



Local Agency Formation Commission
for the County of Los Angeles

Voting Members

Donald Dear
Chair

Gerard McCallum
1st Vice-Chair

Margaret Finlay
2nd Vice-Chair

Ryan Altoon
Kathryn Barger
John Lee
Robert Lewis
John Mirisch
Hilda Solis

Alternate Members

Micah Ali
Wendy Celaya
Angie Reyes English
Holly Mitchell
Imelda Padilla
Panida Rzonca

Staff

Paul Novak
Executive Officer

Adriana Romo
Deputy Executive Officer

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

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, January 14th, 2026
9:00 a.m.

Room 381-B

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

Teleconference/Physical Location *

501 S. Santa Fe Ave.
Compton, CA 90221

Superintendent's Conference Room #132

- 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: 2538 902 6829 (English)
Password: 782542

OR TO LISTEN VIA WEB AND PROVIDE COMMENT:

<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTID=m3eb8f81798930ea1ba0da71de82068d5>
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.(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 December 10, 2025.
- b. Approve Operating Account Check Register for the month of December 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. (None.)
- i. Annexation No. 775 to the County Sanitation District No. 21 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- j. Annexation No. 776 to the County Sanitation District No. 21 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- k. Annexation No. 447 to the County Sanitation District No. 22 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.

7. PUBLIC HEARING(S)

- a. None.

8. PROTEST HEARING(S)

- a. None.

9. OTHER ITEMS

- a. Proposed Revisions to the Fee Reduction/Waiver Policy.
- b. Position Salary Ranges (Rescheduled to February 11, 2026; Continued from December 10, 2025, Meeting).
- c. CALAFCO DRAFT Regional Map Revision & Proposed New Board Structure (Oral Report).

10. REQUESTED POSITION(S) ON LEGISLATION

- a. None.

11. COMMISSIONERS' REPORT

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

12. EXECUTIVE OFFICER'S REPORT

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

13. PUBLIC COMMENT

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

14. FUTURE MEETINGS

February 11, 2026

March 11, 2026

April 8, 2026

15. ADJOURNMENT

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

DRAFT

Voting Members

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

December 10, 2025

Present:

Donald Dear, Chair

Margaret Finlay
John Lee
Robert Lewis
Gerard McCallum
John Mirisch

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

Paul Novak, Executive Officer
Miguel Dager, Legal Counsel

Absent:

Ryan Altoon
Kathryn Barger
Hilda Solis

Angie Reyes English, Alternate
Holly Mitchell, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:06 a.m. as an in-person and virtual meeting.

- a. The Executive Officer noted that Commissioner Micah Ali is participating remotely pursuant to Government Code § 54953.(b) at a location fully accessible to the public and equipped with a speaker phone such that any comments or testimony could be given by anyone present at that location, including any members of the public. This participation does not require Commission approval.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

(None).

ANNOUNCEMENTS

The Executive Officer (EO) announced that the agenda for today's meeting was posted to the LAFCO website on Wednesday, December 3, 2025; at the Kenneth Hahn Hall of Administration on Thursday, December 4, 2025; and at the teleconference location at the Compton Unified School District located at 501 South Santa Fe Avenue, Compton, California, 90221 on Wednesday, December 3, 2025; in accordance with State law.

4 SWEARING-IN OF SPEAKER(S)

The EO swore-in ten (10) members of the public who planned to testify, in-person, and four (4) members of the public who planned to testify, remotely.

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

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

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

- d. Legislative Update (None).
- e. Executive Officer's Written Report (None).
- f. Information Item(s) – Government Code § 56751 (city proposal).
(None).
- g. Received and filed Information Item(s) – Government Code § 56857 (district proposal).
(None).
- h. Miscellaneous Communications (None).

MOTION: Finlay SECOND: McCallum APPROVED: 7-0-0
AYES: Finlay, Lewis, McCallum, Mirisch, Padilla (Alt. for Lee), Rzonca (Alt. for Altoon),
Dear
NOES: None.
ABSTAIN: None.
ABSENT: Altoon, Barger, Lee, Solis

[Commissioner Lee arrived at 9:12 a.m.]

7 PUBLIC HEARING(S)

- a. Reorganization No. 2024-08 to the City of Lancaster and consideration of the Environmental Impact Report, as a responsible agency.

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

Mr. Dorado indicated that staff received comments from the Center for Biological Diversity in which they are against the reorganization and have requested the Commission to disapprove Reorganization No. 2024-08 to the City of Lancaster. That letter was emailed to info@lalafco.org, yesterday at 2:11 p.m. The Executive Officer forwarded the correspondence to all Commissioners, and a hard copy was provided to all Commissioners today.

The public hearing was opened to receive testimony.

Ten (10) members of the public provided testimony, in person, supporting Reorganization No. 2024-08 to the City of Lancaster:

- Veto Basurto (member of a local church)
- Jayson Biaz (member of the Laborers' International Union of North America, LiUNA!)
- Allison Burns (City Attorney, City of Lancaster)
- Brenda Campos
- Kateleen Luna

- Samuel Nieto
- Ernesto Pantoja (member of the Laborers' International Union of North America, LiUNA!)
- Jose Radillo (member of the Laborers' International Union of North America, LiUNA!)
- Dwight Scott (member of the International Association of Sheet Metal, Air, Rail, and Transportation Workers, SMART, Local 105)
- Amy Smith (representative, CREED Los Angeles)

Two (2) members of the public provided testimony, remotely, supporting Reorganization No. 2024-08 to the City of Lancaster:

- John Condas (Attorney with Allen Matkins representing NorthPoint Development)
- Paul Moreno (Iron Workers 33)

One (1) member of the public provided testimony, remotely, in opposition to Reorganization No. 2024-08 to the City of Lancaster:

- Harrison Beck (Attorney, Center for Biological Diversity)

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

The Commission took the following action:

- 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 Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Reorganization No. 2024-08 to the City of Lancaster; Annexation of Area 1 to the City of Lancaster, Area 2 to the Antelope Valley Mosquito and Vector Control District, Area 3 to the Los Angeles County Waterworks District No. 40, Antelope Valley, and Area 4 (parcel 1) and Area 5 (parcel 2) to the Los Angeles County Sanitation District No. 14 of Los Angeles County; Resolution No. 2025-35RMD.

AYES: Finlay, Lee, Lewis, McCallum, Mirisch, Rzonca (Alt. for Altoon), Dear

NOES: None

ABSTAIN: None

ABSENT: Altoon, Barger, Solis

8 PROTEST HEARING(S)

(None).

[Commissioner Lee left at 10:15 a.m.]

9 OTHER ITEMS

The following item was called up for consideration:

a. Recommendation to Deny Fee Reduction Request (Victor De Los Santos) for a Proposed Annexation (406 Mt. Olive Drive, Bradbury) to Sanitation District No. 22 of Los Angeles County (continued from November 12, 2025 Meeting.)

The EO summarized the staff report on this item.

Victor De Los Santos (landowner) provided testimony, remotely. Mr. De Los Santos requested that the Commission approve the fee reduction request.

The Commission took the following actions:

- Determined that the fee reduction request is not in the public interest; and
- Denied the fee reduction request.

9 OTHER ITEMS

The following item was called up for consideration:

b. Position Salary Ranges.

The EO summarized the staff report on this item.

The Commission continued this item to the January 14, 2026 Meeting.

9 OTHER ITEMS

The following item was called up for consideration:

c. Proposed Commission Meeting Schedule for 2026.

The EO summarized the staff report on this item.

The EO indicated that Wednesday, November 11th is a Holiday (Veterans' Day). He requested that the Commission Meeting be moved to Wednesday, November 18th.

The Commission took the following actions:

- Moved the Commission Meeting from Wednesday, November 11, 2026 to Wednesday, November 18, 2026;
- Adopted the REVISED Commission Meeting Schedule for Calendar Year 2026; and
- Directed staff to post the adopted REVISED Commission Meeting Schedule for Calendar Year 2026 to the LAFCO website.

MOTION: McCallum SECOND: Finlay APPROVED: 6-0-0

AYES: Finlay, Lewis, McCallum, Mirisch, Rzonca (Alt. for Altoon), Dear

NOES: None.

ABSTAIN: None.

ABSENT: Altoon, Barger, Lee, Solis,

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

(None).

12 EXECUTIVE OFFICER'S REPORT

The EO indicated that at yesterday's Alliance of Local Agency Formation Commissions (Alliance LAFCOs) meeting on December 9th, representatives of all four (4) LAFCOs selected a lobbyist to represent its interests before the Legislature in the 2025-2026 Legislative Session. The Alliance LAFCOs also considered reports on a spring workshop and a University of California Berkeley working group proposal to amend LAFCO law concerning Commission-initiated annexations, Municipal Service Review outreach, and mutual water companies.

