



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
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www.lalafco.org

COMMISSION MEETING

LOCAL AGENCY FORMATION COMMISSION

Wednesday, February 11th, 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: 2537 164 5003 (English)
Password: 782542

OR TO LISTEN VIA WEB AND PROVIDE COMMENT:

[https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTI
D=mbeda8826a2db41124750fa24bcd7b37](https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTID=mbeda8826a2db41124750fa24bcd7b37)
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 § 54953.8.3.:

NOTICE OF CLOSED SESSION

CS-1 CONFERENCE WITH LEGAL COUNSEL -- EXISTING LITIGATION
(Paragraph (1) of Subdivision (d) of Government Code Section 54956.9)

Name of Case:

CENTER FOR BIOLOGICAL DIVERSITY, SIERRA CLUB V. LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES; ALL PERSONS INTERESTED IN THE MATTER OF THE VALIDITY OF THE WESTSIDE ANNEXATION AND NORTH LANCASTER INDUSTRIAL SPECIFIC PLAN; and DOES 1 through 20, inclusive.

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 January 14, 2026.
- b. Approve Operating Account Check Register for the month of January, 2026.
- c. Receive and file Update on Pending Proposals.
- d. Legislative Update. (None.)
- e. Executive Officer's Written Report.
- f. Information Item(s) – Government Code § 56751 (city proposal). (None.)
- g. Information Item(s) – Government Code § 56857 (district proposal). (None.)
- h. Miscellaneous Communications. (None.)
- i. Annexation No. 461 to the County Sanitation District No. 14 of Los Angeles County, and consideration of the Mitigated Negative Declaration.
- j. Annexation No. 464 to the County Sanitation District No. 14 of Los Angeles County and Mitigated Negative Declaration.

7. PUBLIC HEARING(S)

- a. None.

8. PROTEST HEARING(S)

- a. None.

9. OTHER ITEMS

- a. Position Salary Ranges (Continued from December 10, 2025 and January 14, 2026 Meetings).
- b. Fiscal Year 2025-26 Mid-Year Budget Status Report
- c. Fiscal Year 2025-26 Mid-Year Investment Status Report
- d. Statement of Economic Interests – Form 700 Filing.

10. REQUESTED POSITION(S) ON LEGISLATION

- a. Recommendation that the Commission Support Legislation to Allow LAFCOs to Initiate Changes of Organization/Reorganizations/Out-of-Agency Service Agreements for the Provision of Water and Wastewater Services.

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

March 11, 2026

April 8, 2026

May 11, 2026

15. ADJOURNMENT

DRAFT

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

Holly Mitchell

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

January 14, 2026

Present:

Donald Dear, Chair

Ryan Altoon

Margaret Finlay

John Lee

Robert Lewis

John Mirisch

Hilda Solis

Micah Ali, Alternate (Remote, Government Code § 54953.(b))

Wendy Celaya, Alternate

Angie Reyes English, Alternate

Panida Rzonca, Alternate

Paul Novak, Executive Officer

Tiffany, Legal Counsel

Absent:

Kathryn Barger

Hilda Solis

Holly Mitchell, Alternate

Imelda Padilla, Alternate

1 CALL MEETING TO ORDER

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

- a. 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 Tuesday, December 30, 2025, and a revised agenda was posted to the LAFCO website on Tuesday, January 6, 2026; the revised agenda was posted at the Kenneth Hahn Hall of Administration on Tuesday, January 6, 2026; and the revised agenda was posted at the teleconference location at the Compton Unified School District located at 501 South Santa Fe Avenue, Compton, California, 90221 on Wednesday, January 7, 2026; in accordance with State law.

4 SWEARING-IN OF SPEAKER(S)

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

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

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

- a. Approved Minutes of December 10, 2025.

MOTION:	Finlay	SECOND:	McCallum	APPROVED:	5-0-1
AYES:	Finlay, Lewis, McCallum, Mirisch, Dear				
NOES:	None.				
ABSTAIN:	Altoon				
ABSENT:	Barger, Lee, Solis				

6 CONSENT ITEM(S)

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

- b. Approved Operating Account Check Register for the month of December 2025.
- c. Received and filed the Update on Pending Proposals.
- d. Received and filed the Legislative Update.
- e. Received and filed the Executive Officer's Written Report.
- 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).
- i. Adopted 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. 2026-01RMD.
- j. Adopted 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. 2026-02RMD.
- k. Adopted 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. 2026-03RMD.

MOTION: Altoon SECOND: McCallum APPROVED: 6-0-0
AYES: Altoon, Finlay, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Lee, Solis

7 PUBLIC HEARING(S)

(None).

8 PROTEST HEARING(S)

(None).

9 OTHER ITEMS

The following item was called up for consideration:

- a. Proposed Revisions to the Fee Reduction/Waiver Policy.

The EO summarized the staff report on this item.

The Commission took the following actions:

- Adopted the “Fee Reduction/Waiver Policy (Adopted June 8, 2011) (Revised January 14, 2026)”; and
- Directed staff to post the revised “Fee Reduction/Waiver Policy (Adopted June 8, 2011) (Revised January 14, 2026)” to the LAFCO website.

MOTION: Lewis SECOND: McCallum APPROVED: 6-0-0
AYES: Altoon, Finlay, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Lee, Solis

9 OTHER ITEMS

The following item was called up for consideration:

- b. Position Salary Ranges (Rescheduled to February 11, 2026; Continued from December 10, 2025, Meeting).

The Commission took the following action:

- Continued this item to the February 11, 2026 Meeting.

MOTION:	Finlay	SECOND:	McCallum	APPROVED:	6-0-0
AYES:	Altoon, Finlay, Lewis, McCallum, Mirisch, Dear				
NOES:	None.				
ABSTAIN:	None.				
ABSENT:	Barger, Lee, Solis				

9 OTHER ITEMS

The following item was called up for reconsideration:

- c. California Association of Local Agency Formation Commissions (CALAFCO) DRAFT Regional Map Revision & Proposed New Board Structure (Oral Report).

The EO stated that the agenda package included a memorandum from CALAFCO (dated December 9, 2025) which includes a new proposed regional area map consisting of nine (9) regions with a new proposed CALAFCO Board of Directors (Board) structure. The proposed new “South Coast” region would include Los Angeles, Orange, and San Diego LAFCOs. A CALAFCO working group is formulating changes impacting CALAFCO’s bylaws and its operation. These changes include allowing LAFCO Executive Officers to serve on the Board (currently only LAFCO Commissioners can serve on the Board). The existing CALAFCO Executive Officers and Deputy Executive Officers, who are currently serving as volunteers, would no longer serve on the Board since EOs would serve on the Board, as proposed.

The Commission indicated that the proposed “South Coast” region would not have equal representation, if there are only two (2) Board members, since Los Angeles County represents the largest population in the State. The Executive Officer indicated that there may be push back to adding additional board members to the “South Coast” regional area.

The EO indicated that he will report back to the Commission at upcoming meetings.

[Commissioner Lee arrived at 9:26 a.m.]

No formal action was taken.

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

(None).

12 EXECUTIVE OFFICER'S REPORT

The EO indicated that staff has started the process to conduct elections to appoint LAFCO commissioners for the seats currently held by Commissioners Robert Lewis (Voting Member) and Micah Ali (Alternate Member), as each of their term expires on May 4th. The nomination period for a new four-year term began Monday, January 12th and will conclude on Friday, March 6th. Bill Kruse will conduct the election on behalf of the Executive Officer on a *pro bono* basis, as done in previous elections. Staff will provide the Commission with updates as the election continues over the next several months.

Based upon the approval of representatives of all four (4) members of the Alliance of Local Agency Formation Commissions (Alliance LAFCOs), the Alliance has executed a contract with Chris Lee (Politico Group, Inc), as the lobbyist to represent the Alliance before the Legislature in the 2025-2026 Legislative Session.

Staff provided commissioners with a copy of a six (6) to nine (9) month CALAFCO action plan.

The County of Los Angeles (COI Division) has informed LAFCO that it has emailed the Commissioners a link to the online Form 700 filing system (e-Disclosure). The annual deadline to file a Form 700 is Wednesday, April 1, 2026. Please file your Form 700 annual filing through the online system or mail your completed Form 700 to the LAFCO office, attention Alisha O'Brien.

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

February 11, 2026

March 11, 2026

April 8, 2026

15 ADJOURNMENT

Chair Dear adjourned the meeting at 9:38 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

LA LAFCO
Register Report
January 2026

6.b.

