all of the requirements listed below may be rejected as nonresponsive:***

- ☐ Submit a Proposal by the deadline. The Proposal must be time stamped by LAFCO no later than 5:00 p.m. PST on **Monday, June 30, 2025**, and/or emailed by

the deadline. Any Proposal without a LAFCO time stamp or email confirmation verifying that the deadline for submission has been met will be rejected;

- ☐ Submit a Proposal in the form described in paragraph D. below, including but not limited to Work Plan, Pricing Sheet, and Project Schedule.
- ☐ Proposer meets all of the following Minimum Requirements:
 1. Proposer or the Lead Professional(s) assigned to manage the Contract work must demonstrate project oversight responsibilities for at least two municipal service reviews conducted for Local Agency Formation Commissions in the state of California in the past 7 years.
 2. Proposer or the Lead Professional(s) assigned to manage the Contract work must demonstrate familiarity with the CKH Act, LAFCOs, the MSR process and municipal financing.
 3. Proposer or the Lead Professional managing the Contract work must demonstrate presenting to governing bodies at public meetings in the past three years.
 4. Proposer should clearly identify on their proposal(s) which city or cities a proposal(s) is/are being submitting for.

D. Proposal Format and Content: The Proposal must contain the following information and be presented in an organized fashion.

- a. A Work Plan that describes comprehensively and in detail how the Proposer will meet the requirements of the Scope of Services (EXHIBIT A). The Work Plan shall include a staffing plan that clearly identifies the Lead Professional(s) responsible for managing the Contract work and any additional staff who will be performing the day-to-day work, including subcontractors and the estimated work hours for each. Note that the Work Plan may identify potential time and cost saving measure proposed to complete the work.
- b. Experience – The Proposal must also describe relevant experience and/or familiarity with the CKH Act, LAFCOs, the MSR process and municipal financing for the Proposer and the Lead professional(s), staff and subcontractors. The Experience section of the Proposal should describe the Proposer's history as well as the competencies and résumés of the Lead Professional(s) and of all staff, including subcontractors, who will be

involved in the Contract work. This section of the Proposal should include information such as the following:

- i. Experience in governmental organization analysis, including performance measurement and benchmarking techniques;
 - ii. Ability to facilitate and synthesize input from a variety of stakeholders;
 - iii. Ability to interpret varied budget and planning documents; and
 - iv. Familiarity with public input processes and experience handling the presentation and dissemination of public information for review and comment;
 - v. Familiarity with the CKH Act, LAFCOs, MSR preparation and municipal financing;
 - vi. Experience presenting to governing bodies at public meetings.
- c. Subcontracting - LAFCO seeks diverse, broad-based participation in its contracting. Subcontractors, if any, shall be subject to all requirements set forth in the RFP that are applicable to the Contractor. If Subcontractors are to be employed, Proposer must submit a statement of their proposed assignments, qualifications, experience, staffing, and availability.
- d. References - Provide a list of at least three (3) client references, preferably from government agencies. The reference list should include the client's/agency's name, address, telephone, email address, and location.
- e. Prior MSR information - Provide any relevant website links for Municipal Service Reviews prepared by Proposer and Lead Professional(s) and include:
 - i. the date and agency the MSRs were prepared for;
 - ii. the affected agency and services reviewed;
 - iii. the outcome of the MSR (describe whether the firm's recommendations were implemented).
- f. Project Schedule – Proposals shall contain the Project Schedule (Attachment 2) for each subject City the Proposal is submitted for, which shows the overall timeline for completion of each Task.
- g. Cost/Pricing Sheet - The Proposal must include a Pricing Sheet (Attachment 1) for each subject City the Proposal is submitted for that lists each firm professional working on the Contract work, the estimated number of work hours corresponding to each professional, and the billable hourly rate.

- h. The Pricing Sheet (Attachment 1), must include all costs required for a complete product, including all administrative costs and out of pocket expenses incurred by the firm, if any (i.e.: mileage, copies, postage, etc.).

VII. Notice to Proposers Regarding the Public Records Act

1. Responses to this solicitation shall become the exclusive property of LAFCO. Absent extraordinary circumstances, the recommended Proposer's Proposal will become a matter of public record, when the selection a Consultant is placed on LAFCO's agenda for the Commission's approval. Exceptions to disclosure are those parts or portions of the Proposals that are justifiably defined as business or trade secrets, and plainly marked by the Proposer as "Trade Secret," "Confidential," or "Proprietary."
2. LAFCO shall not, in any way, be liable or responsible for the disclosure of any such record or any parts thereof, if disclosure is required or permitted under the California Public Records Act or otherwise by law. A blanket statement of confidentiality or the marking of each page of the Proposal as confidential shall not be deemed a sufficient notice of exemption. The Proposers must specifically label only those provisions of their respective Proposal which are Trade Secret," "Confidential," or "Proprietary" in nature at the time of Proposal submission may be accepted.

VIII. Conflict of Interest

There shall be no Conflict of Interest with the Contractor firm selected. Proposers warrant and covenant that no official or employee of LAFCO, nor any business entity in which an official of the LAFCO has an interest, has been employed or retained to solicit or aid in the procuring of the resulting contract, nor that any such person will be employed in the performance of such contract without immediate divulgence of such fact to LAFCO. Proposers will notify LAFCO of any potential conflict of interest regarding other work or third-party contracts.

IX. Submission Requirements

QUESTIONS:

Questions in reference to this RFP should be directed to Adriana Romo at aromo@lalafco.org. To ensure a response, questions must be received no later than **Thursday, June 5th, 2025, at 5:00 P.M. PST**. All questions and responses will be posted to <http://www.lalafco.org>.

SUBMISSION:

LAFCO must receive responses to this RFP no later than the date and time specified below. Proposals received after the due date and time will not be accepted. No additional time will be granted to any Proposer to submit a Proposal unless the time is extended by LAFCO through an addendum to this RFP.

DUE DATE:

On or before 5:00 P.M. PST, Monday, June 30, 2025.

NUMBER OF COPIES:

1 complete reproducible copy

If delivering in person or by U.S. mail: 1 original hard copy (unbound)

DELIVER TO OR EMAIL TO: (*Email submittal is preferred.*)

Adriana Romo, Deputy Executive Officer
Local Agency Formation Commission for the County of Los Angeles
80 South Lake Avenue, Ste. 870
Pasadena, CA 91101
Email: aromo@lalafco.org

Note: If delivery is to be in person, please first call the LAFCO office (626) 204-6500 to arrange a delivery time. If the Proposal will be submitted electronically, please provide a complete reproducible copy by the due date and time. *Cost for the preparation of Proposals shall be borne by the proposers.*

X. Selection Process

LAFCO reserves the sole right to judge the contents of the Proposals submitted pursuant to this RFP and to review, evaluate and select the successful Proposal(s). Each responsive Proposal will be evaluated and scored by an evaluation committee selected by LAFCO. A final interview may be required. **Final selection by the Commission is anticipated by July 9, 2025.**

A. Award of the Contract

Subject to the right of the Commission to make the ultimate decision concerning the award of contracts, LAFCO intends to award a Contract to the highest-rated proposer, based on the criteria identified in this section, whose Proposal is determined to provide the most beneficial program and price with all other factors considered. LAFCO retains the right to select a Proposal other than the Proposal receiving the highest number of points, if LAFCO determines, in its sole discretion, another Proposal is the most overall qualified, cost-effective, responsive, responsible, and in the best interest of LAFCO. The recommended awardee shall submit copies of its proof of insurance coverage, within 14 days after Commission approval of the proposed Contract or at least 14 days prior to the proposed

Contract's start date, whichever occurs last. Work under the proposed Contract cannot begin before proof of valid insurance coverage is submitted to LAFCO.