Adriana Romo (Deputy Executive Officer) indicated that a Request for Proposals (RFP) for a joint audit between Orange, San Diego, and San Bernardino, and Los Angeles LAFCOs, closed December 3rd. There were three (3) firms that responded to the RFP. Ms. Romo noted that a committee will be formed to evaluate the proposals submitted in response to the RFP; the LAFCO Executive Officer and Commissioner McCallum volunteered to review the proposals and bring a recommendation back to the Commission. The committee meeting will be held, as a virtual meeting, in early 2026.

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

January 14, 2026

February 11, 2026

March 11, 2026

15 ADJOURNMENT

Chair Dear adjourned the meeting at 10:22 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

11:38 AM

12/30/25

Accrual Basis

LA LAFCO
Register Report
December 2025

Type	Date	Num	Name	Paid Through	Amount	Balance
Dec 25						
Check	12/01/2025	WIRE	TRPF 80 South Lake ...		-12,705.30	-12,705.30
Bill Pmt -Check	12/02/2025	12300	Allied Public Risk		-3,655.75	-16,361.05
Bill Pmt -Check	12/02/2025	12301	Allied Public Risk		-3,079.75	-19,440.80
Bill Pmt -Check	12/02/2025	12302	CTS CLOUDS LLC		-1,035.00	-20,475.80
Bill Pmt -Check	12/02/2025	12303	LACERA-OPEB		-1,634.24	-22,110.04
Bill Pmt -Check	12/02/2025	12304	ODP Business Solutio...		-323.97	-22,434.01
Bill Pmt -Check	12/02/2025	12305	Yvonne Green CPA		-297.00	-22,731.01
Bill Pmt -Check	12/03/2025	12306	County of Los Angeles*		-62,721.78	-85,452.79
Bill Pmt -Check	12/03/2025	12307	Delta Dental*		-3,120.78	-88,573.57
Bill Pmt -Check	12/03/2025	12308	Deitacare		-140.76	-88,714.33
Bill Pmt -Check	12/03/2025	12309	Kaiser*		-21,406.26	-110,120.59
Check	12/15/2025	DD	Federal Tax Deposit		-6,963.18	-117,083.77
Check	12/15/2025	DD	State Income Tax		-2,107.90	-119,191.67
Check	12/15/2025	DD	Garnishments		-327.00	-119,518.67
Check	12/15/2025	DD	Ambar De La Torre		-3,036.85	-122,555.52
Check	12/15/2025	DD	Douglass S Dorado		-4,182.84	-126,738.36
Check	12/15/2025	DD	Adriana L Flores		-1,403.42	-128,141.78
Check	12/15/2025	DD	Taylor J Morris		-2,808.06	-130,949.84
Check	12/15/2025	DD	Paul A Novak		-7,253.89	-138,203.73
Check	12/15/2025	DD	Alisha O'Brien		-2,978.22	-141,181.95
Check	12/15/2025	DD	Adriana Romo		-5,021.23	-146,203.18
Check	12/15/2025	DD	Paychex		-176.96	-146,380.14
Bill Pmt -Check	12/17/2025	12310	ESRI		-3,935.00	-150,315.14
Bill Pmt -Check	12/17/2025	12311	RSG, Inc.		-10,285.00	-160,600.14
Bill Pmt -Check	12/17/2025	12312	Certified Information ...		-1,217.00	-161,817.14
Bill Pmt -Check	12/17/2025	12313	Charter Communicatio...		-449.99	-162,267.13
Bill Pmt -Check	12/17/2025	12314	Eide Baily		-4,176.25	-166,443.38
Bill Pmt -Check	12/17/2025	12317	Meijun, LLC		-300.00	-166,743.38
Bill Pmt -Check	12/17/2025	12316	MetLife Insurance Co...		-1,308.00	-168,051.38
Bill Pmt -Check	12/17/2025	12315	ODP Business Solutio...		-100.60	-168,151.98
Bill Pmt -Check	12/17/2025	12318	SP Plus Corporation		-630.00	-168,781.98
Bill Pmt -Check	12/17/2025	12319	Wells Fargo**		-271.93	-169,053.91
Bill Pmt -Check	12/17/2025	12320	AT&T Mobility		-215.18	-169,269.09
Bill Pmt -Check	12/17/2025	12321	Canon Financial Servi...		-534.37	-169,803.46
Bill Pmt -Check	12/17/2025	12322	FedEx		-70.26	-169,873.72
Bill Pmt -Check	12/17/2025	12323	The Lincoln National L...		0.00	-169,873.72
Bill Pmt -Check	12/17/2025	12324	The Lincoln National L...		-347.35	-170,221.07
Bill Pmt -Check	12/17/2025	12325	ODP Business Solutio...		-76.09	-170,297.16
Check	12/18/2025	WIRE	Davis Farr LLP		-2,900.00	-173,197.16
Check	12/30/2025	DD	Federal Tax Deposit		-6,931.75	-180,128.91
Check	12/30/2025	DD	State Income Tax		-2,023.84	-182,152.75
Check	12/30/2025	DD	Garnishments		-327.00	-182,479.75
Check	12/30/2025	DD	Ambar De La Torre		-3,357.13	-185,836.88
Check	12/30/2025	DD	Ambar De La Torre		-3,098.85	-188,935.73
Check	12/30/2025	DD	Douglass S Dorado		-4,182.83	-193,118.56
Check	12/30/2025	DD	Adriana L Flores		-1,072.88	-194,191.44
Check	12/30/2025	DD	Taylor J Morris		-2,808.07	-196,999.51
Check	12/30/2025	DD	Paul A Novak		-7,253.89	-204,253.40
Check	12/30/2025	DD	Alisha O'Brien		-2,978.21	-207,231.61
Check	12/30/2025	DD	Adriana Romo		-5,021.23	-212,252.84
Check	12/30/2025	90269...	Margaret E Finlay		-461.85	-212,714.69
Check	12/30/2025	DD	Micah J Ali		-158.13	-212,872.82
Check	12/30/2025	DD	Ryan Altoon		-58.80	-212,931.62
Check	12/30/2025	DD	Wendy Celaya		-180.52	-213,112.14
Check	12/30/2025	DD	Donald Dear		-256.97	-213,369.11
Check	12/30/2025	DD	Angie R English		-98.00	-213,467.11
Check	12/30/2025	DD	John S Lee		-138.52	-213,605.63
Check	12/30/2025	DD	Robert W Lewis		-334.24	-213,939.87
Check	12/30/2025	DD	Gerard McCallum II		-214.12	-214,153.99
Check	12/30/2025	DD	John A Mirisch		-222.53	-214,376.52
Check	12/30/2025	DD	Imelda Padilla		-138.52	-214,515.04
Check	12/30/2025	DD	Panida Rzonca		-197.32	-214,712.36
Bill Pmt -Check	12/30/2025	12326	Eide Baily		-84.75	-214,797.11
Bill Pmt -Check	12/30/2025	12327	FedEx		-103.88	-214,900.99
Bill Pmt -Check	12/30/2025	12328	LACERA		-24,380.42	-239,281.41
Bill Pmt -Check	12/30/2025	12329	MetLife Insurance Co...		-1,158.00	-240,439.41
Bill Pmt -Check	12/30/2025	12330	ODP Business Solutio...		-319.25	-240,758.66
Check	12/30/2025	DD	Paychex		-266.90	-241,025.56

Dec 25

-241,025.56**-241,025.56**

AGENDA ITEM NO. 6.c.