Type	Date	Num	Name	Paid Through	Amount	Balance
Jan 26						
Check	01/05/2026	WIRE	Davis Farr LLP		-2,900.00	-2,900.00
Check	01/05/2026	WIRE	TRPF 80 South Lak...		-12,705.30	-15,605.30
Bill Pmt -Check	01/13/2026	12331	California Assoc of ...		-100.00	-15,705.30
Bill Pmt -Check	01/13/2026	12332	Certified Information...		-1,217.00	-16,922.30
Bill Pmt -Check	01/13/2026	12333	Charter Communica...		-449.99	-17,372.29
Bill Pmt -Check	01/13/2026	12334	LACERA-OPEB		-1,670.04	-19,042.33
Bill Pmt -Check	01/13/2026	12335	Meijun, LLC		-300.00	-19,342.33
Bill Pmt -Check	01/13/2026	12336	Quadient Leasing U...		-502.02	-19,844.35
Bill Pmt -Check	01/13/2026	12337	Stericycle, Inc.		-113.45	-19,957.80
Bill Pmt -Check	01/13/2026	12338	Wells Fargo**		-498.87	-20,456.67
Bill Pmt -Check	01/13/2026	12339	Yvonne Green		-486.00	-20,942.67
Check	01/15/2026	DD	Federal Tax Deposit		-6,728.61	-27,671.28
Check	01/15/2026	DD	State Income Tax		-2,154.44	-29,825.72
Check	01/15/2026	DD	Garnishments		-327.00	-30,152.72
Check	01/15/2026	DD	Ambar De La Torre		-2,940.47	-33,093.19
Check	01/15/2026	DD	Douglass S Dorado		-4,526.62	-37,619.81
Check	01/15/2026	DD	Adriana L Flores		-1,411.19	-39,031.00
Check	01/15/2026	DD	Taylor J Morris		-2,832.04	-41,863.04
Check	01/15/2026	DD	Paul A Novak		-7,408.90	-49,271.94
Check	01/15/2026	DD	Alisha O'Brien		-3,002.18	-52,274.12
Check	01/15/2026	DD	Adriana Romo		-5,060.54	-57,334.66
Bill Pmt -Check	01/21/2026	12340	Canon Financial Ser...		-223.38	-57,558.04
Bill Pmt -Check	01/27/2026	12348	AT&T Mobility		-245.68	-57,803.72
Bill Pmt -Check	01/27/2026	12349	FedEx		-10.45	-57,814.17
Bill Pmt -Check	01/27/2026	12350	LACERA		-23,483.01	-81,297.18
Bill Pmt -Check	01/27/2026	12351	ODP Business Solut...		-86.58	-81,383.76
Bill Pmt -Check	01/27/2026	12352	RSG, Inc.		-11,828.75	-93,212.51
Bill Pmt -Check	01/27/2026	12353	SP Plus Corporation		-630.00	-93,842.51
Bill Pmt -Check	01/27/2026	12354	The Lincoln National...		-347.35	-94,189.86
Bill Pmt -Check	01/29/2026	12355	Registrar-Recorder/...		-150.00	-94,339.86
Bill Pmt -Check	01/29/2026	12356	County Counsel		-6,020.88	-100,360.74
Bill Pmt -Check	01/29/2026	12357	County Counsel		-4,300.36	-104,661.10
Check	01/30/2026	DD	Federal Tax Deposit		-7,059.16	-111,720.26
Check	01/30/2026	DD	State Income Tax		-2,179.62	-113,899.88
Check	01/30/2026	DD	Garnishments		-327.00	-114,226.88
Check	01/30/2026	DD	Ambar De La Torre		-3,203.17	-117,430.05
Check	01/30/2026	DD	Douglass S Dorado		-4,209.86	-121,639.91
Check	01/30/2026	DD	Adriana L Flores		-1,235.04	-122,874.95
Check	01/30/2026	DD	Taylor J Morris		-2,832.04	-125,706.99
Check	01/30/2026	DD	Paul A Novak		-7,408.89	-133,115.88
Check	01/30/2026	DD	Alisha O'Brien		-3,002.17	-136,118.05
Check	01/30/2026	DD	Adriana Romo		-5,060.54	-141,178.59
Check	01/30/2026	90269...	Margaret E Finlay		-277.05	-141,455.64
Check	01/30/2026	DD	Micah J Ali		-138.52	-141,594.16
Check	01/30/2026	DD	Ryan Altoon		-138.52	-141,732.68
Check	01/30/2026	DD	Wendy Celaya		-138.52	-141,871.20
Check	01/30/2026	DD	Donald Dear		-138.52	-142,009.72
Check	01/30/2026	DD	Angle R English		-138.52	-142,148.24
Check	01/30/2026	DD	John S Lee		-138.52	-142,286.76
Check	01/30/2026	DD	Robert W Lewis		-138.52	-142,425.28
Check	01/30/2026	DD	Gerard McCallum II		-277.05	-142,702.33
Check	01/30/2026	DD	John A Mirisch		-138.52	-142,840.85
Check	01/30/2026	DD	Panida Rzonca		-138.52	-142,979.37
Jan 26					-142,979.37	-142,979.37

AGENDA ITEM NO. 6.c.

February 11, 2026

PENDING PROPOSALS As of February 3, 2026

		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.	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.

February 11, 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, Val Verde	Claremont Homes, Inc.	73 acres of uninhabited territory. The affected territory is located southwest corner of Mandolin Canyon Road and Sloan Canyon Road, all within unincorporated Los Angeles County (Castaic)	Received application packet 3-15-23 Notice of Filing sent 4-3-23 Incomplete filing: property tax transfer resolution	12/13/2022	Unknown
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 south of Oak Orchard Rd, and north of Placeritos Blvd, all within the City of Santa Clarita.	Notice of Filing sent 06/14/23. Incomplete filing: property tax transfer resolution is missing.	6/1/2023	Unknown
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 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.

February 11, 2026

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
19	AOB	Reorganization No. 2024-02 for Quartz Hill Water District and Los Angeles County Waterworks District No. 40, Antelope Valley (Detachment, Annexation, and Spheres of Influence Amendments for Quartz Hill Water District and Los Angeles County Waterworks District No. 40, Antelope Valley)	Quartz Hill Water District	1,240 acres of inhabited territory. The affected territory is located between W Avenue K-6 on the north to W Avenue M-12 on the south, 52nd Street W to the east and 80th St W on the west, within both the City Lancaster and unincorporated County territory	Notice of Filing sent 08-06-24 Incomplete filing: property tax transfer resolution	7/16/2024	Unknown
20	AD	Annexation 454 to District No. 14	Los Angeles County Sanitation Districts	40.56 acres of uninhabited territory. The affected territory is located on the southeast corner of Vista Sol Lane and 70th Street West, all within the City of Palmdale.	Notice of Filing sent 08-06-24 Incomplete filing: property tax transfer resolution is missing.	6/4/2024	Unknown
21	DD	Reorganization No. 2024-08 to the City of Lancaster	City of Lancaster	Reorganize approximately 7162.31± acres of uninhabited territory to the City of Lancaster. Portions of the affected territory will also be annexed to the Antelope Valley Mosquito and Vector Control District, Los Angeles County Waterworks District No. 40, Antelope Valley, and County Sanitation District No. 14 of Los Angeles County. The affected territory is generally located north of the intersection of State Route 14 and West Avenue G, adjacent to the City of Lancaster	agenda, December 10, 2025	8/24/2024	Jan-2026
22	AD	Annexation 59 to District No. 2	Los Angeles County Sanitation Districts	1.26 acres of uninhabited territory. The affected territory is located on the south side of Arkansas Street east of 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
23	AOB	Reorganization No. 2018-08 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District (Amendments to the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District Spheres of Influence; Detachment from the Greater Los Angeles County Vector Control District; and Annexation to the Compton Creek Mosquito Abatement District)	Compton Creek Mosquito Abatement District	1,246.794± acres (or 1.948 square miles) of inhabited territory. The affected territory is generally located west of the 710 Freeway and north of the 91 Freeway, within a portion of the City of Compton and portions of unincorporated territory.	Notice of Filing sent 12-19-24 Incomplete filing: property tax transfer resolution is missing.	12/17/2024	Unknown
24	AOB	Annexation No. 2024-11 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Equity Trust Company; Chu-Tau Pai Sun (NorthPoint Development filed on behalf of landowners)	30.11 acres of uninhabited territory. The affected territory is generally located west of the State Route 14 (Antelope Valley Freeway), north of Avenue G, and adjacent to 30th Street West, all within the City of Lancaster.	Notice of Filing sent 01-28-25 Incomplete filing: approved map and geographic description, CEQA, property tax transfer resolution is missing.	12/31/2024	Unknown

AGENDA ITEM NO. 6.c.

February 11, 2026

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
25	AOB	Annexation No. 2025-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Hagai Rapaport, Prime 40 West, LLC (Civil Design and Drafting, Inc. filed on behalf landowner)	10 acres of uninhabited territory. The affected territory is located north of West Avenue I and west of 40th Street West, all within the City of Lancaster.	Notice of Filing sent 02-10-25 Incomplete filing: approved map and geographic description, CEQA, property tax transfer resolution is missing.	1/14/2025	Unknown
26	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1139	Los Angeles County Sanitation Districts	25.47 acres of uninhabited territory. The affected territory is located approximately 338 feet northeast of the intersection of via Princessa and Whites Canyon Road, all within the City of Santa Clarita.	Notice of Filing sent 02-11-25 Incomplete filing: property tax transfer resolution is missing.	1/10/2025	Unknown
27	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1141	Los Angeles County Sanitation Districts	1.18 acres of uninhabited territory. The affected territory is located on the west side of Sand Canyon Road approximately 326 feet south of Comet Way, all within the City of Santa Clarita.	Notice of Filing sent 02-11-25 Incomplete filing: property tax transfer resolution is missing.	1/10/2025	Unknown
28	AD	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
29	AD	Annexation 302 to District No. 15	Los Angeles County Sanitation Districts	0.36 acres of uninhabited territory. The affected territory is located on the west side of Goodall Avenue at Pamela Road, all within the Los Angeles County Unincorporated Territory.	Notice of Filing sent 02-11-25 Incomplete filing: property tax transfer resolution is missing.	1/11/2025	Unknown
30	AOB	Annexation No. 2025-03 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Behrouz Aframian (Rodeo Credit Enterprises filed on behalf of Landowner)	28.5 acres of uninhabited territory. The affected territory is located at the northwest corner of Avenue J and 35th Street East, all within the City of Lancaster.	Notice of Filing sent 02-25-25 Incomplete filing: property tax transfer resolution is missing; approved map and description.	2/20/2025	Unknown
31	DD	Reorganization No. 2024-03 to the City of La Verne (21-774)	City of La Verne	.459 acres of unincorporated territory. The affected territory is located south of Baseline Road between St Mark Avenue and Dawn Avenue, in Los Angeles County unincorporated territory adjacent to the City of La Verne.	Notice of Filing sent 2-26-25 Incomplete filing: property tax transfer resolution, limiting address map, approved map and geographic description	2/26/2025	Unknown
32	AD	Annexation 464 to District No. 14	Los Angeles County Sanitation Districts	2.58 acres of uninhabited territory. The affected territory is located on the southwest corner of West Avenue O and 10th Street West, all within the City of Palmdale.	Notice of Filing sent 04-09-25 Incomplete filing: property tax transfer resolution is missing.	3/10/2025	Unknown
33	AD	Annexation 304 to District No. 15	Los Angeles County Sanitation Districts	0.21 acres of uninhabited territory. The affected territory is located on the southeast corner of Denley Street and Kwis Avenue, all within Unincorporated Los Angeles County.	Notice of Filing sent 04-09-25 Incomplete filing: property tax transfer resolution is missing.	3/11/2025	Unknown
34	AD	Annexation 775 to District No. 21	Los Angeles County Sanitation Districts	0.5 acres of uninhabited territory. The affected territory is located on the northwest corner of Baseline Road and Mountain Avenue, all within Unincorporated Los Angeles County.	Notice of Filing sent 04-09-25 Incomplete filing: property tax transfer resolution is missing.	3/12/2025	Unknown

AGENDA ITEM NO. 6.c.