B. Evaluation of Proposal

1. LAFCO in its sole discretion, may elect to waive any error or informalities in the form of a Proposal or any other disparity, if, as a whole, the Proposal substantially complies with the RFP's requirements.
2. LAFCO will form a committee among other LAFCO colleagues to assist in the evaluation process.
3. **EVALUATION CRITERIA (MAXIMUM 20 POINTS)**
(Rating Scale of 1 to 5, 5 being the highest).

Please note: Preference will be given to the Proposers that bid for multiple MSRs/SOI Updates.

i. PRICE (5 POINTS):

The proposed price in the Pricing Sheet (Attachment 1) should accurately reflect the Proposer's cost of providing the required products and services and any profit expected during the Contract term. Evaluators may provide higher points based on the following criteria:

- a. Most economical service.,
- b. Potential cost saving alternatives.
- c. Maximum Contract Sum.

ii. WORK PLAN (5 POINTS):

Proposers will be evaluated on the Work Plan submitted as part of on VI. Project Submission, D. (Work Plan). The evaluators may give reduced scores to any Work Plan that omits or fails to sufficiently address any of the items specified in VI. of the RFP or that fails to clearly identify the Lead Professional, managers, staff, and subcontractors and the number of estimated work hours for the Lead Professional(s). Evaluation and scoring of the Proposer's Work Plan will be based on the extent to which it demonstrates the Proposer is likely to meet or exceed the performance requirements set forth in Exhibit A, Scope of Services, to demonstrate creativity and innovation that exceed the minimum requirements of the Scope of Services; to render timely and responsive service to LAFCO; and to provide a professional level of quality in the service and work product. The highest

scores will be awarded to the most comprehensive and detailed Work Plans that are likely to lead the Proposer to exceed the minimum requirements.

Evaluators may provide higher points to the Work Plan based on the following criteria:

- a. Availability of Lead Professional(s), manager, staff and subcontractors, if any.
- b. Organization of Work Plan and Proposal.
- c. Proposal submitted for more than one subject City.

iii. QUALIFICATIONS AND EXPERIENCE OF PROPOSER, LEAD PROFESSIONAL(S) AND STAFF: (5 POINTS)

Proposers will be evaluated on the Experience submitted as part of their Proposal. The evaluators may give reduced scores to any Proposer that omits or fails to sufficiently address any of these items specified in Section I of this RFP. Failure to demonstrate the minimum lengths of experience performing the service, as indicated in the Minimum Requirements, may result in rejection of the Proposal as nonresponsive.

The evaluators may award higher points for the higher quality and quantity of experience of the Proposer, its Lead Professional(s), manager, staff and subcontractors, if any, in providing the required services. Greater weight will be given to services provided to agencies of similar size and nature. Evaluators may provide higher points based on the following criteria:

- a. Qualifications of key staff, including the Lead Professional.
- b. Familiarity with the CKH Act, LAFCOs, the MSR process and municipal financing.
- c. Experience preparing MSRs and/or preparing other relevant documents for public agencies.
- d. A minimum of three client references were provided. Proposer listing government agencies as references may be rated higher.
- e. Experience presenting to governing bodies at public meetings.

iv. PROJECT SCHEDULE: (5 POINTS)

Proposers will be evaluated based on the information submitted in the Project Schedule for each subject City and their timeliness to complete MSR(s)/SOI(s) Update(s) by June 30, 2026.

- a. Completion of Project Schedule (Attachment 2).

XI. LAFCO Contact

Adriana Romo, Deputy Executive Officer
Local Agency Formation Commission for the County of Los Angeles
Phone: (626) 204-6500
Email: aromo@lalfco.org

XII. LAFCO Information

For general information about LAFCO, refer to the LAFCO web site: www.lalfco.org.

EXHIBIT A

SCOPE OF SERVICES

2025 LA LAFCO Municipal Service Review(s) and Sphere of Influence Update(s) of Multiple Cities

I. Municipal Service Review

A. Municipal Service Review Determinations

The Contractor shall prepare a Municipal Service Review (MSR) for the subject cities as identified in the Agreement and grouped as follows:

- 1) City of Claremont, City of La Verne, and City of San Dimas
- 2) City of Gardena, City of Hawthorne, City of Inglewood, City of Lawndale, and City of Torrance;
- 3) City of Pasadena, City of San Marino.

The MSR shall provide research and analysis to enable the Commission to make determinations on the seven (7) topics as required under Section 56430 the Cortese-Knox-Hertzberg Reorganization of 2000 (CKH Act) for consideration of its adoption of the MSR:

1) Growth and population projections for the affected area.

PURPOSE: To evaluate how each agency is planning to meet the municipal service demands of the existing and anticipated population through use of growth and population projections and trends.

2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

PURPOSE: To identify the location, population, land use and municipal service providers for disadvantaged unincorporated areas (DUCs) within each agency's SOI.

3) Present and planned capacity of public facilities and adequacy of public services, adequacy of public services, infrastructure needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.

PURPOSE: To evaluate infrastructure needs and deficiencies relative to existing and long-term demands for each agency based upon capacity, condition of facilities, and service levels. Analysis should include specific assessment of needs and deficiencies within DUCs involving sewer and water services.

4) Financial ability of agencies to provide services.

PURPOSE: To evaluate each agency's ability to fund services it currently provides, and fund improvements needed.

5) Status of, and opportunities for, shared facilities.

PURPOSE: To identify existing and potential opportunities for agencies within the same geographical area to share facilities and resources to support more efficient or cost-effective delivery of services.

6) Accountability for community service needs, including governmental structure and operational efficiencies.

PURPOSE: To evaluate each agency's responsiveness to its constituents, public accessibility, and transparency involving community service needs and operational efficiencies.

7) Any other matter related to effective or efficient service delivery, as required by Commission policy.

PURPOSE: To identify any other matter related to the delivery of municipal services effectively and efficiently and within the Commission's authority.

The Contractor shall provide draft MSR determinations to LAFCO staff to review, amend, and consider.