January 14, 2026

PENDING PROPOSALS As of December 29, 2025							
		LAFCO Designation Number	Applicant	Description	Status	Date Filed	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 .	10/25/2010	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	12/10/2014	Unknown
3	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 send 04-19-16 Incomplete filing: property tax transfer resolution, and map and geographic not approved.	2/22/2016	Unknown
4	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	7/10/2017	Unknown
5	DD	Annexation No. 2018-12 to the City of Agoura Hills	City of Agoura Hills	82.58± acres of inhabited territory to the City of Agoura Hills. Area A of the affected territory is generally located east of the intersection of Liberty Canyon Road and Agoura Road and Area C is generally located west of the intersection of Liberty Canyon Road and Revere Way, in Los Angeles County unincorporated territory adjacent to the City of Agoura Hills	Notice of Filing sent 11-20-18 Incomplete filing: property tax transfer resolution, CEQA, map of limiting addresses, pre-zoning, register voter labels, approved map and geographic description.	11/19/2018	Unknown
6	DD	Reorganization No. 2019-01 to the City of Rancho Palos Verdes	Rajendra Makan	1.17± acres of uninhabited territory located along Re Le Chardlene, east of the intersection of Chandeleur and Rue Le Charlene, in the City of Los Angeles.	Notice of Filing Sent 5-14-19 Incomplete filing: property tax transfer resolution. City of Los Angeles is requiring additional documentation, emailed 1-21-25	5/14/2019	Unknown
7	DD	Formation No. 2019-06 of the Lower Los Angeles River Recreation and Park District	City of South Gate	inhabited territory, along the Los Angeles River between Vernon and Long Beach	TTR/Auditors determination, plan for services, and approved map and geographic description.	10/2/2019	Unknown
8	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
9	DD	Reorganization No. 2021-11 to the City of Los Angeles	Television City Studios, LLC	.64± acres of uninhabited territory. The affected territory is located south of the intersection of Beverly Blvd and Genesee Ave, surrounded by the City of Los Angeles.	Notice of Filing sent 3-9-22: property tax transfer resolution, limiting address map & list, and BOE fees	12/29/2021	Unknown

AGENDA ITEM NO. 6.c.
January 14, 2026

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
10	DD	Detachment No. 2022-08 from Los Angeles County Waterworks District No. 36, Vai Verde	Claremont Homes, Inc.	7.3 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
11	AD	Annexation 101 to District No. 20	Los Angeles County Sanitation Districts	39.29 acres of uninhabited territory. The affected territory is located on the north side of Pear Blossom Highway, southeast of Fort Tejon Road, all within the City of Palmdale.	Notice of Filing sent 6/6/23 Incomplete filing; property tax transfer resolution is missing.	5/30/2023	Unknown
12	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 on the south side 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
13	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
14	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
15	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
16	AOB	Annexation No. 2023-19 to the City of Industry (Amendment to the City of Industry Sphere of Influence)	Patrick Daniels/CRP IV Industry Valley Center, LLC	2.21 acres of uninhabited territory. The affected territory is located at the Southeast corner of Valley Blvd. and Sixth Street, all within the unincorporated Los Angeles County.	Notice of Filing sent 11-21-23 Incomplete filing; property tax transfer resolution, CEQA.	11/9/2023	Unknown
17	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
18	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
19	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

AGENDA ITEM NO. 6.C.
January 14, 2026

	LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion	
20	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 Lancaster and unincorporated County territory	Notice of Filing sent 08-06-24 Incomplete filing: property tax transfer resolution	7/16/2024	Unknown	
21	Annexation 454 to District No. 14	AD	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
22	Reorganization No. 2024-08 to the City of Lancaster	DD	City of Lancaster	Reorganize approximately 7,162.31± 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	agenda, December 10, 2025	8/24/2024	Jan-2026
23	Annexation 59 to District No. 2	AD	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 Alburts 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
24	Reorganization No. 2018-08 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District (Amendments to the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District Spheres of Influence; Detachment from the Greater Los Angeles County Vector Control District; and Annexation to the Compton Creek Mosquito Abatement District)	AOB	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
25	Annexation No. 2024-11 to the Los Angeles County Waterworks District No. 40, Antelope Valley	AOB	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

AGENDA ITEM NO. 6.c.
January 14, 2026

	LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
26	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
27	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
28	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
29	Annexation 461 to District No. 14	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
30	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
31	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
32	Annexation No. 2025-03 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Behrouz Afshrian (Rodeo Credit Enterprises filed on behalf of Landowner)	28.5 acres of uninhabited territory. The affected territory is located 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
33	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 02-26-25 Incomplete filing: property tax transfer resolution, limiting address map, approved map and geographic description	2/26/2025	Unknown
34	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
35	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
36	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

AGENDA ITEM NO. 6.c.
January 14, 2026

	LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
37	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
38	Annexation 448 to District No. 22	Los Angeles County Sanitation Districts	0.49 acres of uninhabited territory. The affected territory is located on the east side of East Covina Hills Road approximately 380 feet north of East Ranchcreek Road, all within the City of Covina.	Notice of Filing sent 06-05-25 Incomplete filing; property tax transfer resolution is missing.	5/6/2025	Unknown
39	Annexation 305 to District No. 15	Los Angeles County Sanitation Districts	0.39 acres of uninhabited territory. The affected territory is located on approximately 145 feet south of Shrode Avenue and 160 feet east of Flagstone Avenue, all within Unincorporated Los Angeles County.	Notice of Filing sent 07-03-25 Incomplete filing; property tax transfer resolution is missing.	6/12/2025	Unknown
40	Annexation 467 to District No. 14	Los Angeles County Sanitation Districts	5.1 acres of uninhabited territory. The affected territory is located on the southwest corner of West Avenue L and 10th Street West, all within the City of Lancaster.	Notice of Filing sent 07-08-25 Incomplete filing; property tax transfer resolution is missing.	6/30/2025	Unknown
41	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1137	Los Angeles County Sanitation Districts	5.1 acres of uninhabited territory. The affected territory is located on the southwest corner of Live Oak Springs Canyon Road and Circle Drive, and on the southwest corner of Live Oak Springs Canyon Road and Eagleheim Drive, all within the City of Santa Clarita.	Notice of Filing sent 07-08-25 Incomplete filing; property tax transfer resolution is missing.	6/30/2025	Unknown
42	Reorganization No. 2025-02 to the City of Lancaster (14-470)	City of Lancaster	614 acres of uninhabited territory. The affected territory is located northeast of the intersection of Avenue J and 50th Street East, adjacent to the City of Lancaster	Notice of Filing sent 7-28-25 Incomplete filing's, CEQA, pre-zoning labels, limiting address, and approved map and geographic description.	7/21/2025	Unknown
43	Annexation 776 to District No. 21	Los Angeles County Sanitation Districts	1.12 acres of uninhabited territory. The affected territory is located south of East Lamontette Street approximately 330 feet east of Padua Avenue, all within the City of Claremont.	Notice of Filing sent 08-21-25 Incomplete filing; property tax transfer resolution is missing.	8/14/2025	Unknown
44	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1134	Los Angeles County Sanitation Districts	5.61 acres of uninhabited territory. The affected territory is located on the northeast corner of Drayton Street and Bouquet Canyon Road, all within the City of Santa Clarita.	Notice of Filing sent 10-2-25 Incomplete filing; property tax transfer resolution is missing.	9/30/2025	Unknown
45	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1140	Los Angeles County Sanitation Districts	5.59 acres of uninhabited territory. The affected territory is located west of Castaic Road approximately 830 feet northwest of Ridge Route Road, all within the Unincorporated Los Angeles County.	Notice of Filing sent 10-2-25 Incomplete filing; property tax transfer resolution is missing.	9/30/2025	Unknown
46	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1143	Los Angeles County Sanitation Districts	1.79 acres of uninhabited territory. The affected territory is located on the north side of Lost Canyon Road at Colhary Court, all within the City of Santa Clarita.	Notice of Filing sent 10-2-25 Incomplete filing; property tax transfer resolution is missing.	9/30/2025	Unknown
47	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1145	Los Angeles County Sanitation Districts	2.63 acres of uninhabited territory. The affected territory is located northeast of Sloan Canyon Road approximately 285 feet east of Oakhorn Street, all within the Unincorporated Los Angeles County.	Notice of Filing sent 10-2-25 Incomplete filing; property tax transfer resolution is missing.	9/30/2025	Unknown
48	Annexation 451 to District No. 14	Los Angeles County Sanitation Districts	164.09 acres of uninhabited territory. The affected territory is located on the northeast corner of East Avenue M and 30th Street East, all within the City of Palmdale.	Notice of Filing sent 10-7-25 Incomplete filing; property tax transfer resolution is missing.	10/2/2025	Unknown

AGENDA ITEM NO. 6.c.
January 14, 2026

	LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
49 DD	Annexation No. 2025-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley	LA-DF Investment Fund 78, LLC	30.69 acres of uninhabited territory. The affected territory is generally located west of the intersection of Westcliff Street and Pampas Street, in the City of Palmdale	Notice of Filing sent 10-8-25 Incomplete filing: property tax transfer resolution, Findings for CEQA, and approved map and geographic description.	10/3/2025	Unknown
50 AD	Annexation 303 to District No. 15	Los Angeles County Sanitation Districts	0.88 acres of uninhabited territory. The affected territory is located approximately 315 feet east of Dunsell Avenue and approximately 517 feet south of Gale Avenue, all within Unincorporated Los Angeles County.	Notice of Filing sent 12-17-25 Incomplete filing: property tax transfer resolution is missing.	12/16/2025	Unknown

Staff Report

January 14, 2026

Agenda Item No. 6.d.