February 11, 2026

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
35	AD	Annexation 447 to District No. 22	Los Angeles County Sanitation Districts	1.93 acres of uninhabited territory. The affected territory is located approximately 584 feet south of East De Anza Heights Drive and approximately 564 feet east of South Walnut Avenue, all within the City of San Dimas.	Notice of Filing sent 04-09-25 Incomplete filing: property tax transfer resolution is missing.	3/13/2025	Unknown
36	AD	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
37	AD	Annexation 305 to District No. 15	Los Angeles County Sanitation Districts	0.39 acres of uninhabited territory. The affected territory is located 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
38	AD	Annexation 467 to District No. 14	Los Angeles County Sanitation Districts	5.1 acres of unincorporated 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
39	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1137	Los Angeles County Sanitation Districts	5.1 acres of unincorporated 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 Eaglehelm 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
40	DD	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
41	AD	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 Lamonette 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
42	AD	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
43	AD	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
44	AD	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
45	AD	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
46	AD	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.

February 11, 2026

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
47	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
48	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
49	AD	Annexation 468 to District No. 14	Los Angeles County Sanitation Districts	20.07 acres of uninhabited territory. The affected territory is generally located on the northwest corner of West Avenue K and 65th Street West, all within the City of Lancaster.	Notice of Filing sent 1-13-26 Incomplete filing: property tax transfer resolution is missing.	1/8/2026	Unknown
50	AD	Annexation 469 to District No. 14	Los Angeles County Sanitation Districts	2.56 acres of uninhabited territory. The affected territory is generally located north of West Avenue L12 approximately 840 feet west of 10th Street West, all within the City of Lancaster.	Notice of Filing sent 1-13-26 Incomplete filing: property tax transfer resolution is missing.	1/8/2026	Unknown
51	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1124	Los Angeles County Sanitation Districts	32.2 acres of uninhabited territory. The affected territory is generally located on the west side of Wiley Canyon Road approximately 200 feet north of Calgrove Boulevard, all within the City of Santa Clarita.	Notice of Filing sent 1-13-26 Incomplete filing: property tax transfer resolution is missing.	1/8/2026	Unknown

Staff Report

February 11, 2026

Agenda Item No. 6.e.

Executive Officer's Written Report

The Executive Officer reports the following:

- **Alliance of LAFCOs:** The Alliance met on Monday, January 26th, with attendance by commissioners and staff of all four LAFCOs. Attendees considered a legislative proposal (see Agenda Item No. 10a.), a proposed budget for next fiscal year, the joint audit, and the upcoming workshop.

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.

- **Legislative Update.** Staff will provide a written legislative update at the March 11, 2026 Commission Meeting (the Alliance only recently retained its Sacramento representative).
- **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. The audit committee (consisting of the four LAFCO's Executive Officers, and a Commissioner from each LAFCO) evaluated proposals at its January 27th Meeting and identified a preferred auditing firm. Staff will Agendize a recommendation to the Commission at your March 11, 2026 Meeting.
- **Leadership Breakfast:** The Executive Officer and Deputy Executive Officer will attend the Three Valleys Municipal Water District February Leadership Breakfast on February 26, 2026 (the featured speaker is Metropolitan Water District of Southern California General Manager Shivaji Deshmukh).
- **CALAFCO-U: LAFCO 101 Webinar:** CALAFCO has reinstated its CALAFCO University Sessions. The first session for the 2026 calendar year is a LAFCO 101 Webinar which will be held on February 25, 2026, from 10:00-11:30 a.m. It is a good opportunity to revisit or learn about the fundamentals of LAFCO. Thus far, we have one Commissioner attending. Please let us know if you are interested and we will register you for the session.

Staff Recommendation:

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

Enclosure: CALAFCO U flyer

Join Us!

CALAFCO-U LAFCO 101 Webinar

**Wednesday,
February 25, 2026**
10:00-11:30 a.m.



Let us help streamline your onboarding process!

CALAFCO is launching its first CALAFCO-U session of 2026 with LAFCO 101, an accessible, practical introduction to LAFCO fundamentals. This webinar is ideal for commissioners starting their terms in January and new staff needing a solid foundation.

What Participants Will Learn

- ✓ Why LAFCO Exists
- ✓ LAFCO's Legal Foundations
- ✓ What Falls Under LAFCO Authority
- ✓ LAFCO's Planning Role
- ✓ The LAFCO Process in Plain Language
- ✓ Practical Tips

Instructors



Paula de Sousa — Partner, Best Best & Krieger LLP. Paula is a statewide expert in LAFCO law, legal counsel for several LAFCOs and CALAFCO, and lead author of multiple CALAFCO white papers.



Joe Serrano — Executive Officer, Santa Cruz LAFCO & Deputy Executive Officer, CALAFCO. Joe brings 17 years of hands-on LAFCO experience across several counties.

COST

Free to CALAFCO
Members*

Non-members: \$125**

Registration

Sign-up through
www.calafco.org

Questions?

Contact CALAFCO at
info@calafco.org

*CALAFCO Members include staff or commissioners of dues-paying LAFCOs.

**Registration for non-members is limited to California local and state agency representatives.

California Association of
Local Agency Formation Commissions

CALAFCO
SUPPORTING SUSTAINABLE
COMMUNITY GROWTH

Staff Report

February 11, 2026

Agenda Item No. 6.i.

Annexation No. 461 to the County Sanitation District No. 14 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	10.13± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 14 of Los Angeles County (District)
Resolution:	January 23, 2025
Application Filed with LAFCO:	February 10, 2025
Certificate of Filing:	January 15, 2026
Location:	The affected territory is located on the north side of West Ave I at 42 nd Street West.
City/County:	City of Lancaster (City).
Affected Territory:	The affected territory is vacant. The territory consists of 163 proposed single-family homes. The topography is flat.
Surrounding Territory:	Surrounding territory is vacant to the north, east, and west and residential to the south.
Landowners/Real Party/Parties of Interest:	Prime 40 West LLC
Registered Voters:	Zero (0) registered voters as of August 6, 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. 14 of Los Angeles County.

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

Waiver of Public Hearing: Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendized the Proposal on the Commission “Consent Item(s)” portion of the Agenda as Agenda Item 6.i.

California Environmental Quality Act (CEQA) Clearance: The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration (MND) adopted by the City of Lancaster, as lead agency, on January 22, 2024.

As a responsible agency pursuant to State CEQA Guidelines § 15096 the Commission certifies they have independently reviewed and considered and reached its own conclusion regarding the environmental effects of the proposed annexation. A copy of the MND along with the Mitigation and Monitoring Program, and Environmental Findings for the project are available through the offices of the Los Angeles LAFCO or at the following link:
<https://lalafco.org/wp-content/uploads/documents/A-14-461%20CEQA%20docs.PDF>

Additional Information: None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on January 15, 2026. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, February 11, 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 August 6, 2024.

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

The estimated future population is 400 residents.

The affected territory is 10.13± acres. The affected territory is vacant. The territory consists of 163 proposed single-family homes.

The assessed valuation is \$204,000 as of August 6, 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 flat.

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

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

The affected territory is not surrounded by populated areas on all sides.

The nearest populated area is immediately south of the affected territory.

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

b. Governmental Services and Controls:

The affected territory will be developed to include 163 proposed single-family homes which requires organized governmental services. The affected territory will require governmental services indefinitely.

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

c. Proposed Action and Alternative Actions:

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

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

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

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

e. Agricultural Lands:

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

f. Boundaries:

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

The County Sanitation District No. 14 of Los Angeles County is a sanitation district. The proposed annexation to County Sanitation District No. 14 of Los Angeles County is therefore subject to the provisions of its principal act, which is the County Sanitation District Act of 1923, Health and Safety Code § 4700 et seq. Pursuant to Health and Safety Code § 4830:

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

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

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

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

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

The affected territory in this proposed annexation is located in Los Angeles County, which is the same county in which the County Sanitation District No. 14 of Los Angeles County is located, and the proposal therefore complies with Health and Safety Code § 4830.

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

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

g. Regional Transportation Plan:

The Southern California Association of Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the State Route 14 Freeway (SR14), which is approximately 11,000 feet east of the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Mixed Use Neighborhood (MU-N).

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

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

i. Sphere of Influence:

The affected territory is within the Sphere of Influence of the County Sanitation District No. 14 of Los Angeles County.

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

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

l. Timely Availability of Water Supplies:

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

m. Regional Housing Needs:

This proposal will assist the City's ability to achieve its fair share of the regional housing needs since the annexation area is being developed with 163 proposed single-family homes.

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 Mixed Use Neighborhood (MU-N).