B. Sphere of Influence Update

The Contractor shall include an analysis and recommendations of the five topics required by Section 56425 of CKH Act, as noted below, regarding an appropriate (SOI) for the subject City or Cities identified in the Agreement. The review shall also identify those areas the subject City is serving outside of its municipal boundaries and make recommendations regarding the future delivery of service those areas.

- 1) The present and planned land uses in the area, including agricultural and open-space lands.
- 2) The present and probable need for public facilities and services in the area.
- 3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
- 4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g)¹ on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

The Contractor shall provide draft SOI factors/determinations to LAFCO staff to review, amend, and consider.

¹ Subdivision (g) of Government Code Section 56425 specifies that "On or before January 1, 2008, and every five years thereafter, the commission shall, as necessary, review and update each sphere of influence."

II. Local Context/Issues Identification

Group 1 (Claremont, La Verne, and San Dimas)

The City of Claremont provides police, fire, library, road maintenance, street lighting, wastewater services as well as park and recreation services (either indirectly via contract or directly). For more detailed information, you may visit the following website: <https://www.claremontca.gov/>

The City of La Verne provides police, fire, street lighting, library, road maintenance, water, wastewater, as well as park and recreations services (either indirectly via contract or directly). For more detailed information, you may visit the following website: <https://www.cityoflaverne.org/>

The City of San Dimas provides police, fire, street lighting, road maintenance, water, wastewater as well as park and recreation services (either indirectly via contract or directly). For more detailed information, you may visit the following website: <https://sandimasca.gov/>

Group 2 (Gardena, Hawthorne, Inglewood, Lawndale, and Torrance)

The City of Gardena provides police, fire, wastewater, street maintenance, library, wastewater as well as park and recreation services (either indirectly via contract or directly). For more detailed information, you may visit the following website: <https://cityofgardena.org/>

The City of Hawthorne provides police, fire, wastewater, street maintenance, library, wastewater as well as park and recreation services (either indirectly via contract or directly). For more detailed information, you may visit the following website: <https://www.cityofhawthorne.org/>

The City of Inglewood provides police, fire, wastewater, street maintenance, library, water, wastewater as well as park and recreation services (either indirectly via contract or directly). For more detailed information, you may visit the following website: <https://www.cityofinglewood.org/>

The City of Lawndale provides police, fire, wastewater, street maintenance, library, wastewater as well as park and recreation services (either indirectly via contract or directly). For more detailed information, you may visit the following website: <https://www.lawndalecity.org/>

The City of Torrance provides police, fire, wastewater, street maintenance, library, water, wastewater as well as park and recreation services (either indirectly via contract or directly). For more detailed information, you may visit the following website: <https://www.torranceca.gov/>

Group 2 (Pasadena and San Marino)

The City of Pasadena provides police, fire, water, wastewater, street maintenance, street lighting, library, water, wastewater as well as park and recreation services (either indirectly via contract or directly). For more detailed information, you may visit the following website: <https://www.cityofpasadena.net/>

The City of San Marino provides police, fire, wastewater, street maintenance, street lighting, library, water, wastewater as well as park and recreation services (either indirectly via contract or directly). For more detailed information, you may visit the following website: <https://sanmarinoca.gov/>

In addition, to the services provided within the city limits, the MSR Report analysis should identify any services provided by the subject City in any areas of service outside of the subject City's boundaries, and the future planned growth of the subject City's service area beyond the existing boundaries, identified as the proposed SOI. Furthermore, the study must evaluate the proposed growth within its boundaries and SOI. These should include probable service area expansions and annexations being contemplated by the subject City.

- III. **Tasks** – The Contractor shall perform the following work (Tasks) to complete the MSR and SOI Update (hereafter referred to collectively as “MSR” or “MSR Report”):

Task 1. Project Initiation- The Contractor shall:

- a. Arrange a kick-off meeting with LAFCO staff within 30 days of commencement of the Agreement. The meeting will ensure initial understanding of the project scope and objectives, define roles, responsibilities, and lines of communication.
- b. Initiate discussions with key subject City staff as directed by LAFCO.
- c. Schedule and perform community meetings for unincorporated areas within or adjacent to affected cities' spheres of influence.

Task 2. Data Collection- The Contractor shall:

- a. Draft a Request for Information/Questionnaire, for LAFCO staff to review and comment.
- b. Circulate the Request for Information/Questionnaire to subject City staff to complete and respond to. The Contractor shall obtain approval from LAFCO staff for the foregoing review period.
- c. Consider the collected data and perform an analysis required by the CKH Act for the MSR, including the items required by Sections 56425 and 56430 of the Government Code. Hence, the MSR shall address *at a minimum* the following research questions, however, should include any additional information the Contractor and/or LAFCO determines necessary to provide a complete analysis:
 - i. What municipal services are currently provided by the subject City within and outside of the subject City boundaries, directly and indirectly.
 - ii. What class and level of services are currently provided by the subject City?
 - iii. How much population growth is anticipated within the subject City's boundaries and SOI over the next 5, 10, 15 years?
 - iv. What is the anticipated increase in municipal service demand expected within the city limits and SOI over the next 5, 10, 15 years?

- v. What is the current adequacy of services provided within the area of interest (the City is considering expanding into)?
- vi. To what extent is the City able to meet anticipated growth in demand for water services in the area of interest? If provided by an alternate service provider such as an independent special district, or mutual water company, please describe the coordinate between the City and water purveyor to accommodate future growth within the City and/or the City sphere of influence boundary.
- vii. What are the present and planned land uses within the existing SOI?
- viii. What contiguous areas could potentially be included in the subject City's SOI?
- ix. What is the current capacity of public facilities and adequacy of municipal services that the subject City is interested in providing?
- x. What opportunities exist for service providers in and near the area of interest to share public facilities and/or resources to more effectively and efficiently deliver services?
- xi. Do the service providers of interest have adequate public facilities and other infrastructure to accommodate anticipated growth in service demand in the area of interest?
- xii. What cost avoidance opportunities, financing constraints and financing opportunities exist in providing municipal services to the area of interest?
- xiii. What alternative delivery options exist relevant to future water service provisions to the areas of interest, and what are the advantages and disadvantages of consolidating or reorganizing service providers?
- xiv. To what extent are service providers in the area of interest accountable to the population being served?
- xv. What is the City's governance structure?
 - Is the City a general law City or a Charter City?
 - Identify the City's Council, whether elected at large or by division.
 - Identify elected and/or appointed positions, such as Mayor, City Attorney, and City Clerk.
- xvi. What is the Contractor's evaluation of current and potential management efficiencies as they relate to optimal service provision and optimal spheres of influence?
- d. Verify the data submitted.
- e. Provide an analysis of data and preparation of preliminary findings.

- f. Present preliminary findings to key staff of the subject City and LAFCO.
- Compile a City Profile—Data collected shall be compiled into a City Profile Sheet with illustrations, charts, and/or graphics. The sheet should include, but not limited to:
 - Name of the City
 - Identify whether General Law City or Charter City, as well as governing structure, including any applicable term limits
 - Size of the City in square miles and acreage
 - Include Population Growth Projections, and Land Uses (Housing (edus) by type, Commercial, Industrial, etc.)
 - Identify the municipal services provided.