Legislative Update

The second year of the 2025-2026 Legislative Session has commenced. Key dates include:

- January 5: Legislature reconvenes
- January 31: Last day for the Legislature to pass two-year bills
- February 20: Last day to introduce bills
- March 26 to April 5 Spring Recess
- April 6: Legislature reconvenes
- July 2 to August 2: Summer Recess
- August 3: Legislature reconvenes
- August 31: Last day for each house to pass bills
- September 30: Last day for the Governor to sign or veto bills

Given that the deadline to introduce bills is February 20th, staff hopes to have a list of bills which may impact LAFCOs for your March 11th Commission Meeting.

Recommended Action:

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

2026 TENTATIVE LEGISLATIVE CALENDAR

COMPILED BY THE OFFICE OF THE SECRETARY OF THE SENATE AND THE OFFICE OF THE ASSEMBLY CHIEF CLERK

Revised September 29, 2025

DEADLINES

JANUARY						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Jan. 1 Statutes take effect (Art. IV, Sec. 8(c)).

Jan. 5 Legislature reconvenes (J.R. 51(a)(4)).

Jan. 10 Budget must be submitted by Governor (Art. IV, Sec. 12 (a)).

Jan. 16 Last day for **policy committees** to hear and report to fiscal committees **fiscal bills** introduced in their house in the odd-numbered year (J.R. 61(b)(1)).

Jan. 19 Martin Luther King, Jr. Day.

Jan. 23 Last day for any committee to hear and report to the **Floor bills** introduced in that house in the odd-numbered year (J.R. 61(b)(2)).
Last day to **submit bill requests** to the Office of Legislative Counsel.

Jan. 31 Last day for each house to **pass bills introduced** in that house in the odd-numbered year (Art. IV, Sec. 10(c)), (J.R. 61(b)(3)).

Feb. 16 Presidents' Day.

Feb. 20 Last day for bills to be **introduced** (J.R. 61(b)(4)), (J.R. 54(a)).

Mar. 26 Spring Recess begins upon adjournment (J.R. 51(b)(1)).

Mar. 30 Cesar Chavez Day observed.

Apr. 6 Legislature reconvenes from **Spring Recess** (J.R. 51(b)(1)).

Apr. 24 Last day for **policy committees** to hear and report to fiscal committees **fiscal bills** introduced in their house (J.R. 61(b)(5)).

May 1 Last day for **policy committees** to hear and report to the **Floor non-fiscal bills** introduced in their house (J.R. 61(b)(6)).

May 8 Last day for **policy committees** to meet prior to June 1 (J.R. 61(b)(7)).

May 15 Last day for **fiscal committees** to hear and report to the **Floor bills** introduced in their house (J.R. 61(b)(8)).
Last day for **fiscal committees** to meet prior to June 1 (J.R. 61(b)(9)).

May 25 Memorial Day.

May 26 – 29 **Floor Session only.** No committees, other than conference or Rules committees, may meet for any purpose (J.R. 61(b)(10)).

May 29 Last day for each house to **pass bills introduced** in that house (J.R. 61(b)(11)).

2026 TENTATIVE LEGISLATIVE CALENDAR
 COMPILED BY THE OFFICE OF THE SENATE AND THE OFFICE OF THE ASSEMBLY CHIEF CLERK
 Revised September 29, 2025

JUNE						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June 1 Committee meetings may resume (J.R. 61(b)(12)).

June 15 Budget Bill must be passed by **midnight** (Art. IV, Sec. 12(c)(3)).

June 25 Last day for a legislative measure to qualify for the Nov. 3 General Election ballot (Elections Code Sec. 9040).

July 2 Last day for **policy committees** to meet and report bills (J.R. 61(b)(13)). **Summer Recess** begins upon adjournment of session, provided Budget Bill has passed (J.R. 51(b)(2)).

July 3 Independence Day observed.

Aug. 3 Legislature reconvenes from **Summer Recess** (J.R. 51(b)(2)).

Aug. 14 Last day for **fiscal committees** to meet and report bills to the Floor (J.R. 61(b)(14)).

Aug. 17–31 **Floor Session only.** No committee, other than conference and Rules committees, may meet for any purpose (J.R. 61(b)(15)).

Aug. 21 Last day to **amend** on the Floor (J.R. 61(b)(16)).

Aug. 31 Last day for **each house to pass bills** (Art. IV, Sec. 10(c)), (J.R. 61(b)(17)). **Final recess** begins upon adjournment (J.R. 51(b)(3)).

*Holiday schedule subject to Senate Rules committee approval.

IMPORTANT DATES OCCURRING DURING FINAL RECESS

2026

Sept. 30 Last day for Governor to sign or veto bills passed by the Legislature before Sept. 1 and in the Governor's possession on or after Sept. 1 (Art. IV, Sec. 10(b)(2)).

Nov. 3 General Election.

Nov. 30 Adjournment *sine die* at midnight (Art. IV, Sec. 3(a)).

Dec. 7 12 Noon convening of the 2027-28 Regular Session (Art. IV, Sec. 3(a)).

2027

Jan. 1 Statutes take effect (Art. IV, Sec. 8(c)).

Staff Report

January 14, 2026

Agenda Item No. 6.e.

Executive Officer's Written Report

The Executive Officer reports the following:

- **Alliance of LAFCOs:** Commissioners are reminded that the Alliance of LAFCOs will host a one-day workshop ((in-person) in Irvine on Tuesday, March 24, 2026. The workshop is for commissioners and staff of all four LAFCOs (Los Angeles, Orange, San Bernardino, and San Diego). Staff encourages all commissioners available to attend.
- **Audit RFP:** In November of 2025, four LAFCOs (Los Angeles, Orange, San Bernardino, and San Diego) issued a joint RFP for auditing services commencing in Fiscal Year 2025-26. Approximately seventy (70) firms were solicited, and each respective LAFCO posted the RFP to its website. At the close of the RFP solicitation period, three (3) proposals were received. Currently, a committee consisting of the four LAFCO's Executive Officers, and a Commissioner from each LAFCO, is organizing to meet virtually and evaluate the merits of the proposals before bringing a recommendation to each participating Commission.
- **SB 777 Workgroup:** As required by the adoption of last year's SB 777, the State of California Cemetery and Funeral Bureau convened its first meeting of a Workgroup to address issues pertaining to challenged endowment cemeteries. Executive Officer Paul Novak attended the December 16th meeting remotely; he will continue to monitor its progress and report any findings back to the Commission.

Staff Recommendation:

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

Staff Report

January 14, 2026

Agenda Item No. 6.i.

Annexation No. 775 to the County Sanitation District No. 21 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.5± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 21 of Los Angeles County (District)
Resolution:	February 26, 2025
Application Filed with LAFCO:	March 10, 2025
Certificate of Filing:	December 11, 2025
Location:	The affected territory is located on the northwest corner of Baseline Road, and Mountain Avenue.
City/County:	Unincorporated Los Angeles County (County). West Claremont
Affected Territory:	The affected territory is residential. The territory consists of one (1) existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowners/Real Party/Parties of Interest:	Patricia A. Henny Family Trust
Registered Voters:	One (1) registered voter as of December 12, 2024.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the County Sanitation District No. 21 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 21 Sphere of Influence (SOI).
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendized the Proposal on the Commission “Consent Item(s)” portion of the Agenda as Agenda Item 6.i.
California Environmental Quality Act (CEQA) Clearance:	The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a). Independent of LAFCO’s determinations a categorical exemption was adopted by the County Sanitation District No. 21 of Los Angeles County, on February 26, 2025.
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on December 11, 2025. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, January 14, 2026.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is one (1) resident as of December 12, 2024. The population density is 2.00 persons per acre.

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

The affected territory is 0.5+- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$79,123 as of December 12, 2024.

The per capita assessed valuation is \$79,123.

On December 9, 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 affected territory is surrounded by populated areas on all sides.

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

b. Governmental Services and Controls:

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

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

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

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

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

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

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

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

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

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

g. *Regional Transportation Plan:*

The Southern California Association of Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the Interstate 210 Freeway (I-210), which is approximately 500 feet south from the affected territory.

h. Consistency with Plans:

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

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

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

i. Sphere of Influence:

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

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

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

l. Timely Availability of Water Supplies:

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

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

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

The proposal is consistent with the existing County's zoning designation of Rural Light Agriculture (A-1-15000).

p. Environmental Justice:

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

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

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

q. *Hazard Mitigation Plan:*

The County of Los Angeles All-Hazard Mitigation Plan (approved September 9, 2025) establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

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

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

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

a) *District Annexation or City Detachment:*

The proposed action involves a district annexation.

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

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

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT

CODE § 56668.5:

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

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

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(a) because it consists of areas containing existing structures developed to the density allowed by the current zoning. 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 County Sanitation District No. 21 of Los Angeles County, on February 26, 2025.