The proposal is consistent with the existing City's zoning designation of Mixed Use Neighborhood (MU-N).

p. Environmental Justice:

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

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

q. Hazard Mitigation Plan:

The City of Lancaster Hazard Mitigation Plan (approved January 2019) establishes the City's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

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

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

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

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

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

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

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

The proposed action does not involve a city detachment.

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

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

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

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

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

REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:

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

Regional growth 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 CEQA clearance is a Mitigated Negative Declaration (MND) adopted by the City of Lancaster, as lead agency, on January 22, 2024 which determined the project will not have a significant effect on the environment and compliance with Mitigation Measures were made a condition of the approval.

The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096, and certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effect of the Commission's approval related to the proposed project as shown in the MND. The MND along with the Mitigation and Monitoring Program and Environmental Findings for the project, adopted by the City of Lancaster, are available through the offices of the Los Angeles LAFCO.

Independent of LAFCO's determinations, the MND was also adopted by the County Sanitation District No. 14 of Los Angeles County, also a responsible agency, on January 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. 14 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 461 to the County Sanitation District No. 14 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. 461 TO THE COUNTY SANITATION DISTRICT NO. 14
OF LOS ANGELES COUNTY"

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

WHEREAS, the proposed annexation consists of approximately 10.13± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 461 to the County Sanitation District No. 14 of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for 163 proposed single-family homes; and

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

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

WHEREAS, the Executive Officer set the item for consideration for February 11, 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 February 11, 2026, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 461 to the County Sanitation District No. 14 of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of Lancaster, as lead agency, on January 22, 2024, together with any comments received during the public review process; certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the Commission's approval related to the project as shown in the Mitigated Negative Declaration; and adopts the Mitigation Monitoring Plan as applicable, finding that the Mitigation Monitoring Plan is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 10.13± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 461 to the County Sanitation District No. 14 of Los Angeles County".
- 5. Annexation No. 461 to the County Sanitation District No. 14 of Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or

arising out of such approval.

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

- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
 - j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14 of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*

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

PASSED AND ADOPTED this 11th day of February 2026.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

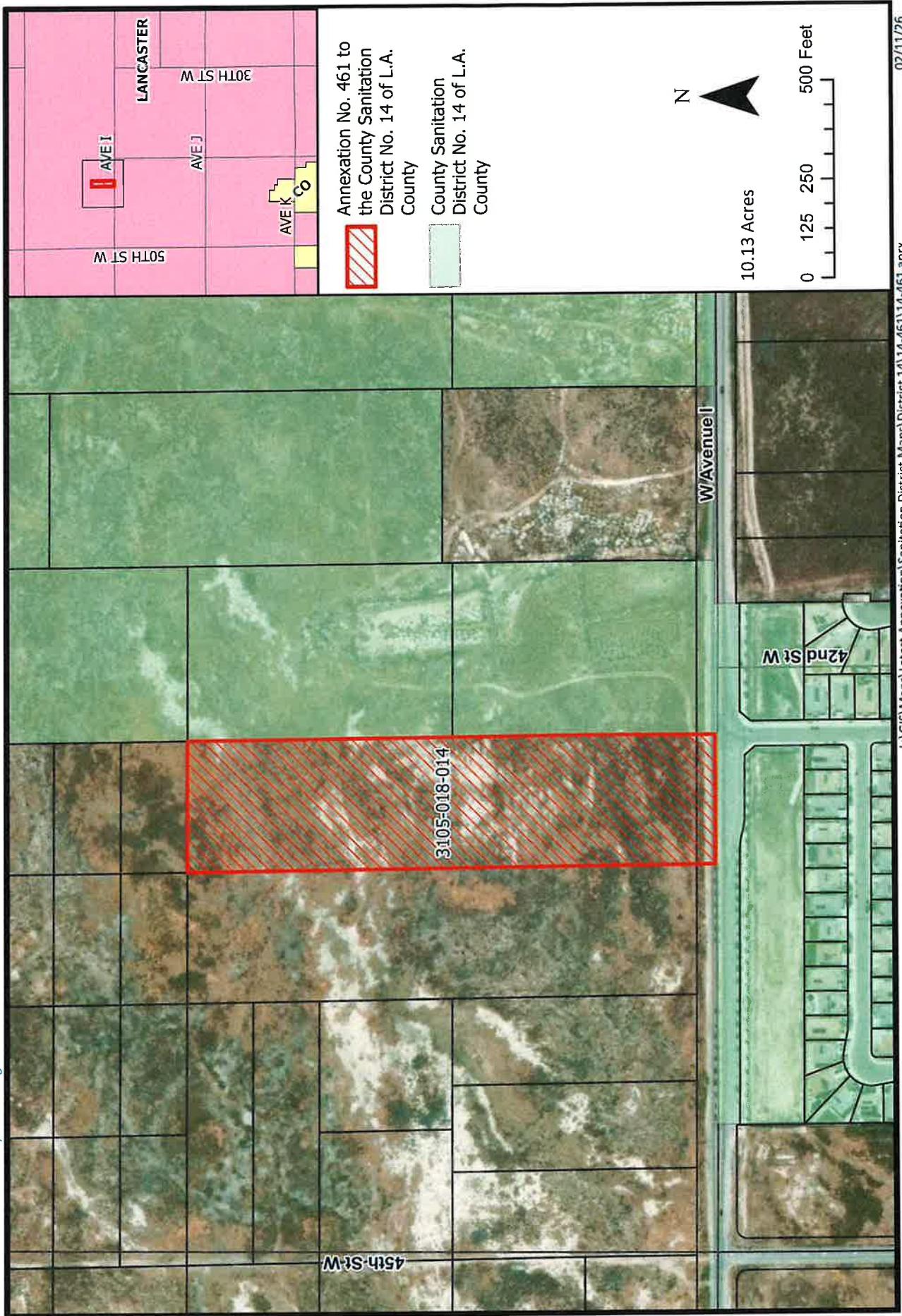
ABSENT:

MOTION PASSES: 0/0/0

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

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

Annexation No. 461
to the County Sanitation District No. 14 of L.A. County



Report

February 11, 2026

Agenda Item No. 6.j.

Annexation No. 464 to the County Sanitation District No. 14 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	2.58± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 14 of Los Angeles County (District)
Resolution:	February 13, 2025
Application Filed with LAFCO:	March 10, 2025
Certificate of Filing:	January 15, 2026
Location:	The affected territory is located on the southwest corner of West Avenue O and 10 th Street West.
City/County:	City of Palmdale (City).
Affected Territory:	The affected territory is vacant. The territory consists of a proposed 4,988 square-foot gas station and convenience store as well as a proposed 5,400 square foot drive-through restaurant. The topography is flat.
Surrounding Territory:	Surrounding territory has populated areas to the east, south and west, and generally vacant to the north.
Landowners/Real Party/Parties of Interest:	Jusdyco Inc.
Registered Voters:	Zero (0) registered voters as of November 20, 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. 14 of Los Angeles County.

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

Waiver of Public Hearing: Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendaized the Proposal on the Commission “Consent Item(s)” portion of the Agenda as Agenda Item 6.j.

California Environmental Quality Act (CEQA) Clearance: The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration (MND) adopted by the City of Palmdale, as lead agency, on June 13, 2024.

As a responsible agency pursuant to State CEQA Guidelines § 15096 the Commission certifies they have independently reviewed and considered and reached its own conclusion regarding the environmental effects of the proposed annexation. A copy of the MND along with the Mitigation and Monitoring Program, and Environmental Findings for the project are available through the offices of the Los Angeles LAFCO or at the following link:
[https://lalafco.org/wp-content/uploads/documents/A-14-464%20CEQA%20docs%20\(reduced\).pdf](https://lalafco.org/wp-content/uploads/documents/A-14-464%20CEQA%20docs%20(reduced).pdf)

Additional Information: None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on January 15, 2026. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, February 11, 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 November 20, 2024.

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

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

The affected territory is 2.58± acres. The affected territory is vacant. The territory consists of a proposed 4,988 square-foot gas station and convenience store as well as a proposed 5,400 square foot drive-through restaurant.

The assessed valuation is \$1,444,857 as of November 20, 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 flat.

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

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

The affected territory is surrounded by populated areas to the east, south, and west; and is generally vacant to the north.

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 a proposed 4,988 square-foot gas station and convenience store as well as a proposed 5,400 square foot drive-through restaurant. The affected territory will require governmental services indefinitely.

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

c. Proposed Action and Alternative Actions:

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

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

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

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

e. Agricultural Lands:

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

f. Boundaries:

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

The County Sanitation District No. 14 of Los Angeles County is a sanitation district. The proposed annexation to County Sanitation District No. 14 of Los Angeles County is therefore subject to the provisions of its principal act, which is the County Sanitation District Act of 1923, Health and Safety Code § 4700 et seq. Pursuant to Health and Safety Code § 4830:

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

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

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

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

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

The affected territory in this proposed annexation is located in Los Angeles County, which is the same county in which the County Sanitation District No. 14 of Los Angeles County is located, and the proposal therefore complies with Health and Safety Code § 4830.

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

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

g. *Regional Transportation Plan:*

The Southern California Association of Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the State Route 14 Freeway (SR14), which is approximately 1,200 feet west of the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing City's General Plan designation of Visitor Commercial (VC).

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

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

i. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the County Sanitation District No. 14 of Los Angeles County.

j. *Comments from Public Agencies:*

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

k. *Ability to Provide Services:*

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

l. *Timely Availability of Water Supplies:*

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

m. *Regional Housing Needs:*

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

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

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

o. *Land Use Designations*

The proposal is consistent with the existing City's General Plan designation of Visitor Commercial (VC).