Task 3. Administrative Review - Draft of MSR- The Contractor shall:

- a. Provide an analysis of the data collected and preliminary findings and present those findings to LAFCO staff for review and comment.
- b. Prepare an Administrative Review Draft MSR Report to be circulated internally to the subject City, affected agencies, LAFCO staff, and any other parties identified by LAFCO.
- c. Provide research, analysis, and recommendations for the relevant findings and determinations with respect to Government Code Sections 56425 and 56430 in the MSR Report.
- d. Be accessible to LAFCO staff and subject City staff for comment and review of the internal draft.

Task 4. Public Review Draft of the MSR- The Contractor shall:

- a. Prepare a Public Review Draft of the MSR that addresses subject City and affected agency comments and/or clarifications, as approved by LAFCO staff.
- b. Publish and facilitate the public release of the draft report to begin the public comment period.

Task 5. Final Municipal Service Review Report - The Contractor shall:

- a. Prepare a final draft MSR which, includes responses to public comments and recommended determinations for each of the factors required for the MSR and a SOI review/update as identified in the CKH Act and this *Scope of Services*.
- b. Present the final report to the Commission at its public meeting.

Staffing and Charges for Work

EXHIBIT A

All Task work will be charged according to the Pricing Sheet (Attachment 1). The Contractor shall perform all Agreement work at the rates described in the Pricing Sheet. The rates (hourly per staff person identified) shall include all administrative costs, labor, supervision, materials, transportation, taxes, equipment and supplies, unless stated otherwise in the Agreement. It is understood and agreed that where quantities of work are modified by LAFCO, any such additional work shall be performed, with prior written approval of the Executive Officer for LAFCO, at the applicable rates in the Pricing Sheet.

Contractor staff identified in the Work Plan shall complete Tasks in a timely fashion according to the approved Project Schedule (Attachment 2). Any modifications to the Schedule must be approved in writing by the Executive Officer for LAFCO.

Professional Service Agreement
Between the Local Agency Formation Commission for the County of Los Angeles and
CONTRACTOR NAME

This Agreement is, made and entered into this ____ day of _____, 2025,
by and between CONTRACTOR NAME (herein referred to as "Contractor"), and the
Local Agency Formation Commission for the County of Los Angeles, (herein referred to
as "LAFCO" or "Commission").

WITNESSETH

FIRST: The Contractor, for the consideration hereinafter set forth and the acceptance by the Commission of the Contractor's Proposal filed with LAFCO on Month day, YEAR, hereby agrees to provide services as described in this Contract for _____.

SECOND: This Agreement, together with the Request for Proposals including its Exhibit A, Scope of Services, Exhibit B, Terms and Conditions, Pricing Sheet (Attachment 1), and Project Schedule (Attachment 2) and the Contractor's Proposal are agreed by LAFCO and the Contractor to constitute the Contract.

THIRD: LAFCO agrees, in consideration of satisfactory performance of the foregoing services in strict accordance with the Contract specifications to the satisfaction of LAFCO's Executive Officer or Deputy Executive Officer, to pay the Contractor pursuant to the Pricing Sheet set forth in the Proposal, an amount not to exceed the Maximum Contract Sum of \$_____. Notwithstanding the foregoing, LAFCO shall have no obligation to purchase any specified amount of service or products from Contractor.

FOURTH: This Contract's initial term shall be for a period of one year commencing upon execution by LAFCO and Contractor. LAFCO shall have the sole option to renew this Contract term on a month to month basis, for up to six months, until the necessary Contract work is completed. LAFCO, acting through the Executive Officer, may give a written notice of intent to renew this Contract at least ten days prior to the end of any term. The Executive Officer may provide a written notice of nonrenewal at least ten days before the last day of any term, in which case this Contract shall expire as of midnight on the last day of that term.

FIFTH: The Contractor shall bill monthly in arrears, for the work performed during the preceding month. Work performed shall be billed at the hourly rates quoted in the Proposal's Pricing Sheet (Attachment 1).

SIXTH: LAFCO will make payment to the Contractor within 30 days of receipt and approval of a properly completed and undisputed invoice. Each invoice shall be in triplicate (original and two copies) and shall itemize the work completed. The invoices shall be submitted to:

Local Agency Formation Commission

Attention: Adriana Romo
80 South Lake Ave., Ste. 870
Pasadena, CA 91101

SEVENTH: In no event shall the aggregate total amount of compensation paid to the Contractor exceed the amount of compensation authorized by the Commission. Such aggregate total amount is the Maximum Contract Sum.

EIGHTH: The Contractor understands and agrees that only the designated Executive Officer or Deputy Executive Officer are authorized to request or order work under this Contract. The Executive Officer or Deputy Executive Officer are not authorized to request or order any work that would result in the Contractor earning an aggregate compensation in excess of this Contract's Maximum Contract Sum.

NINTH: The Contractor shall not perform or accept work requests from the Executive Officer or Deputy Executive Officer or any other person that will cause the Maximum Contract Sum of this Contract to be exceeded. The Contractor shall monitor the balance of this Contract's Maximum Contract Sum. When the total of the Contractor's paid invoices, invoices pending payment, invoices yet to be submitted, and ordered services reaches 75 percent of the Maximum Contract Sum, the Contractor shall immediately notify LAFCO in writing. The Contractor shall send written notification to the Executive Officer when this Contract is within sixty days from expiration of the initial term as provided for hereinabove.

TENTH: No Cost-of-Living Adjustment shall be granted for this Contract.

ELEVENTH: In the event that terms and conditions, which may be listed in the Contractor's Proposal, conflict with LAFCO'S specifications, requirements, and terms and conditions as reflected in this Contract, LAFCO's provisions shall control and be binding.

TWELFTH: This Contract constitutes the entire agreement between LAFCO and the Contractor with respect to the subject matter of this Contract and supersedes all prior and contemporaneous agreements and understandings. This Contract may be signed by the parties hereto in separate counterparts, each of which shall be deemed an original. All counterparts, taken together, constitute the executed Agreement. The Contract may modify only in writing by the parties.