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 change of organization, the effective date will be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

CONCLUSION:

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

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 775 to the County Sanitation District No. 21 of Los Angeles County.

RESOLUTION NO. 2026-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 775 TO THE COUNTY SANITATION DISTRICT NO. 21
OF LOS ANGELES COUNTY"

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

WHEREAS, the proposed annexation consists of approximately 0.5± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 775 to the County Sanitation District No. 21 of Los Angeles County"; and

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

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

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

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

WHEREAS, the Executive Officer set the item for consideration for January 14, 2026 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 January 14, 2026, 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. 775 to the County Sanitation District No. 21 of Los Angeles County, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(a), because it consists of areas containing existing structures developed to the density allowed by the current zoning. 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 local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

4. The affected territory consists of 0.5± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 775 to the County Sanitation District No. 21 of Los Angeles County".

5. Annexation No. 775 to the County Sanitation District No. 21 of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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

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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21 of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 14th day of January 2026.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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



Staff Report

January 14, 2026

Agenda Item No. 6.j.

Annexation No. 776 to the County Sanitation District No. 21 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory: 1.12± acres

Inhabited/Uninhabited: Uninhabited

Applicant: County Sanitation District No. 21 of Los Angeles County (District)

Resolution: July 23, 2025

Application Filed with LAFCO: August 14, 2025

Certificate of Filing: December 11, 2025

Location: The affected territory is located south of East Lamonette Street approximately 330 feet east of Padua Avenue.

City/County: City of Claremont (City).

Affected Territory: The affected territory is residential. The territory consists of one (1) existing single-family home. The topography is flat.

Surrounding Territory: Surrounding territory is residential.

Landowners/Real Party/Parties of Interest: Elba Ontiveros and Jiovanny Preciado Trust

Registered Voters: Two (2) registered voters as of May 22, 2025.

Purpose/Background: For the District to provide off-site sewage disposal service.

Jurisdictional Changes: The jurisdictional changes that result from this proposal include annexation to the County Sanitation District No. 21 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 21 Sphere of Influence (SOI).
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendized the Proposal on the Commission “Consent Item(s)” portion of the Agenda as Agenda Item 6.j.
California Environmental Quality Act (CEQA) Clearance:	The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a). Independent of LAFCO’s determinations a categorical exemption was adopted by the County Sanitation District No. 21 of Los Angeles County, on July 23, 2025.
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on December 11, 2025. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, January 14, 2026.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is four (4) residents as of May 22, 2025. The population density is 3.57 persons per acre.

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

The affected territory is 1.12+- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$615,455 as of July 24, 2025.

The per capita assessed valuation is \$153,863.75.

On December 9, 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 affected territory is surrounded by populated areas on all sides.

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

b. Governmental Services and Controls:

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

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

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

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

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

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

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

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

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

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

g. *Regional Transportation Plan:*

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

h. Consistency with Plans:

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

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

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

i. Sphere of Influence:

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

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

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

l. Timely Availability of Water Supplies:

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

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

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

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

p. Environmental Justice:

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

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

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

q. Hazard Mitigation Plan:

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

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

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

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

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

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

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

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT

CODE § 56668.5:

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

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

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(a) because it consists of areas containing existing structures developed to the density allowed by the current zoning. 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 County Sanitation District No. 21 of Los Angeles County, on July 23, 2025.

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 change of organization, the effective date will be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

CONCLUSION:

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

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 776 to the County Sanitation District No. 21 of Los Angeles County.

RESOLUTION NO. 2026-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 776 TO THE COUNTY SANITATION DISTRICT NO. 21
OF LOS ANGELES COUNTY"

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

WHEREAS, the proposed annexation consists of approximately 1.12± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 776 to the County Sanitation District No. 21 of Los Angeles County"; and

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

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

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

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

WHEREAS, the Executive Officer set the item for consideration for January 14, 2026 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 January 14, 2026, 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. 776 to the County Sanitation District No. 21 of Los Angeles County, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(a), because it consists of areas containing existing structures developed to the density allowed by the current zoning. 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 local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

4. The affected territory consists of 1.12± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 776 to the County Sanitation District No. 21 of Los Angeles County".

5. Annexation No. 776 to the County Sanitation District No. 21 of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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

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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21 of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 14th day of January 2026.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

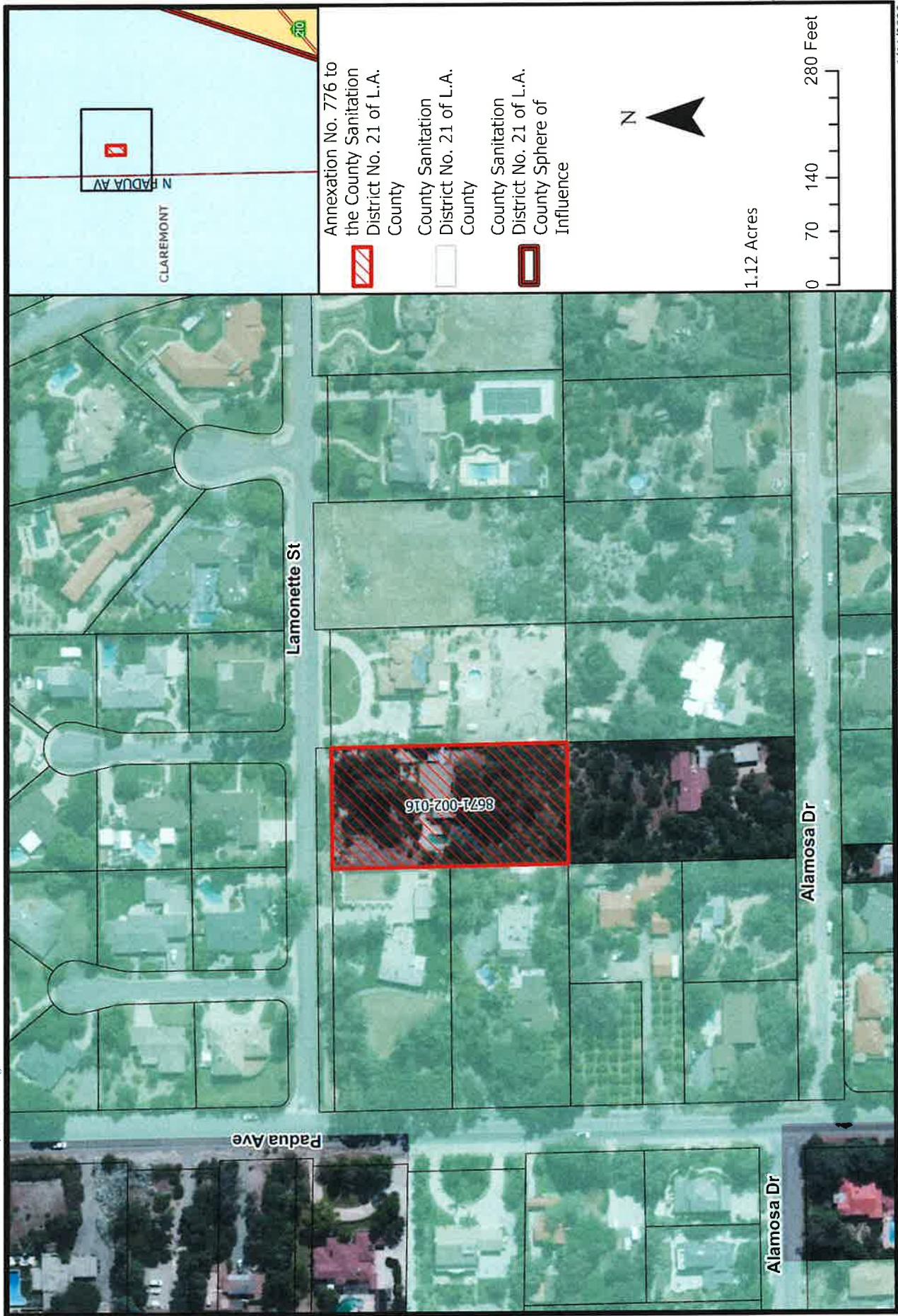
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

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



LAFCO Annexation No. 776

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



Attachment 6.j.

L:\GIS\Maps\Latest Annexation\Sanitation District Maps\District 21\776.aprx

1/14/2026

Staff Report

January 14, 2026

Agenda Item No. 6.k.