The proposal is consistent with the existing City's zoning designation of Visitor Commercial (VC).

p. Environmental Justice:

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

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

q. Hazard Mitigation Plan:

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

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

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

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

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

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

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

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:

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

Regional growth 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 CEQA clearance is a Mitigated Negative Declaration (MND) adopted by the City of Palmdale, as lead agency, on June 13, 2024 which determined the project will not have a significant effect on the environment and compliance with Mitigation Measures were made a condition of the approval.

The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096, and certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effect of the Commission's approval related to the proposed project as shown in the MND. The MND along with the Mitigation and Monitoring Program and Environmental Findings for the project, adopted by the City of Palmdale, are available through the offices of the Los Angeles LAFCO.

Independent of LAFCO's determinations, the MND was also adopted by the County Sanitation District No. 14 of Los Angeles County, also a responsible agency, on February 13, 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. 14 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 464 to the County Sanitation District No. 14 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. 464 TO THE COUNTY SANITATION DISTRICT NO. 14
OF LOS ANGELES COUNTY"

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

WHEREAS, the proposed annexation consists of approximately 2.58± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 464 to the County Sanitation District No. 14 of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for a proposed 4,988 square-foot gas station and convenience store as well as a proposed 5,400 square foot drive-through restaurant; and

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

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

WHEREAS, the Executive Officer set the item for consideration for February 11, 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 February 11, 2026, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 464 to the County Sanitation District No. 14 of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of Palmdale, as lead agency, on June 13, 2024, together with any comments received during the public review process; certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the Commission's approval related to the project as shown in the Mitigated Negative Declaration; and adopts the Mitigation Monitoring and Reporting Plan as applicable, finding that the Mitigation Monitoring and Reporting Plan is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 2.58± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 464 to the County Sanitation District No. 14 of Los Angeles County".
- 5. Annexation No. 464 to the County Sanitation District No. 14 of Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or

arising out of such approval.

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

- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
 - j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14 of Los Angeles County.
 7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
 8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*

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

PASSED AND ADOPTED this 11th day of February 2026.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

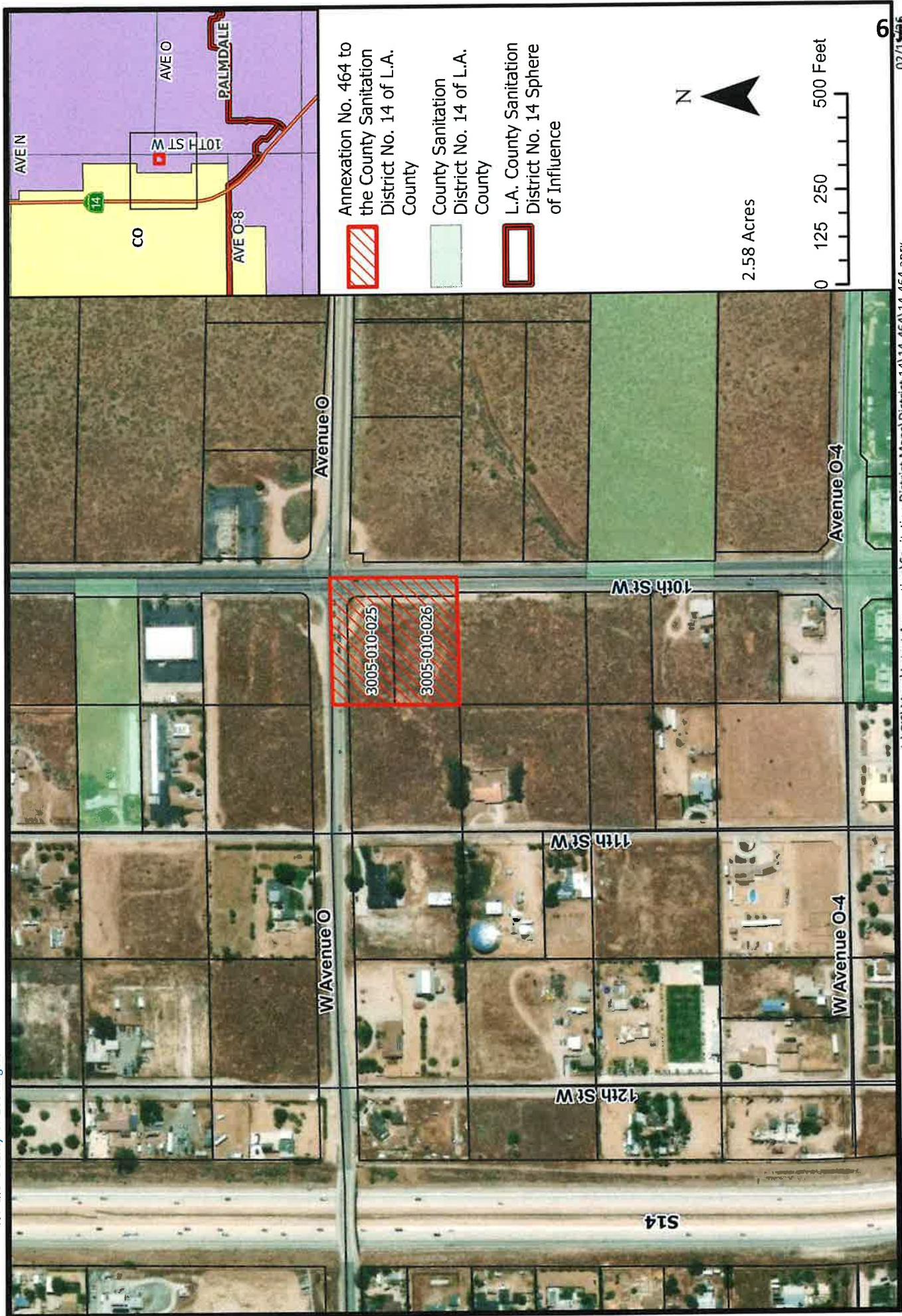
ABSENT:

MOTION PASSES: 0/0/0

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

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

**Annexation No. 464
to the County Sanitation District No. 14 of L.A. County**



Staff Report

February 11, 2026

Agenda Item No. 9.a.

Position Salary Ranges

(Continued from the December 10, 2025 and January 14, 2025 Meetings)

Background:

The Commission has established salary ranges for all LAFCO employees. The Executive Officer can make changes in employee compensation, as he or she determines is appropriate, so long as any adjustments are within the approved salary range.

The Commission previously set new salary ranges for employees on August 9, 2012; on October 12, 2016 (4 years, 2 months later); and on January 1, 2021 (5 years, 3 months later). It has been nearly 4 years since the Commission last approved the current salary ranges. Since that time, salaries at all LAFCOs, as well as other local government agencies in California, have increased significantly.

Proposed Salary Ranges:

Staff is recommending that the Commission adopt a new salary range schedule, as detailed below. In order to ascertain what other LAFCOs are paying, LAFCO surveyed five other LAFCOs (Orange, Riverside, San Diego, Santa Clara, and Ventura), and discovered the following:

- The average of the top salary range for Deputy/Assistant Executive Officer positions (for the five LAFCOs listed above) is \$180,343;
- The average of the top salary range for Senior Government Analyst positions (for three of the five LAFCOs listed above) is \$143,447;
- The average of the top salary range for Local Government Analyst positions (for the five LAFCOs listed above) is \$122,895;
- The average of the top salary range for GIS Technician positions (for three of the five LAFCOs listed above) is \$126,733; AND
- The average of the top salary range for the Clerk positions (for four of the five LAFCOs listed above) is \$77,737.

Staff recommends that the Commission adopt new salary ranges, which staff anticipates would be sufficient for the next three to five years. To provide flexibility over this period of time, staff used the high end of the ranges for the other five LAFCOs (above) and added a ten-percent

(10%) inflation escalator.

Separately, staff is proposing to consolidate the Local Government Analyst and GIS Technician positions, for two reasons: one, LA LAFCO's existing salary ranges are similar; two, the ranges for the other five LAFCOs are similar; and three, over the past several years, two GIS Technicians have transitioned into the Local Government Analyst position.

No change is proposed for the salary range for the Executive Officer position, which the Commission has designated as "Determined by Commission."

The proposed ranges will enable LAFCO to attract and retain competent, professional, and qualified staff.

Recommendation:

Staff recommends that the Commission approve the following Position Salary Ranges:

<u>Position</u>	<u>Existing Salary Range</u>	<u>Proposed Salary Range:</u>
Executive Officer	Determined by Commission	Determined by Commission
Deputy Executive Officer	\$120,000-\$165,000	\$144,434-\$198,000
Senior Government Analyst	\$100,000-\$130,000	\$135,000-\$158,000
Local Govt. Analyst & GIS Technician	\$70,000-\$95,000 \$75,000 to \$95,000	Combine to \$80,000-\$135,000
Clerk/Office Assistant	\$45,000 to \$70,000	\$63,147-\$86,000

Staff Report

February 11, 2026

Agenda Item No. 9.b.

Fiscal Year 2025-26 Mid-Year Budget Status Report

Summary: In accordance with Government Code Section 56381, and prior to the statutory requirement of June 15th, the Commission adopted a budget for Fiscal Year (FY) 2025-26 on April 9, 2025. Consistent with prior years, staff herein presents a summary of budgetary revenues and expenses through the middle of the fiscal year, as well as projections for the end of the current fiscal year (FY 2025-26 ends on June 30, 2026).

This mid-year budget status report documents LAFCO's expenditures and revenues from July 1, 2025 through December 31, 2025. This report is prepared annually to provide Commissioners with an estimate of the projected year-end position in comparison to the adopted budget. The projected year end expenditures in the budget categories are below the adopted budget by one-half of one percent (See "*Total Expenditures*" at the bottom of Page 1 of the enclosure). At mid-year, expenditures and revenues are consistent with the adopted FY 2025-26 Budget.