The parties hereby acknowledge and agree that electronic records and electronic signatures, as well as facsimile signatures, used in connection with the execution of this Agreement and electronic signatures, facsimile signatures or signatures transmitted by electronic mail in so-called pdf format shall be legal and binding and shall have the same full force and effect as if a paper original of this Agreement had been delivered and had been signed using a handwritten signature. Contractor and County (i) agree that an electronic signature, whether digital or encrypted, of a party to this Agreement is intended to authentic this writing and to have the same force and effect as a manual signature, (ii) intend to be bound by the signatures (whether original, faxed or electronic) on any document sent or delivered by facsimile or, electronic mail, or other electronic means, (iii)

are aware that the other party will rely on such signatures, and (iv) hereby waive an defenses to the enforcement of the terms of this Agreement based on the foregoing forms of signature. If this Agreement has been executed by electronic signature, all parties executing this document are expressly consenting under the United States Federal Electronic Signatures in Global and National Commerce Act of 2000 (E-SIGN) and California Uniform Electronic Transactions Act (UETA)(Cal. Civ. Code § 1633.1, et seq.), that a signature by fax, e-mail or other electronic means shall constitute an Electronic Signature to an Electronic Record under both E-SIGN an UETA with respect to this transaction.

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IN WITNESS WHEREOF, LAFCO has, by order of its Commission, caused these presents to be subscribed by the Executive Officer, and the Contractor has subscribed its name by and through its duly authorized officers, as of the day, month and year first written above.

LAFCO
Local Agency Formation Commission
for the County of Los Angeles

CONTRACTOR
CONTRACTOR NAME

Print Name:
Title: Executive Officer
Date:

Print Name:
Title: President
Date:

APPROVED AS TO FORM:

CONTRACTOR
CONTRACTOR NAME

County Counsel

Print Name:
Title: Secretary
Date:

By _____
Deputy

EXHIBIT B
STANDARD TERMS AND CONDITIONS PERTAINING TO
CONTRACT ADMINISTRATION

1. Hold Harmless/Indemnification

1.1 Contractor shall indemnify and hold harmless LAFCO, its Commissioners, officers, employees, agents and representatives, (individually and collectively referred to as "Indemnitees"), from any liability whatsoever, based or asserted upon any services provided by Contractor, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Contract, including but not limited to property damage, bodily injury, or death or any other injury of any kind or nature whatsoever. This indemnification obligation includes, but is not limited to, Contractor being required to pay for all costs and fees including, but not limited to, attorneys' fees, costs of investigation, defense and settlements or awards incurred or anticipated to be incurred by LAFCO in connection with any such claim or action. Contractor shall defend, at its sole expense, with counsel reasonably acceptable to the Indemnitees, all Indemnitees in any claim or action described herein. The obligations of this section shall survive the termination of this Contract.

1.2 The specified insurance limits required in this Contract shall in no way limit or circumscribe Contractor's obligations to indemnify and hold harmless LAFCO from third party claims.

2. Waiver Of Default

Any waiver by LAFCO of any breach of any one or more of the terms of this Contract shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term hereof. Failure on the part of LAFCO to require exact, full and complete compliance with any terms of this Contract shall not be construed as in any manner changing the terms hereof, or estopping LAFCO from enforcement thereof.

2. Termination/Suspension

2.1. LAFCO may terminate this Contract and/or the Executive Officer may suspend this Contract without cause upon 30 days written notice served upon Contractor stating the extent and effective date of termination or suspension.

2.2. Notwithstanding the foregoing, LAFCO may, upon five (5) days written notice, suspend or terminate this Contract for Contractor's default, including by not limited to, if Contractor materially breaches this Contract, refuses or fails to comply with the provisions of this Contract or fails to make progress so as to endanger performance and does not cure such failure within a reasonable period of time. In the event of such termination, LAFCO may proceed with the work in any manner deemed proper to LAFCO.

2.3. After receipt of the Notice of Termination or Suspension pursuant to paragraph 2.1 or 2.2 above, Contractor shall:

- a.) Complete only those items of work which are at various stages of completion if directed to do so by the Executive Officer and shall stop all work under this Contract on the date specified in the Notice of Termination.
- b.) Transfer to LAFCO and deliver in the manner, and to the extent, if any, as directed by LAFCO, any information, data or reports prepared by Contractor under this Contract which shall be delivered to LAFCO upon request and shall become the property of LAFCO.

2.4. After termination or suspension of the Contract pursuant to this section, LAFCO shall make payment for all services performed in accordance with this Contract and the Notice of Suspension or Termination. Contractor shall have no claim against LAFCO for payment of any money or reimbursement, of any kind whatsoever, for any service provided by Contractor after the expiration, suspension or other termination of this Contract. This provision shall survive the expiration, suspension or termination of this Contract.

2.5. The rights and remedies of LAFCO provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Contract.

3. Disputes

Except as otherwise provided in this Contract, any dispute concerning a question of fact arising under this Contract shall be decided by the Executive Officer who shall furnish the decision in writing. The decision of the Executive Officer shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent or capricious, or arbitrary, or so grossly erroneous as necessarily to imply bad faith. Contractor shall proceed diligently with the performance of the Contract work pending the Executive Officer's decision.

4. Amendments/Change Order

Modifications or changes to the Scope of Services or this Contract may only be made by written amendment or change order to this Contract signed by the Executive Officer and Contractor.

5. Independent Contractor

5.1 Contractor is, for purposes of this Contract, an independent Contractor and shall not be deemed an employee of LAFCO. It is expressly understood and agreed that Contractor shall in no event, as a result of this Contract, be entitled to any benefits to which LAFCO employees are entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits, and injury leave or other leave benefits. Contractor hereby holds LAFCO harmless from any and all claims that may be made against LAFCO based upon any contention by any third party that an employer-employee relationship exists by reason of this Contract. The employees or agents of each party shall not be construed to be the employees or agents of the other party for any purpose whatsoever. Contractor shall be solely liable and responsible for providing to, or on behalf of, all persons performing work under this Contract, all compensation and benefits. Contractor agrees that all persons performing work are, for purposes of Worker's Compensation liability, solely employees of Contractor and not employees of LAFCO.

5.2 It is further understood and agreed by the parties hereto that Contractor, in the performance of its obligations herein, is subject to the control or direction of LAFCO merely as to the result to be accomplished by the work hereunder agreed to be rendered and performed and not as to the means and methods for accomplishing the results.

5.3 Contractor shall provide and maintain, throughout the term of this Contract, their own workplace, tools, equipment, and supplies necessary to perform the duties set forth under this Contract. Notwithstanding the foregoing, LAFCO may, in its sole discretion, and with its prior written consent, provide access to LAFCO facilities, offices, or meeting rooms during regular work hours for meetings, conferences, or other work of Contractor.

5.4 Contractor has the right to perform services for other clients during the term of this Contract as long as such services are not in direct conflict with the services provided to LAFCO.

6. Subcontract For Work Or Services

No Contract shall be made by Contractor with any party for furnishing any of the work or services herein contained without the prior written approval of the Executive Officer but this provision shall not require the approval of Contracts of employment between Contractor and personnel assigned for services hereunder, or for parties named in the proposal and agreed to under this Contract.

7. Interest Of Contractor

Contractor covenants that it presently has no interest, including but not limited to, other projects or independent Contracts, and shall not acquire any such interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Contract. Contractor further covenants that in the performance of this Contract, no person having any such interest shall be employed or retained by it under this Contract.