Annexation No. 447 to the County Sanitation District No. 22 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	1.93± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 22 of Los Angeles County (District)
Resolution:	February 26, 2025
Application Filed with LAFCO:	March 10, 2025
Certificate of Filing:	December 11, 2025
Location:	The affected territory is located approximately 584 feet south of East De Anza Heights Drive and approximately 564 feet east of South Walnut Avenue.
City/County:	City of San Dimas (City).
Affected Territory:	The affected territory is vacant. The territory consists of one (1) proposed single-family home. The topography is sloped.
Surrounding Territory:	Surrounding territory is vacant and residential.
Landowners/Real Party/Parties of Interest:	Howard O. and Anna M. Line Trust
Registered Voters:	Zero (0) registered voters as of December 2, 2024.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional change that results from this proposal include annexation to the County Sanitation District No. 22 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 22 Sphere of Influence (SOI).
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendized the Proposal on the Commission “Consent Item(s)” portion of the Agenda as Agenda Item 6.k.
California Environmental Quality Act (CEQA) Clearance:	The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(b). Independent of LAFCO’s determinations, a categorical exemption was adopted by the County Sanitation District No. 22 of Los Angeles County, on February 26, 2025.
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on December 11, 2025. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, January 14, 2026.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is zero (0) residents as of December 2, 2024.

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

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

The affected territory is 1.93+/- acres. The affected territory is vacant. The territory consists of one (1) proposed single-family home.

The assessed valuation is \$457,798 as of December 2, 2024.

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

On December 9, 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 slope.

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

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

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

The affected territory is likely to experience 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 one (1) proposed single-family home which requires organized governmental services. The affected territory will require governmental services indefinitely.

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

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

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

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

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

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

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

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

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

g. Regional Transportation Plan:

The Southern California Association of Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the State Route 57 (SR-57), which is approximately 6,000 feet west of the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Single Family Very Low Estate.

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

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

i. Sphere of Influence:

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

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

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

l. Timely Availability of Water Supplies:

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

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of Single Family Very Low Estate.

The proposal is consistent with the existing City's zoning designation of Single Family Hillside-private Horse Overlay [SF-H (PH)].

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 San Dimas Local Hazard Mitigation Plan (approved September 1991) 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 San Dimas (approved September 1991) 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 San Dimas 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 goals and policies were a consideration of the proposed action.

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(b) because the annexation consists of an individual small parcel of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures. 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 County Sanitation District No. 22 of Los Angeles County, on February 26, 2025.

**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 change of organization, the effective date will be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

CONCLUSION:

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

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 447 to the County Sanitation District No. 22 of Los Angeles County.

RESOLUTION NO. 2026-00RMD
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. 22
OF LOS ANGELES COUNTY"

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

WHEREAS, the proposed annexation consists of approximately 1.93± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 447 to the County Sanitation District No. 22 of Los Angeles County"; and

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

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

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

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

WHEREAS, the Executive Officer set the item for consideration for January 14, 2026 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 January 14, 2026, 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. 447 to the County Sanitation District No. 22 of Los Angeles County, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(b), because the annexation consists of an individual small parcel of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures. 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 local agency of the application to initiate proceedings for the proposed annexation, and no affected

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

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 1.93± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 447 to the County Sanitation District No. 22 of Los Angeles County".
- 5. Annexation No. 447 to the County Sanitation District No. 22 of Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-

Recorder/County Clerk.

- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period set forth 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.

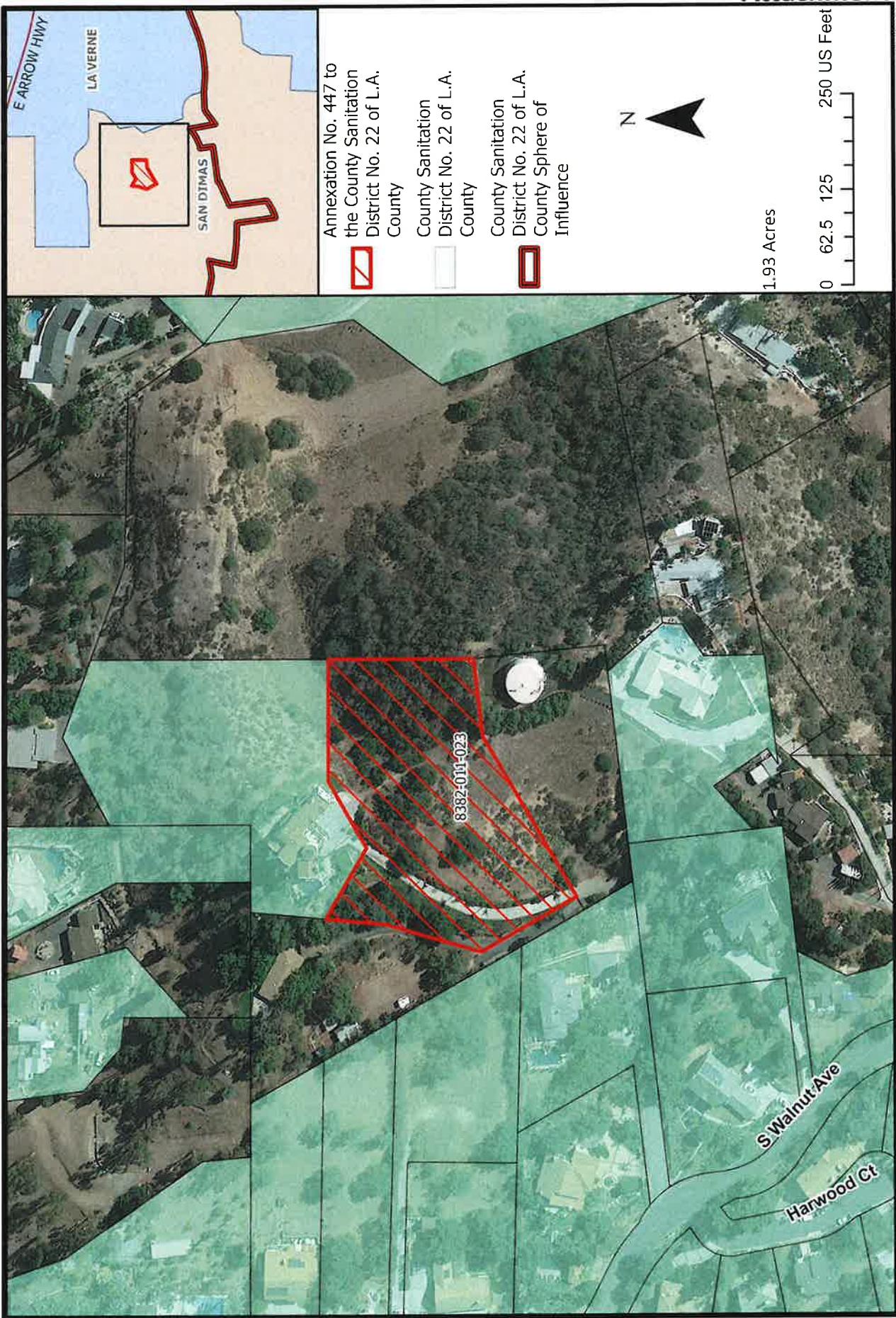
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State 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. 22 of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 14th day of January 2026.

MOTION:
SECOND:
AYES:
NOES:
ABSTAIN:
ABSENT:
MOTION PASSES: 0/0/0

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

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



Staff Report

January 14, 2026

Agenda Item No. 9.a.

Proposed Revisions to the Fee Reduction/Waiver Policy

The Commission adopted a Fee Reduction/Waiver Policy (“Policy”) on June 8, 2011 (Attachment “A”). Since that adoption, the Commission has considered five requests for fee reductions or waivers (most recently at your December 10, 2025 Meeting).

Although the Policy allows the Executive Officer to approve fee reductions or waivers in certain limited circumstances, no such applications have been submitted since the Policy was adopted more than a decade ago. Further, one of the limitations on the Executive Officer is a maximum request of \$2,500 (to be waived or reduced), which references a prior LAFCO fee schedule no longer in effect.

Staff proposes that the Commission adopt a revised Policy, consistent with the two attachments to this Staff Report (a “strikethrough/underline” version, which is Attachment “B,” and a “clean” version, which is Attachment “C”).

Proposed changes in the revised Policy include:

- Removing sections which authorize the Executive Officer to grant a fee reduction or waiver;
- Adding a section which allows a requestor (the party asking for the fee reduction or fee waiver) to provide any additional information . . . in support of granting a fee reduction or fee waiver;” and
- Modest changes to make the revised Policy clearer and more user-friendly.

Recommended Action:

Staff recommends that the Commission:

1. Adopt the “Fee Reduction/Waiver Policy (Adopted June 8, 2011) (Revised January 14, 2026,” consistent with Attachment “C”; and
2. Direct staff to post the revised “Fee Reduction/Waiver Policy (Adopted June 8, 2011) Revised January 14, 2026,” to the LAFCO website.