Should projections bear out, at the end of Fiscal Year 2025-26 (June 30, 2026) and anticipating higher than projected revenues over the adopted budget, a savings of approximately 1.3 percent will be achieved (See "*Net Operating Costs*" at the end of the first section on Page 2 of the enclosure).

The enclosed spreadsheet provides details on all expenditure and revenue categories.

The following narrative addresses those budget categories for which the mid-year expenses or revenues are significantly different from the adopted budget.

Expenditures:

Salaries and Employee Benefits: *The Salaries and Employee Benefits are expected to be a negligible .04% below budget*

Employee Salaries (50001): During each fiscal year's budget preparation, the salaries include projections based on an estimated annual cost of living increase (not-to-exceed five percent), and merit increases. The year-end projected salaries are estimated to be slightly above budget by 1.7%; since the dollar amount is small (\$15,107), the overall impact to the budget is negligible.

Retirement (50015): As a LACERA participatory agency, LAFCO is subject to employer contribution rate increases. These rates are a percentage of salaries. During the current fiscal year, LACERA decreased the employer contribution rates by approximately 0.22% and did not increase rates as initially anticipated during budget preparation. This expense category is projected to be below budget.

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

Worker's Compensation Insurance (50018): The projected year end budget reflects cost for incurred for the current fiscal year (FY 2024-25). The budgeted amount was based on the cost for coverage in FY 2023-24. *This increase is outside of LAFCO's control.*

OPEB—Existing Retirees (50022): This account reflects existing LAFCO retirees' other post-employment benefits (OPEB), which include the portion of benefits paid by LAFCO. The projected year end is expected to be higher than budget due to an unexpected one-time death benefit.

Office Expenses: *Office Expenses are projected to be slightly above budgeted levels by 2%.*

Rent (50025): The Commission is in year four of its current five-year office lease. The lease calls for tenant payments of monthly common area maintenance (CAMs) charges. Due to an increase in CAMs for calendar year 2025, expenditures in this category are expected to be 1.8% higher than what is in the adopted budget.

Agency Membership Dues (50033): This budget category includes annual costs for memberships required for LAFCO to utilize its current insurance carriers and a placeholder for association dues. Association dues will be used to fund the recently established Alliance of LAFCOs created by its original membership, Orange, Los Angeles, San Bernardino, and San Diego LAFCOs.

Information Technology/Programming (50040): This account includes fixed monthly maintenance charges for IT services, as well as an estimate for non-routine support to resolve unexpected computer-related issues.

Printing/Copy Charges (50056): Expenditures to this account are variable and are based 1) per copy charge for printing through the photocopy machine consistent with the lease, and 2) printing LAFCO stationery. The current year's expenses are expected to be below budget due to digital correspondence resulting in less use of the photocopier and stationery.

Conference/Travel-Commissioners (50057): This Commission had a record attendance of Commissioners at the CALAFCO Annual Conference in San Diego. Projected year-end expenditures in this budget category include estimated costs for participation in the one-day Alliance workshop.

Professional Services: *Professional Services are expected to be slightly above budget by 1.3%.*

Legal Services (50076): LAFCO utilizes County Counsel for legal services. Staff is projecting to close the fiscal year, at the adopted budget amount.

Contract Services (50078): A placeholder was included in the annual budget for miscellaneous contract services, which fluctuate from year to year. Consistent with the Commission's Procurement Policy, an outside vendor is being utilized to prepare an Actuarial Valuation Report to assess the Other Post Employment Benefits (OPEB) liability of the Commission that will be paid through this account.

Municipal Service Reviews (50078): At mid-year, work has commenced for three multiple City MSRs, and an MSR for two sanitation districts by outside consultants, as approved by the Commission. Staff anticipates that all funds in this account will be exhausted at the end of the fiscal year.

Expenditure Summary:

At the end of Fiscal Year 2025-26, staff anticipates that the total expenditures will be slightly above budgeted expenditures by 0.5% or approximately \$10,000.

Revenues: *Staff anticipates that revenues from filing fees (Applications/Proposals) will be consistent with the adopted budget. Interest for funds held in the County Treasury are significantly higher than anticipated. These income categories are independent of assessments upon local agencies (see Local Agency Apportionment section below); the overall impact on the entire budget is modest.*

Filing Fees (40005): Although staff projects filing fee revenue within each year's budget, the actual number of proposals (applications) filed is entirely outside of staff's control. At mid-year, revenues are consistent with the adopted budget.

Interest Income (40007): Interest earnings for LAFCO funds held in the County Treasury are accruing an average rate of 3.42%. At mid-year, LAFCO's interest earnings are slightly above the adopted budget. Although the rates are decreasing on a monthly basis, interest earnings are expected to be above the budgeted amount by approximately 43%.

Local Agency Apportionment:

The Los Angeles County Auditor Controller has collected 100% of the FY 2025-26 local agency apportionment from local agencies in Los Angeles County (assessments collected from the County of Los Angeles, the cities of Los Angeles County, and the independent special districts of Los Angeles County).

Expenditures and Revenues:

As shown, the year-end projections for Total Expenditures (\$2,030,304) are nearly identical to year-end projections for Total Revenues (\$2,054,204).

Recommended Action:

1. Receive and file the Mid-Year Budget Status Report for FY 2025-26.

FISCAL YEAR 2025-26 MID-YEAR BUDGET STATUS							
ACCT. #	ACCOUNT NAME	Adopted Final Budget FY 2025-26	Mid-Year Budget Status FY 2025-26	Mid-Yr % of FY 2025-26 Adopted Budget	Projected Year End (PYE) FY 2025-26	PYE % Variance From FY 2025-26 Adopted Budget	
*Adopted 4/9/25							
	EXPENSES						
50000	Salaries and Employee Benefits						
50001	Employee Salaries	\$ 902,403	\$ 457,728	51%	\$ 917,500	1.7%	
50015	Employer Paid Pension Contribution	225,600	105,027	47%	211,000	-6.5%	
50016	Accrued vacation and sick cashout	30,000	3,363	11%	22,000	-26.7%	
50017	Commissioner Stipends	20,000	10,650	53%	20,000	0.0%	
50018	Worker's Compensation Insurance	10,500	0	0%	14,500	38.1%	
50019	Insurance (Health, Disability, Life)	181,000	92,001	51%	184,002	1.7%	
50020	Payroll Taxes	20,000	8,970	45%	18,000	-10.0%	
50022	OPEB - Existing Retirees	23,000	15,124	66%	25,000	8.7%	
	Total Salaries & Employee Benefits	\$ 1,412,503	\$ 692,863	49%	\$ 1,412,002	-0.04%	
50000A	Office Expense						
50025	Rent	\$ 148,141	\$ 74,612	50%	\$ 150,842	1.8%	
50026	Communications	10,000	5,105	51%	10,210	2.1%	
50027	Supplies	8,000	5,446	68%	8,000	0.0%	
50029	Computer Software	10,750	7,252	67%	10,750	0.0%	
50030	Equipment lease	5,000	2,061	41%	5,000	0.0%	
50031	Employee & Guest Parking Fees	8,600	3,899	45%	8,600	0.0%	
50032	Property/Liability Insurance	30,000	13,471	45%	30,000	0.0%	
50033	Agency Membership Dues	15,600	1,761	11%	14,800	-5.1%	
50040	Information Technology/Programming	12,220	5,235	43%	11,600	-5.1%	
50052	Legal Notices	5,000	2,095	42%	5,000	0.0%	
50054	Postage	5,000	1,454	29%	5,000	0.0%	
50056	Printing/Copy Charges	3,000	819	27%	2,500	-16.7%	
50057	Conferences/Travel - Commissioners	10,000	12,198	122%	15,000	50.0%	
50058	Conference/Travel - Staff	10,000	6,947	69%	10,000	0.0%	
50061	Various Vendors	17,600	8,114	46%	17,600	0.0%	
50065	Miscellaneous - Other	4,000	1,296	32%	4,000	0.0%	
50067	Misc. Computer Equipment	3,000	0	0%	3,000	0.0%	
	Total Office Expenses	\$ 305,911	\$ 151,765	50%	\$ 311,902	2.0%	
50000C	Professional Services						
50076	Legal services	80,000	26,002	33%	80,000	0.0%	
50077	Accounting & Bookkeeping	20,000	19,369	97%	24,000	20.0%	
50077.2	Audit/Financial Statements	10,400	7,500	72%	10,400	0.0%	
50077.1	Payroll Service	10,000	2,636	26%	10,000	0.0%	
50078	Contract Services	2,000	0	0%	2,000	0.0%	
50081	Municipal Service Reviews	180,000	27,213	15%	180,000	0.0%	
	Total Professional Services	\$ 302,400	\$ 82,720	27%	\$ 306,400	1.3%	
	TOTAL EXPENDITURES	\$ 2,020,814	\$ 927,348	46%	\$ 2,030,304	0.5%	

FISCAL YEAR 2025-26 MID-YEAR BUDGET STATUS						
ACCT. #	ACCOUNT NAME	Adopted Final Budget FY 2025-26	Mid-Year Budget Status FY 2025-26	Mid-Yr % of FY 2025-26 Adopted Budget	Projected Year End (PYE) FY 2025-26	PYE % Variance From FY 2025-26 Adopted Budget
*Adopted 4/9/25						
40000	REVENUES					
40005	Filing Fees	\$ 120,000	\$ 87,191	73%	\$ 120,000	14.3%
40007	Interest Income	50,000	53,391	107%	83,391	42.9%
Revenues Subtotal		\$ 170,000	\$ 140,582	83%	\$ 203,391	19.6%
NET OPERATING COSTS		\$ 1,850,814	\$ 786,766	43%	\$ 1,826,913	-1.3%
Local Agency Apportionment		FY 2025-26 Final Budget Estimates*				
40001	City of Los Angeles	284,745	284,745	100%	284,745	7.4%
40002	County of Los Angeles	711,852	711,852	100%	711,852	7.4%
40003	Other Cities (87)	427,108	427,108	100%	427,108	7.4%
40004	Special Districts	427,108	427,108	100%	427,108	7.4%
Total Local Agency Apportionment		\$ 1,850,814	\$ 1,850,813	100%	\$ 1,850,813	7.4%
Fees/Interest		170,000	\$ 140,582	83%	\$ 203,391	119.6%
Local Agency Apportionment		1,850,814	1,850,813	100%	1,850,813	100.0%
TOTAL REVENUES		\$ 2,020,814	\$ 1,991,395	99%	\$ 2,054,204	101.7%

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

Staff Report

February 11, 2026

Agenda Item No. 9.c.