8. Conduct Of Contractor

- 8.1. Contractor agrees to inform LAFCO of all Contractor's interest, if any, which are or which Contractor believes to be incompatible with any interest of LAFCO.
- 8.2. Contractor shall not, under circumstances, which might reasonably be interpreted as an attempt to influence the Contract work, or to accept any gratuity or special favor from individuals or organizations with whom Contractor is doing business or proposing to do business, in accomplishing the work under the Contract.
- 8.3. Contractor or employees thereof shall not offer gifts, gratuity, favors and/or entertainment directly or indirectly to LAFCO employees or to any employees of the affected cities in accomplishing the Contract work.

9. Disallowance

In the event Contractor receives payment for services under this Contract which is later disallowed for nonconformance with the terms and conditions herein by LAFCO, Contractor shall promptly refund the disallowed amount to LAFCO on request, or at its option, LAFCO may offset the amount disallowed from any payment due to Contractor under any Contract with LAFCO.

10. Governing Law; Jurisdiction; Severability

This Contract and its construction and interpretation as to validity, performance and breach shall be construed under the laws of the State of California. Any legal action related to this Contract shall be filed in the Superior Court of the State of California located in Los Angeles, California. In the event any provision in this Contract is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

11. Insurance Requirements

Without limiting or diminishing Contractor's obligation to indemnify or hold LAFCO harmless, Contractor shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Contract:

A. Workers' Compensation

If Contractor has employees as defined in the State of California, Contractor shall procure and maintain for the life of the Contract, Worker's Compensation Insurance covering all employees with limits meeting all applicable state and federal laws. This coverage shall also include Employer's Liability with limits all applicable to state and federal laws. As mandated by California State Law, the Contractor shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. The policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than **\$1,000,000** per person per accident. The policy shall be endorsed to waive subrogation in favor of LAFCO, and, if applicable, to provide a Borrowed Servant/Alternate Employer Endorsement.

B. Commercial General Liability

The Contractor shall procure and maintain for the life of the Contract Commercial General Liability insurance coverage, including but not limited to, premises liability, Contractual liability, products and completed operations liability, personal and advertising injury covering claims which may arise from or out of Contractor's performance of its obligations hereunder. The policy shall name LAFCO, its Commissioners, officers, employees, agents and representatives as Additional Insureds. Policy's limit of liability shall not be less than **\$1,000,000** per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Contract or be no less than two (2) times the occurrence limit.

C. Vehicle Liability

If Contractor's vehicles or mobile equipment are used in the performance of the obligations under this Contract, then Contractor shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than **\$1,000,000** per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply

separately to this Contract work or be no less than two (2) times the occurrence limit. The policy shall name LAFCO, its Commissioners, officers, employees, agents and representatives as Additional Insureds.

D. Professional Liability Insurance

The Contractor shall procure and maintain for the life of the Contract Professional Liability Insurance providing coverage for Contractor's performance of Contract work, with a limit of liability of not less than **\$1,000,000** per occurrence and **\$2,000,000** annual aggregate. If Contractor's Professional Liability Insurance is written on a claims made basis rather than an occurrence basis, such insurance shall continue through the term of this Contract and Contractor shall purchase at their sole expense either 1) an Extended Reporting Endorsement (also known as Tail Coverage); or 2) Prior Dates Coverage from new insurer with a retroactive date back to the date of, the commencement of this Contract; or 3) demonstrate through Certificates of Insurance that Contractor has maintained continuous coverage with the same or original insurer. Coverage provided under items; 1), 2) or 3) will continue for a period of five (5) years beyond the termination of this Contract.

Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an AM BEST rating of not less than A: VII (A:8) unless such requirements are waived, in writing, by LAFCO. If LAFCO waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

E. General Insurance Provisions - All lines

- 1) Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by LAFCO. If LAFCO waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.
- 2) Contractor's insurance carrier(s) must declare its insurance deductibles or self-insured retentions. If such deductibles or self-insured retentions exceed \$500,000 per occurrence such deductibles and/or retentions shall have the prior written consent of the LAFCO before the commencement of operations under this Contract. Upon notification of deductibles or self-insured retention's unacceptable to LAFCO, and at the election of LAFCO, Contractor's carriers shall either; 1) reduce or eliminate such deductibles or self-

insured retention's as respects this Contract, or 2) Contractor or their carrier shall procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

- 3) Contractor shall cause Contractor's insurance carrier(s) to furnish LAFCO with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, or 2) if requested to do so orally or in writing by LAFCO, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to LAFCO prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a material modification, cancellation, expiration, or reduction in coverage, this Contract shall be terminated or suspended forthwith, unless LAFCO receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance required herein is in full force and effect. Contractor shall not commence operations until LAFCO has been furnished and approved original Certificate(s) of Insurance and certified original copies of endorsements or policies of insurance including all endorsements and any and all other attachments as required in this Section.
- 4) It is understood and agreed to by the parties hereto and the insurance company(s), that the Certificate(s) of Insurance and policies shall so covenant and shall be construed as primary insurance, and LAFCO'S insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.
- 5) LAFCO'S Reserved Rights--Insurance. If, during the term of this Contract or any extension thereof, there is a material change in the scope of services; LAFCO reserves the right to adjust the types of insurance required under this Contract and the monetary limits of liability for the insurance coverage's currently required herein, if in LAFCO's reasonable judgment, the amount or type of insurance carried by Contractor has become inadequate.
- 6) Contractor shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Contract.

12. Licensing And Permits

12.1 Contractor shall be licensed, if required, in accordance with the laws of this State and if not so licensed is subject to the penalties imposed by such laws.

13.2 Contractor further warrants that it has all necessary permits, approvals, certificates, waivers and exemptions necessary for the provision of services hereunder and required by the laws and regulations of the United States, State of California, the County of Los Angeles and all other appropriate governmental agencies, and shall maintain these throughout the term of this Contract.

14. Contractor's Responsibility

14.1 It is understood that Contractor has the skills, experience and knowledge necessary to perform the services agreed to be performed under this Contract, and that LAFCO relies upon Contractor's representations about its skills, experience and knowledge to perform Contractor's services in a competent manner. Acceptance by LAFCO of the services to be performed under this Contract does not operate as a release of said Contractor from responsibility for the work performed.

14.2 It is further understood and agreed that Contractor is apprised of the Scope of Services, EXHIBIT A, to be performed under this Contract and Contractor agrees that said work can and shall be performed in a fully competent manner.

15. Ownership of Contract Materials

15.1 Contractor and LAFCO agree that all materials including, but not limited to, designs, specifications, techniques, plans, reports, deliverables, data, photographs, diagrams, maps, images, graphics, text, videos, advertising, software, source codes, website plans and designs, interactive media, drafts, working papers, outlines, sketches, summaries, edited and/or unedited versions of deliverables, and any other materials or information developed under this Contract and any and all Intellectual Property rights to these materials, including any copyrights, trademarks, service marks, trade secrets, trade names, unpatented inventions, patent applications, patents, design rights, domain rights, know-how, and any other proprietary rights and derivatives thereof, is and shall be the sole property of LAFCO (hereafter collectively, "LAFCO Materials"). Contractor hereby assigns and transfers to LAFCO all Contractor's right, title, and interest in and to all such LAFCO Materials developed under this Contract.