Fee Reduction/Waiver Policy
(Adopted June 8, 2011)

The Commission or the Executive Officer may reduce or waive a fee, service charge, or deposit (hereafter, "fee" or "fees"). Any fee reduction or waiver request must be submitted in writing, providing the reason(s) why the payment of fees would be detrimental to the public interest and any other basis for the request consistent with this policy. The requestor must make all statements in support of the application under penalty of perjury. The Executive Officer may develop standardized fee waiver request forms for this purpose.

The Commission has delegated authority to the Executive Officer to waive or reduce fees in an amount of \$2,500 or less, and only for requests from a private party (not from a public agency). Fee waiver or fee reduction requests of more than \$2,500 require approval by the Commission.

Consistent with the provisions of Section 56383(d) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and in order to grant a fee waiver or fee reduction, the Commission or Executive Officer must make a finding that the payment would be detrimental to the public interest. Upon receipt of a written request, the Commission or Executive Officer may also consider whether:

- Payment would cause a substantial economic hardship upon the applicant;
- The application is consistent with recommendations in a Municipal Service Review ("MSR") adopted by LAFCO; and
- The application advances the principles of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 relative to logical boundaries.

Applicants interested in securing a fee waiver or fee reduction shall submit a letter to the Executive Officer requesting the waiver. The letter shall indicate how payment of the fee would be detrimental to the public interest and further identify any of the above-referenced factors.

For a fee waiver or reduction request of \$2,500 or less from a private party (not a public agency), the Executive Officer shall provide all Members and Alternates on the Commission (via e-mail) advance notice of his or her intent to issue a fee waiver or reduction. If, within 10 calendar days from the date the email was sent, a Member or Alternate so requests, the matter shall be placed on the next Commission agenda for consideration by the Commission. Absent such a request, the Executive Officer may grant the fee waiver or reduction.

For a fee waiver or reduction request of more than \$2,500, the request will be calendared on the next available regular meeting of the Commission agenda, subject to scheduling requirements for Commission meetings.

The Executive Officer will notify all applicants in writing of the decision regarding fee reduction or waiver request.

Fee Reduction/Waiver Policy
(Adopted June 8, 2011)
(Revised January 14, 2026)

The Commission ~~or the Executive Officer~~ may reduce or waive a fee, service charge, or deposit (hereafter, "fee" or "fees"). Any fee reduction or waiver request must be submitted in writing, providing the reason(s) why the payment of fees would be detrimental to the public interest, and any other basis for the request consistent with this policy. The requestor must make all statements in support of the application under penalty of perjury. The Executive Officer may develop standardized fee waiver request forms for this purpose.

~~The Commission has delegated authority to the Executive Officer to waive or reduce fees in an amount of \$2,500 or less, and only for requests from a private party (not from a public agency). Fee waiver or fee reduction requests of more than \$2,500 require approval by the Commission.~~

Consistent with the provisions of Section 56383(d) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and in order to grant a fee waiver or fee reduction, the Commission ~~or Executive Officer~~ must make a finding that the payment would be detrimental to the public interest. Upon receipt of a written request, the Commission ~~or Executive Officer~~ may also consider ~~whether~~:

- Whether Payment would cause a substantial economic hardship upon the applicant;
- If The application is consistent with recommendations in a Municipal Service Review ("MSR") adopted by LAFCO, as applicable; and
- Whether The application advances the principles of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 relative to logical boundaries; and
- Any additional information presented by the requestor in support of granting a fee reduction or fee waiver.

~~Applicants~~ A party interested in securing a fee waiver or fee reduction shall submit a letter to the Executive Officer requesting the fee waiver or fee reduction. The letter shall indicate how payment of the fee or full amount of the fee would be detrimental to the public interest, and further may also identify any of the above-referenced factors.

~~For a fee waiver or reduction request of \$2,500 or less from a private party (not a public agency), the Executive Officer shall provide all Members and Alternates on the Commission (via e-mail) advance notice of his or her intent to issue a fee waiver or reduction. If, within 10 calendar days from the date the email was sent, a Member or Alternate so requests, the matter shall be placed on the next Commission agenda for consideration by the Commission. Absent such a request, the Executive Officer may grant the fee waiver or reduction.~~

ATTACHMENT "B"
Strikethrough/Underline Version

For any ~~fee~~proposed fee waiver or reduction request, ~~of more than \$2,500, the request will be~~
~~calendared~~staff will ~~agendize the request on for~~ the next available regular or special meeting of
the Commission ~~agenda~~, subject to any applicable scheduling requirements for Commission
meetings.

The Executive Officer will notify all ~~applicants-requestors~~ in writing of the Commission's
decision regarding their fee reduction or fee waiver request.

Fee Reduction/Waiver Policy
(Adopted June 8, 2011)
(Revised January 14, 2026)

The Commission may reduce or waive a fee, service charge, or deposit (hereafter, "fee" or "fees"). Any fee reduction or waiver request must be submitted in writing, providing the reason(s) why the payment of fees would be detrimental to the public interest, and any other basis for the request consistent with this policy. The requestor must make all statements in support of the application under penalty of perjury. The Executive Officer may develop standardized fee waiver request forms for this purpose.

Consistent with the provisions of Section 56383(d) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and in order to grant a fee waiver or fee reduction, the Commission must make a finding that the payment would be detrimental to the public interest. Upon receipt of a written request, the Commission may also consider:

- Whether payment would cause a substantial economic hardship upon the applicant;
- If the application is consistent with recommendations in a Municipal Service Review ("MSR") adopted by LAFCO, as applicable;
- Whether the application advances the principles of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 relative to logical boundaries; and
- Any additional information presented by the requestor in support of granting a fee reduction or fee waiver.

A party interested in securing a fee waiver or fee reduction shall submit a letter to the Executive Officer requesting the fee waiver or fee reduction. The letter shall indicate how payment of the fee or full amount of the fee would be detrimental to the public interest, and may also identify any of the above-referenced factors.

For any proposed fee waiver or reduction request, staff will agendize the request for the next available regular or special meeting of the Commission, subject to any applicable scheduling requirements for Commission meetings.

The Executive Officer will notify all requestors in writing of the Commission's decision regarding their fee reduction or fee waiver request.



Memo

To: Executive Officers of Member LAFCOs

From: CALAFCO Transition Team and Regional/Board Restructure Working Group

Date: December 9, 2025

Subject: **CALAFCO DRAFT Regional Map Revision & Proposed New Board Structure – FEEDBACK REQUESTED**

Dear Member LAFCO Executive Officers,

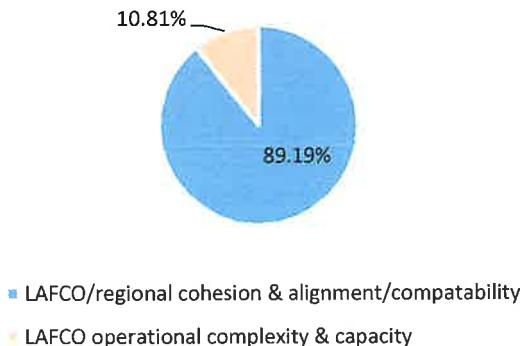
On February 23, 2026, Member LAFCOs will be asked to vote on several proposed amendments to CALAFCO's Bylaws. These changes are part of the ongoing Association transformation effort and in direct response to feedback from Member LAFCOs. The first step in these Board structure changes was unanimously approved by the membership at the October 2025 annual business meeting when Regional Officers were added to the Board as voting members.

As CALAFCO reported, a comprehensive review of the current regional and Board structures was undertaken. Following five focus groups, a comprehensive online survey, and extensive statewide research conducted earlier this year, a working group was formed (after a statewide call for volunteers was issued) in September consisting of ten LAFCO Executive Officers throughout the state. Meeting bi-weekly since September, the working group's focus has been to examine the data, consider opportunities to enhance and improve the regional model and Board structure, and make recommendations for consideration and feedback.

The working group reviewed versions of older regional maps and developed several newer versions for their consideration and deliberation.

In October, Executive Officers (EOs) across the state were asked to provide input on criteria for a new regional map. The working group used that input to develop the first draft of the regional revisions, which is attached. Here is what we heard from the 37 EOs who responded:

Priority Criteria for New Regional Map



- 89.19% of respondents felt that the first priority to be considered should be: **LAFCO/regional cohesion and alignment/compatibility**. This includes geographic proximity; LAFCO identity and economic base of the area; regional identity (point of view, attitude, culture); and similarity of issues/challenges.
- 10.81% of respondents felt that the first priority to be considered should be: **LAFCO operational complexity and capacity**. This includes LAFCO level of capacity and resources (human and fiscal); and the complexity of the LAFCO and its work.

Beyond these two primary criteria, seeking some population balance was considered. Dues by region were discussed. However, it's important to note that revising the dues structure is outside the scope of this working group. CALAFCO intends to address this matter in the near future, separately from this work.