FY 2025-26 Mid-Year Investment Status Report

Background: Commission funds are held in three accounts: an operating account, an operating reserve account in the County Treasury, and a separate government entity bank account used to pay the Commission's monthly operating expenses. The County Auditor-Controller collects the LAFCO apportionments (from the County of Los Angeles, the City of Los Angeles, the cities in Los Angeles County, and the independent special districts in Los Angeles County), consistent with Government Code Section 56381.6, which the County Auditor-Controller deposits into the Commission's operating account. Each month, funds are transferred from the operating account to the Commission's government entity bank account to pay the Commission's operating expenditures, consistent with Commission-approved appropriations.

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

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

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

Interest Earnings:

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

In calendar year 2025, the average earning rate for those funds held in the County Treasury is 3.42%. The earning rate has continued to steadily decline. As of December 31, 2025, the earning rate was 3.24%, nearly one-half of one percent lower than December of 2024. Interest income accrued since the beginning of the fiscal year through the most recent Monthly Report of Investments is approximately \$53,000 (~\$10,000 less than a year ago). Projected year-end interest income is expected to be significantly above the amount approved in the Commission's annual budget for FY 2025-26 by approximately \$33,000. As noted separately (in the Mid-Year Budget Status Report, Agenda Item 9.b.), staff projects that investment income at the end of the

current fiscal year (June 30, 2025) will be approximately \$83,000 whereas the amount projected in the adopted budget is \$50,000.

CERBT investment earnings for the current fiscal year have accrued at an annualized rate of return of 5.79%. At the beginning of the fiscal year, the CERBT balance was \$755,258. As of December 31, 2025, the CERBT account balance was \$803,207.

Recommended Action:

Staff recommends that the Commission:

1. Receive and file the Mid-Year Investment Status Report for FY 2025-26.

Staff Report

February 11, 2026

Agenda Item No. 9.d.

Statements of Economic Interests - Form 700 Filing

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

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

All Commissioners with a few exceptions are required to prepare, sign, and file an annual Form 700 with LAFCO for this year's report (for Calendar Year 2025).

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

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

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

- Form 700 (2025-2026)
- 2025-2026 Form 700 Reference Pamphlet
- Limitations and Restrictions on Gifts, Honoraria, Travel & Loans Fact Sheet

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

The completed Form 700 can be submitted through the County of Los Angeles (COI Division) web portal (e-Disclosure) or received as "hard copies" at the LAFCO Office no later than

Wednesday, April 1, 2026. Any hard copies filed with the LAFCO Office will be forwarded to the Los Angeles County Executive Office on your behalf.

Going forward, please fill out and complete your Form 700, separate and apart from your position with the City/Special District you represent. Enclosed is a sample of what the County suggests (pre-filled responses) in completing your Form 700 with LAFCO.

RECOMMENDED ACTION:

1. Receive and file the Statements of Economic Interests - Form 700 Filing report.

Enclosure: Form 700 Statements of Economic Interests Cover Page, Sample

STATEMENT OF ECONOMIC INTERESTS
COVER PAGE
A PUBLIC DOCUMENT

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE)

1. Office, Agency, or Court

Agency Name (Do not use acronyms)

Local Agency Formation Commission

Division, Board, Department, District, if applicable

Your Position

Commissioner OR Legal Counsel

► If filing for multiple positions, list below or on an attachment. (Do not use acronyms)

Agency: _____ Position: _____

SAMPLE**2. Jurisdiction of Office (Check at least one box)** State Judge (Supreme, Appellate, Superior Court), Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction) Multi-County _____ County of _____ City of _____ Other **Agency Jurisdiction****3. Type of Statement (Check at least one box)** **Annual:** The period covered is January 1, 2025, through December 31, 2025. **Leaving Office:** Date Left _____/_____/_____
(Check one circle below.)

-or- The period covered is _____/_____/_____, through December 31, 2025.

 The period covered is January 1, 2025, through the date of leaving office. **Assuming Office:** Date assumed _____/_____/_____ The period covered is _____/_____/_____, through the date of leaving office. **Candidate:** Date of Election _____ and office sought, if different than Part 1: _____**4. Schedule Summary (required)**► **Total number of pages including this cover page:** _____**Schedules attached** **Schedule A-1 - Investments** – schedule attached **Schedule C - Income, Loans, & Business Positions** – schedule attached **Schedule A-2 - Investments** – schedule attached **Schedule D - Income - Gifts** – schedule attached **Schedule B - Real Property** – schedule attached **Schedule E - Income - Gifts - Travel Payments** – schedule attached **Attachment 700-P - Prospective Employment (87200 Filers Only)** – schedule attached-or- **None** - No reportable interests on any schedule**5. Verification**MAILING ADDRESS STREET
(Business or Agency Address Recommended - Public Document)

CITY

STATE

ZIP CODE

80 S. Lake Avenue, Suite 870

Pasadena

CA

91101

DAYTIME TELEPHONE NUMBER

EMAIL ADDRESS

()

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed _____
(month, day, year)Signature _____
(File the originally signed paper statement with your filing official.)

Staff Report

February 11, 2026

Agenda Item No. 10.a.

Request that the Commission Support Proposed Legislation to Allow LAFCOs to Initiate Changes of Organization/Reorganizations/Out-of-Agency Service Agreements for the Provision of Water and Wastewater services.

Background: In January 2024, the University of California Berkeley published a report (led by Professor Kristin Dobbin) examining how LAFCOs and State regulators interact to improve drinking water system reliability and related public policy topics (“LAFCO and Water System Consolidation: Bridging the gap between local and state regulators to stop and reverse water system fragmentation”). Shortly thereafter, Professor Dobbin began meeting with a working group composed of representatives of several LAFCOs (Alameda, Butte, Napa, San Diego, Sacramento, and Santa Cruz) as well as three community-based advocacy organizations (Community Water Center, Leadership Counsel for Justice and Accountability, and Public Advocates) to discuss the report’s findings. Based upon those meetings, as well as additional input from various stakeholders, this working group drafted a legislative proposal (see enclosure). Senator John Laird of Santa Cruz has tentatively agreed to serve as author.

Legislative Proposal: This legislative proposal is composed of three items:

1. **Expand Initiating Powers:** Amend Government Code §§ 56375 and 56133 to expand LAFCOs' initiating powers to include boundary changes and extraterritorial services when warranted to address documented public health or safety threats related to water or wastewater service, as locally determined by the Commission. The amendment to 56133 would also add a broader requirement for LAFCOs to determine the availability and adequacy of service before authorizing any extraterritorial services.
2. **Amplify Municipal Service Reviews (MSRs):** Amend Government Code § 56430 to establish notice and response requirements to amplify opportunities for community engagement before and after LAFCO acts on MSRs. This section requires LAFCOs to transmit a summary of MSR determinations to affected agencies, and further requires affected agencies to agendize the matter at their own respective public meetings, and to certify they have done so to LAFCO.
3. **Extend Information-Sharing to Mobile Home Parks:** Amend Government Code § 56430 to expand the list of private entities the Commission may request information from when conducting MSRs focused on drinking water or wastewater to include mobile home parks that operate community water systems. A corresponding amendment to the Health and Safety Code would require mobile home parks operating public water systems to submit boundary maps to LAFCOs by December 31, 2026, and to respond to LAFCO information requests within 45 days, consistent with existing requirements for mutual water companies.

Analysis: Staff has reviewed the draft; for the most part, staff believes that its adoption would advance LAFCOs' statutory role in aligning municipal service delivery with community needs. The amendments would provide LAFCO with measured authority to encourage proactive local agency

responses to public water and wastewater service needs; it would establish clear pathways for LAFCO intervention when necessary; and it would provide explicit authority to initiate boundary changes and extraterritorial services to address documented public health threats. Adding mobile home parks operating community water systems to the list of private entities subject to LAFCO information requests – and requiring them to file boundary maps like mutual water companies – helps close an existing gap and ensures these communities are visible in LAFCOs' municipal service reviews.

In communications with representatives of those LAFCOs involved in drafting the proposal, staff voiced concerns about the proposed requirement that cities and special districts must agendize draft MSRs at their agency governing board meetings and report back to LAFCO with comments. Staff identified three concerns: one, a proposal to “mandate” what other public agencies must do is likely to encounter resistance from city and special district representatives; two, LAFCO has no statutory means to compel said agencies to do so; and three, one could argue that LAFCO cannot move forward if the involved agency (or agencies) refuses to agendize the matter for a meeting of its governing board.

Alliance of LAFCOs: At its January 26th Meeting, several attendees raised concerns similar to those raised by your staff about the requirements upon cities and special districts relative to agendizing MSRs at their respective governing board meetings. After exhaustive discussion, there was consensus that this particular section should be revised, to require in its place that LAFCOs provide the draft MSR determinations to these affected agencies and afford said agencies ample time to comment back to LAFCO, at the agencies’ discretion. With this proposed revision, there was consensus amongst all representatives of the four LAFCOs to support “in concept” the draft legislative proposal; it was agreed, further, that that each LAFCO would agendize the draft legislative proposal for consideration at its next available meeting.