15.2 Notwithstanding such LAFCO ownership in the LAFCO Materials, Contractor may retain possession of working papers and materials prepared by Contractor under this Contract. During and for a minimum of five years subsequent to the term of this Contract, LAFCO shall have the right to inspect any and all

such working papers and materials, make copies thereof and use the working papers and materials and the information contained therein.

16. Non-Discrimination & Equal Opportunity

Contractor shall be an equal opportunity employer that does not discriminate in the provision of services, allocation of benefits, accommodation in facilities, or employment of personnel on the basis of ethnic group identification, race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status or sex in the performance of this Contract; and, to the extent they shall be found to be applicable hereto, shall comply with the provisions of the California Fair Employment and Practices Act (commencing with Section 1410 of the Labor Code), the Federal Civil Rights Act of 1964 (P.L. 88-352), and the Americans with Disabilities Act of 1990 (42 U.S.C. 51210 et seq.) and all other applicable laws and regulations.

17. Assurances

Contractor will comply with all applicable LAFCO policies and procedures. In the event that the policies and procedures promulgated by LAFCO are more restrictive, but not in conflict with Federal or State policies and procedures, those issued by LAFCO will prevail.

18. Records and Documents

Contractor shall make available, upon written request by LAFCO and any duly authorized Federal, State or County agency, a copy of this Contract and such books, documents and records as are necessary to certify the nature and extent of the costs of the services provided by Contractor. All such books and records shall be maintained by Contractor for at least five years from the termination of this Contract and be available for audit by LAFCO. Contractor shall provide LAFCO with reports and information relative to this Contract and in accordance with terms set forth herein, as requested by LAFCO.

19. Confidentiality

CONTRACTOR shall maintain the confidentiality of all records obtained from LAFCO under this Contract in accordance with all applicable Federal, State, and local laws, ordinances, regulations, and directives relating to confidentiality. In addition, the Contractor shall maintain strict privacy of all LAFCO records, data and files (regardless of media), including any copyrighted material received from LAFCO.

20. Administration/Contract Liaison

The Executive Officer, or designee, shall administer this Contract on behalf of LAFCO.

21. Notices

All correspondence and notices required or contemplated by this Contract shall be delivered to the respective parties at the addresses set forth below and are deemed submitted one day after their deposit in the United States mail, postage prepaid:

Local Agency Formation Commission for
the County Los Angeles
Attn: Paul A. Novak, Executive Officer
80 South Lake Avenue., Ste. 870
Pasadena, CA 91101

Contractor NAME _____
Attn Contact Name: _____
Address Line 1: _____
Address Line 2: _____
City, State, Zip: _____

22. Force Majeure

22.1 In the event Contractor is unable to comply with any provision of this Contract due to causes beyond their control such as acts of God, acts of war, civil disorders, or other similar acts, Contractor shall not be held liable to LAFCO for such failure to comply.

22.2 In the event LAFCO is unable to comply with any provision of this Contract due to causes beyond its control, such as acts of God, acts of war, civil disorders, or other similar acts, LAFCO shall not be held liable to Contractor for such failure to comply.

23. Mutual Cooperation

LAFCO agrees to cooperate with Contractor in Contractor's performance of services for LAFCO under this Contract, including providing Contractor with reasonable facilities and timely access to LAFCO data, information and personnel. LAFCO shall be responsible for the performance of its employees and agents and for the accuracy and completeness of all data and information provided to Contractor.

24. EDD Reporting Requirements

In order to comply with child support enforcement requirements of the State of California, LAFCO may be required to submit a Report of Independent Contractor(s) form DE 542 to the Employment Development Department.

It is expressly understood that this data will be transmitted to governmental agencies charged with the establishment and enforcement of child support orders and for no other purposes and will be held confidential by those agencies. Failure of Contractor to timely submit the data and/or certificates

required may result in Contract being awarded to another Contractor. In the event a Contract has been issued, failure of Contractor to comply with all federal and state reporting requirements for child support enforcement or to comply with all lawfully served Wage and Earnings Assignments Orders and Notices of Assignment shall constitute a material breach of the Contract. Failure to cure such breach within 60 calendar days of notice from LAFCO shall constitute grounds for termination of the Contract.

If you have any questions concerning this reporting requirement, please call (916) 657-0529. You may also contact your local Employment Tax Customer Service Office listed in your telephone directory in the State Government section under "Employment Development Department," or you may access their Internet site at www.edd.ca.gov.

Pricing Sheet

Attachment 1

City Name

	PROPOSER NAME			
POSITION TITLE:				
No. of Hours:				
Task Description				
Task 1: Project Initiation				
Task 2: Data Collection and Review				
Task 3: Administrative Review Draft of MSR				
Task 4: Public Review Draft of MSR				
Task 5: Completion of Final MSR				
Total Hours				
Hourly Rate				
Sub-total				
Additional Costs List				
(i.e. Additional Community Meeting)				
Total Costs NOT-TO-EXCEED				

Attachment 2

PROPOSER NAME		
Task Description	BEGIN DATE	COMPLETION DATE
Task 1: Project Initiation		
Task 2: Data Collection and Review		
Task 3: Administrative Review Draft of MSR		
Task 4: Public Review Draft of MSR		
Task 5: Completion of Final MSR		

Staff Report

March 12, 2025

Agenda Item No. 10.a.

Request to Oppose Senate Bill 777 (Richardson)

Staff is requesting that the Commission take a position opposing Senate Bill 777 (SB 777), which Senator Laura Richardson introduced on February 1, 2025, and which was amended on March 2026, 2025.

SB 777 addresses issues pertaining to any “endowment cemetery” (most privately-owned cemeteries in California) that has been “abandoned” (wherein the owner/operator’s licenses were revoked or forfeited for 12 months or longer, with no successor). For such an abandoned endowment cemetery, SB 777 would require the LAFCO of the county in which the cemetery is located to identify a “local agency” as the successor agency.