The working group is seeking your feedback on the proposed regional structure and the corresponding Board structure. In summary, the recommendations are:

- Move from four (4) to nine (9) regions as noted on the map
- Reduce the size of the Board from twenty (20) to sixteen (16) members as follows:
 - North Coast – 1
 - Cascade-Sierra – 1
 - Sacramento Valley – 2
 - San Joaquin Valley – 2
 - Inland Desert – 2
 - South Coast – 2
 - Central Coast – 2
 - South Bay – 2
 - North Bay – 2
- To support the changes above, several additional Bylaws changes are being recommended:
 - Executive Officers become eligible to be elected to the Board from their respective region
 - In exchange, the Regional Officers will no longer be voting Board Members
 - Remove commissioner “seat type” so that the most qualified commissioner candidates may be elected by their respective regions, regardless of the category of membership in their home LAFCO (county, city, special district, public)
 - Limit Member LAFCOs to one Board Member representative at any given time

THE ASK: You are being asked to provide feedback on the proposed regional structure and corresponding Board structure, as noted above. Please email your feedback to Pamela Miller at pmiller@millermcg.com no later than January 9, 2026, to ensure it's considered by the working group.

WHAT'S NEXT: The working group will meet in January and consider all feedback received. If necessary, revisions to the proposed map and Board structure will be made, and the final version will be sent to the membership for consideration at the February 23, 2026, business meeting.

For questions, please contact Transition Team member Pamela Miller at pmiller@millermcg.com, CALAFCO Interim Executive Director Michelle McIntyre at mmcintyre@calafco.org, Executive Officer, José Henríquez at HenriquezJ@sacLAFCO.org, or any of the working group representatives listed on the next page.

Members of the CALAFCO Regional/Board Restructure Working Group

- Pamela Miller, Transition Team Consultant and Lead – pmiller@millermcg.com
- Michelle McIntyre, Interim Executive Director - mmcintyre@calafco.org
- José Henríquez, CALAFCO EO/Central Regional Officer - HenriquezJ@sacLAFCO.org
- Joe Serrano, Coastal Regional Officer - Joe.Serrano@santacruzcountyca.gov
- Shannon Costa, Northern Regional Officer - scosta@buttecounty.net
- Tyler Salcido, Southern Regional Officer - tylers@iclafco.com
- Christine Crawford, Yolo LAFCO (Central Region) - Christine.Crawford@yolocounty.gov
- Brian Spaunhurst, Fresno LAFCO (Central Region) - bspaunhurst@fresnocountyca.gov
- Kai Luoma, Ventura LAFCO (Coastal Region) - Kai.Luoma@venturacounty.gov
- Jason Fried, Marin LAFCO (Coastal Region) - jfried@marinlafco.org
- Colette Santsche, Humboldt/Trinity LAFCOs (Northern Region) - colettes@planwestpartners.com

We truly appreciate your continued support and active input.

Sincerely,

CALAFCO Transition Team & Regional/Board Restructure Working Group

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Attachments:

- A. DRAFT proposed new regional map as of November 2025
- B. Corresponding population data spreadsheet

PROPOSED REGIONAL MAP REVISION AS OF NOVEMBER 2025



This map details which counties are within each of the nine regions, the total population within each of those proposed regions, and the current dues structure formula which notes the total population using the population threshold/cap of 700,000 per county as determined by the Board.

Population By County / Region
Total and with CALAFCO Population Cap of 700,000

DRAFT NOV 2025

North Bay	pop w/ cap	South Bay	pop w/ cap		
Contra Costa	1,172,607	700,000	Alameda	1,649,060	700,000
Marin	256,400	256,400	San Francisco	827,526	700,000
Napa	132,727	132,727	San Mateo	742,893	700,000
Solano	455,101	455,101	Santa Clara	1,926,325	700,000
Sonoma	485,375	485,375			
	2,502,210	2,029,603		5,145,804	2,800,000

North Coast	pop w/ cap	Cascade-Sierras	pop w/ cap		
Del Norte	26,544	26,544	Alpine	1,099	1,099
Humboldt	133,817	133,817	Amador	42,026	42,026
Lake	67,254	67,254	Calaveras	46,505	46,505
Mendocino	89,827	89,827	El Dorado	190,770	190,770
Shasta	181,121	181,121	Lassen	28,430	28,430
Siskiyou	42,498	42,498	Mariposa	17,048	17,048
Trinity	15,884	15,884	Modoc	8,491	8,491
			Mono	12,991	12,991
			Nevada	102,195	102,195
			Placer	421,446	421,446
			Plumas	18,885	18,885
			Sierra	3,113	3,113
			Tuolumne	54,357	54,357
	556,945	556,945		947,356	947,356

Sacramento Valley	pop w/ cap	San Joaquin Valley	pop w/ cap		
Butte	208,334	208,334	Fresno	1,024,125	700,000
Colusa	22,074	22,074	Kern	922,529	700,000
Sacramento	1,611,231	700,000	Kings	154,913	154,913
Sutter	98,545	98,545	Madera	165,432	165,432
Tehama	64,451	64,451	Merced	296,774	296,774
Yolo	225,251	225,251	San Joaquin	816,108	700,000
Yuba	87,469	87,469	Stanislaus	556,972	556,972
Glenn	29,369	29,369	Tulare	483,506	483,506
	2,346,724	1,435,493		4,420,359	3,757,597

Central Coast	pop w/ cap	Inland Desert	pop w/ cap	South Coast	pop w/ cap
Monterey	436,251	436,251	Imperial	181,724	181,724
San Benito	69,159	69,159	Inyo	18,485	18,485
San Luis Obispo	281,843	281,843	Riverside	2,529,933	700,000
Santa Cruz	262,406	262,406	San Bernardino	2,214,281	700,000
Santa Barbara	444,500	444,500			
Ventura	835,427	700,000			
	2,329,586	2,194,159		4,944,423	1,600,209
					16,226,413
					2,100,000

Data source:

[California Counties by Population \(2025\)](#) which cites United States Census Bureau. [Annual Estimates of the Resident Population: April 1, 2020 to July 1, 2024](#). Population Division. May 2025

CALAFCO Regions

FOUR REGIONS



SECTION 1.

Organizational Structure and Responsibilities¹

1.1 Governance

The California Association of Local Agency Formation Commissions (CALAFCO) is governed by a 16 voting member² Board of Directors (Board) elected by regions as described in the CALAFCO's Bylaws. The Bylaws establish four (4) regions for the purpose of electing members of the Board (Board Members) and the four CALAFCO regional officers elected pursuant to Section 1.2 (Regional Officers).

The counties in each of the four regions shall consist of the following:

Northern Region

Butte
Colusa
Del Norte
Glenn
Humboldt
Lake
Lassen
Mendocino
Modoc
Nevada
Plumas
Shasta
Sierra
Siskiyou
Sutter
Tehama
Trinity
Yuba

Coastal Region

Alameda
Contra Costa
Marin
Monterey
Napa
San Benito
San Francisco
San Luis Obispo
San Mateo
Santa Barbara
Santa Clara
Santa Cruz
Solano
Sonoma
Ventura

Central Region

Alpine	Tulare
Amador	Tuolumne
Calaveras	Yolo

El Dorado
Fresno
Inyo
Kern
Kings
Madera
Mariposa
Merced
Mono
Placer
Sacramento
San Joaquin
Stanislaus

Southern Region

Imperial
Los Angeles
Orange
Riverside
San Bernardino
San Diego

Regional membership may be changed by amending these Policies & Procedures by the Board of Directors.

¹ These policies and procedures were adopted by the CALAFCO Board of Directors on 12 January 2007 and amended on 9 November 2007, 8 February 2008, 13 February 2009, 12 February 2010, 18 February 2011, 29 April 2011, 11 July 2014, 27 October 2017, 11 May 2018, 24 July 2020, 30 April 2021, 30 July 2021, 21 January 2022, 22 July 2022, 1 December 2023, and 7 February 2025. They supersede all previous versions of the policies.

² CALAFCO Members will consider amendments to the CALAFCO Bylaws at the 2025 Annual Meeting. If Bylaw amendments increasing the number of Board Members on the CALAFCO Board of Directors to include the Regional Officers are approved, the Board will amend all applicable provisions of these Policies & Procedures to memorialize an increase to 20 Board Members.

Until such time, as was approved by the Board at its February 7, 2025 Special Meeting, the Board intends to:

1. Invite the participation of the Regional Officers in all Board discussions.
2. Include Regional Officers in votes on all matters before the Board, however, any such votes shall be advisory only.

Notwithstanding anything in this footnote, Regional Officers shall not be counted for purposes of establishing a quorum of the Board.