Staff recommends that the Commission oppose SB 777 for the following reasons:

1. Although they are currently not within LAFCO jurisdiction, SB 777 would now burden LAFCOs with responsibility over endowment cemeteries.
2. SB 777 provides no direction in terms of how LAFCOs would perform these new responsibilities: there are no metrics for how LAFCOs should make these decisions, no requirements for public notice, and no direction, generally, on how LAFCOs should approach the involved determination.
3. The provisions of SB 777 create a “one off” process for endowment cemeteries, one that is unlike existing provisions in the Cortese-Knox-Hertzberg Local Government Reorganization Act pertaining to the dissolution or consolidation of special districts and cities.
4. Were it to be enacted, LAFCOs would be compelled to “force” a failed (or failing) cemetery upon another public agency (a county, city, or special district), thereby burdening the successor agency with practical challenges (cemetery maintenance, operation, and upkeep) for which these agencies have no experience.. Further, and as Los Angeles County noted in its analysis, SB 777 “would . . . impose significant maintenance and staffing costs on the County, and likely raise liability risks.”
5. SB 777 is yet another State-imposed unfunded mandate, assigning responsibilities to LAFCOs and successor agencies, without providing an associated funding mechanism.
6. The Cemetery and Funeral Bureau (“Bureau”) within the California Department of Consumer Affairs is the public agency most suited to operate an abandoned endowment cemetery, rather than a designated local agency with no experience in these matters.

Although the Senate Local Government Committee approved SB 777 on a 6-1 vote, members requested that the author amend the bill to apply only within Los Angeles County. In addition to the concerns noted previously, staff is concerned that any such amendment makes the passage of SB 777 even more likely. Staff notes, further, that time is of the essence, given the Legislature's schedule in the near future.

Recommended Action:

Staff recommends that the Commission:

1. Take an "OPPOSE" position on sb 777, authorize the Chair to sign letters documenting this position, and direct staff to convey this support to legislators and other stakeholders.

Attachments:

- Senate Bill 777 (Richardson)

AMENDED IN SENATE MARCH 26, 2025

SENATE BILL

No. 777

Introduced by Senator Richardson

February 21, 2025

An act to amend the heading of Chapter 7 (commencing with Section 8825) of *Part 3 of Division 8 of, to add Section 8749 to, and to add Chapter 6 (commencing with Section 8800) to Part 3 of Division 8 of, the Health and Safety Code, relating to cemeteries.*

LEGISLATIVE COUNSEL'S DIGEST

SB 777, as amended, Richardson. Abandoned endowment care cemeteries: ~~county~~ *local agency* possession and responsibility.

Existing law, the Cemetery and Funeral Act, establishes the Cemetery and Funeral Bureau within the Department of Consumer Affairs and sets forth its powers and duties relating to the licensure and regulation of, among others, cemeteries and cemetery authorities, which includes cemetery associations, corporations sole, limited liability companies, and other persons owning or controlling cemetery lands or property. Existing law authorizes a cemetery authority that maintains a cemetery to place its cemetery under endowment care and to establish, maintain, and operate an endowment care fund. Ninety days following the cancellation, surrender, or revocation of a certificate of authority, existing law gives the bureau title to any endowment care funds of a cemetery authority and possession of all necessary books, records, property, real and personal, and assets, and requires the bureau to act as conservator over the management of the endowment care funds.

This bill would ~~make the~~ *require a local agency formation commission for the county in which an abandoned endowment care cemetery is located to identify a local agency to be responsible for the care,*

maintenance, and embellishment of the ~~cemetery~~. *cemetery, as specified.* The bill would vest fee title of the cemetery in the ~~county~~, *local agency* and would restrict the ~~county's~~ *local agency's* use of the property to ~~uses consistent with cemetery purposes, and would exempt the county from various provisions related to the care of active cemeteries.~~ *purposes.* The bill would give the ~~county~~ *local agency* title to any endowment care funds of the prior cemetery authority held by the bureau, and would require the ~~county~~ *local agency* to take possession of all necessary books, records, real property, personal property, and assets of the fund. The bill would require the assets to be liquidated, and the proceeds placed in a special fund ~~within the county treasury~~ to be expended on care, maintenance, or embellishment of the abandoned endowment care cemetery. The bill would define an abandoned endowment care cemetery and would make conforming changes. *By imposing additional duties on local agencies, this bill would impose a state-mandated local program.*

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

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

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

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

- 1 ~~SECTION 1. Section 8749 is added to the Health and Safety~~
- 2 ~~Code, to read:~~
- 3 ~~8749. This article shall not apply to a county that takes title to~~
- 4 ~~an abandoned endowment care cemetery pursuant to Chapter 6~~
- 5 ~~(commencing with Section 8800).~~
- 6 ~~SEC. 2.~~
- 7 ~~SECTION 1.~~ Chapter 6 (commencing with Section 8800) is
- 8 added to Part 3 of Division 8 of the Health and Safety Code, to
- 9 read:

CHAPTER 6. ABANDONMENT OF ENDOWMENT CARE CEMETERIES

8800. For purposes of this chapter, “abandoned endowment care cemetery” means a cemetery for which an endowment care fund was maintained, that was formerly licensed by the bureau, and for which the certificate of authority has been canceled, surrendered, or revoked and ownership has not been transferred pursuant to Section 8585 within one year of the cancellation, surrender, or revocation.

8801. (a) Upon the expiration of the one-year period described in Section 8800, ~~fee title of an abandoned care cemetery shall vest in the county in which the cemetery is located and shall be recorded with the county;~~ *the bureau shall notify the local agency formation commission for the county in which the abandoned endowment care cemetery is located that there is an abandoned endowment care cemetery in that county.*

(b) *No later than 30 days following the notification from the bureau described in subdivision (a), the local agency formation commission shall commence proceedings to identify a local agency take over the care, maintenance, and embellishment of the abandoned endowment care cemetery. The local agency formation commission shall complete its proceedings and identify the receiving local agency within six months of receiving the notification from the bureau.*

(c) *Upon completion of the proceeding described in subdivision (b), fee title of an abandoned endowment care cemetery shall vest in, and be recorded with, the local agency identified by the local agency formation commission.*

~~(b)~~
(d) ~~Any county~~ *local agency* acquiring fee title to a cemetery pursuant to this section shall be responsible for the care, maintenance, and embellishment of the abandoned endowment care cemetery, and shall only use the property for *uses consistent with cemetery purposes.*

8802. (a) Upon the transfer of title described in Section 8801, ~~the county~~ *local agency* shall also take title of any endowment care funds of the prior cemetery authority held by the bureau pursuant to Section 7613.11 of the Business and Professions Code, and shall take possession of all necessary books, records, real property, personal property, and assets of the fund.

(b) The assets of the fund described in subdivision (a) shall be liquidated, and the proceeds shall be placed in a special fund within the county treasury fund. The moneys within the special fund shall only be expended on care, maintenance, or embellishment of the abandoned endowment care cemetery. cemetery acquired by the local agency pursuant to this chapter and for which the endowment care funds were maintained.

8803. A county local agency that acquires title to an abandoned endowment care cemetery shall keep a record of, and honor, all remaining contracts for burial executed by the prior cemetery authority.

~~SEC. 3.~~

SEC. 2. The heading of Chapter 7 (commencing with Section 8825) of Part 3 of Division 8 of the Health and Safety Code is amended to read:

CHAPTER 7. ABANDONED NONENDOWMENT CARE CEMETERIES

~~SEC. 4.~~

SEC. 3. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.