Recommended Action:

Staff recommends that the Commission:

1. Take a “SUPPORT IN CONCEPT” position on the proposed legislation (noting concerns about agency consideration of draft MSR determinations, as discussed herein); authorize the Chair to sign letters documenting this position; and direct staff to convey this support to legislators and other stakeholders.

Enclosure: Proposed Draft (Unofficial Copy)

Proposed Draft
*******Unofficial Copy*******

An act to amend Sections 56375, 56133 and 56430 of the Government Code, relating to local government.

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS

SECTION 1. Section 56375 of the Government Code is amended to read:

56375. The commission shall have all of the following powers and duties subject to any limitations upon its jurisdiction set forth in this part:

- (a) (1) To review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposals for changes of organization or reorganization, consistent with written policies, procedures, and guidelines adopted by the commission.
- (2) The commission may initiate proposals by resolution of application for any of the following:
 - (A) The consolidation of a district, as defined in Section 56036.
 - (B) The dissolution of a district.
 - (C) A merger.
 - (D) The establishment of a subsidiary district.
 - (E) The formation of a new district or districts.
 - (F) A reorganization that includes any of the changes specified in subparagraph (A), (B), (C), (D), or (E).
 - (G) The reorganization of territory to a city or district, or the provision of extraterritorial services described in paragraph (3).
 - (GH) The dissolution of an inactive district pursuant to Section 56879.
 - (HI) The dissolution of a district pursuant to Section 56375.1.

(3) A commission may initiate a proposal or request described in paragraph (2)(G) only if that change of organization, or reorganization, or extraterritorial service directly facilitates the provision of water or wastewater in response to a documented public health and safety threat to the community, as determined by the commission.

(A) In determining the applicability of a documented public health and safety threat, the commission shall prioritize information provided by any of the following:

(i) The State Water Resources Control Board including related to potential water system consolidations under Health and Safety Code Section 116682.

(ii) Applicable California regional water quality control board

(iii) The applicable county department of public health

(iv) The applicable Local Primacy Agency

(B) Prior to taking action, the commission shall host at least one meeting in a place as close as feasible to the affected community and consider the level of support for the reorganization among residents of the affected community.

(C) Based on the documented public health and safety threat to the community the commission may petition the State Water Resources Control Board to consider ordering consolidation under Section 116682 of the Health and Safety Code.

~~(34)~~ A commission may initiate a proposal described in paragraph (2) only if that change of organization or reorganization is consistent with a recommendation or conclusion of a study prepared pursuant to Section 56378, 56425, or 56430, and the commission makes the determinations specified in subdivision (b) of Section 56881.

~~(45)~~ A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

~~(A)~~ Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city.

~~(B)~~ Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.

~~(C)~~ An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

~~(56)~~ As a condition to the annexation of an area that is surrounded, or substantially surrounded, by the city to which the annexation is proposed, the commission may require, where consistent with the purposes of this division, that the annexation include the entire island of surrounded, or substantially surrounded, territory.

~~(67)~~ A commission shall not impose any conditions that would directly regulate land use density or intensity, property development, or subdivision requirements.

(78) The decision of the commission with regard to a proposal to annex territory to a city shall be based upon the general plan and prezunging of the city. When the development purposes are not made known to the annexing city, the annexation shall be reviewed on the basis of the adopted plans and policies of the annexing city or county. A commission shall require, as a condition to annexation, that a city prezone the territory to be annexed or present evidence satisfactory to the commission that the existing development entitlements on the territory are vested or are already at build-out, and are consistent with the city's general plan. However, the commission shall not specify how, or in what manner, the territory shall be prezoned.

(89) (A) Except for those changes of organization or reorganization authorized under Section 56375.3, and except as provided by subparagraph (B), a commission shall not approve an annexation to a city of any territory greater than 10 acres, or smaller as determined by commission policy, where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation, unless an application to annex the disadvantaged unincorporated community to the subject city has been filed with the executive officer.

(B) An application to annex a contiguous disadvantaged unincorporated community shall not be required if either of the following apply:

(i) A prior application for annexation of the same disadvantaged unincorporated community has been made in the preceding five years.

(ii) The commission finds, based upon written evidence, that a majority of the registered voters within the affected territory are opposed to annexation.

(C) This paragraph shall also apply to the annexation of two or more contiguous areas that take place within five years of each other and that are individually less than 10 acres but cumulatively more than 10 acres.

(b) With regard to a proposal for annexation or detachment of territory to, or from, a city or district or with regard to a proposal for reorganization that includes annexation or detachment, to determine whether territory proposed for annexation or detachment, as described in its resolution approving the annexation, detachment, or reorganization, is inhabited or uninhabited.

(c) With regard to a proposal for consolidation of two or more cities or districts, to determine which city or district shall be the consolidated successor city or district.

(d) To approve the annexation of unincorporated, noncontiguous territory, subject to the limitations of Section 56742, located in the same county as that in which the city is located, and that is owned by a city and used for municipal purposes and to authorize the annexation of the territory without notice and hearing.

(e) To approve the annexation of unincorporated territory consistent with the planned and probable use of the property based upon the review of general plan and prezunging designations. No subsequent change may be made to the general plan for the annexed territory or zoning that is not in conformance to the prezunging designations for a period of two years after the completion

of the annexation, unless the legislative body for the city makes a finding at a public hearing with written notice provided no less than 21 days to the commission that a substantial change has occurred in circumstances that necessitate a departure from the rezoning in the application to the commission.

(f) With respect to the incorporation of a new city or the formation of a new special district, to determine the number of registered voters residing within the proposed city or special district or, for a landowner-voter special district, the number of owners of land and the assessed value of their land within the territory proposed to be included in the new special district. The number of registered voters shall be calculated as of the time of the last report of voter registration by the county elections official to the Secretary of State prior to the date the first signature was affixed to the petition. The executive officer shall notify the petitioners of the number of registered voters resulting from this calculation. The assessed value of the land within the territory proposed to be included in a new landowner-voter special district shall be calculated as shown on the last equalized assessment roll.

(g) To adopt written procedures for the evaluation of proposals, including written definitions consistent with existing state law. The commission may adopt standards for any of the factors enumerated in Section 56668. Any standards adopted by the commission shall be written.

(h) To adopt standards and procedures for the evaluation of service plans submitted pursuant to Section 56653 and the initiation of a change of organization or reorganization pursuant to subdivision (a).

(i) To make and enforce regulations for the orderly and fair conduct of hearings by the commission.

(j) To incur usual and necessary expenses for the accomplishment of its functions.

(k) To appoint and assign staff personnel and to employ or contract for professional or consulting services to carry out and effect the functions of the commission.

(l) To review the boundaries of the territory involved in any proposal with respect to the definiteness and certainty of those boundaries, the nonconformance of proposed boundaries with lines of assessment or ownership, and other similar matters affecting the proposed boundaries.

(m) To waive the restrictions of Section 56744 if it finds that the application of the restrictions would be detrimental to the orderly development of the community and that the area that would be enclosed by the annexation or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city.

(n) To waive the application of Section 22613 of the Streets and Highways Code if it finds the application would deprive an area of a service needed to ensure the health, safety, or welfare of the residents of the area and if it finds that the waiver would not affect the ability of a city to provide any service. However, within 60 days of the inclusion of the territory within the city, the legislative body may adopt a resolution nullifying the waiver.

- (o) If the proposal includes the incorporation of a city, as defined in Section 56043, or the formation of a district, as defined in Section 2215 of the Revenue and Taxation Code, the commission shall determine the property tax revenue to be exchanged by the affected local agencies pursuant to Section 56810. If the proposal includes the disincorporation of a city, as defined in Section 56034, the commission shall determine the property tax revenue to be exchanged by the affected local agencies pursuant to Section 56813.
- (p) To authorize a city or district to provide new or extended services outside its jurisdictional boundaries pursuant to Section 56133.
- (q) To enter into an agreement with the commission for an adjoining county for the purpose of determining procedures for the consideration of proposals that may affect the adjoining county or where the jurisdiction of an affected agency crosses the boundary of the adjoining county.
- (r) To approve with or without amendment, wholly, partially, or conditionally, or disapprove pursuant to this section the annexation of territory served by a mutual water company formed pursuant to Part 7 (commencing with Section 14300) of Division 3 of Title 1 of the Corporations Code that operates a public water system to a city or special district. Any annexation approved in accordance with this subdivision shall be subject to the state and federal constitutional prohibitions against the taking of private property without the payment of just compensation. This subdivision shall not impair the authority of a public agency or public utility to exercise eminent domain authority.

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SECTION 2. Section 56133 of the Government Code is amended to read:

(a) A city or district may provide new or extended services by contract or agreement outside its jurisdictional boundary only if it first requests and receives written approval from the commission of the county in which the affected territory is located.

(b) The commission may initiate proceedings for a city or district to provide new or extended services by contract or agreement outside its jurisdictional boundary under the circumstances described in Section 56375(a)(3).

~~(bc)~~ The commission may authorize a city or district to provide new or extended services outside its jurisdictional boundary but within its sphere of influence in anticipation of a later change of organization.

~~(ed)~~ The commission may authorize a city or district to provide new or extended services outside its jurisdictional boundary and outside its sphere of influence to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory ~~and determinations of available and adequate service to the affected territory~~, if both of the following requirements are met:

(1) The entity applying for approval has provided the commission with documentation of a threat to the health and safety of the public or the affected residents.

(2) The commission has notified any alternate service provider, including any water corporation as defined in Section 241 of the Public Utilities Code, that has filed a map and a statement of its service capabilities with the commission.

~~(de)~~ The executive officer, within 30 days of receipt of a request for approval by a city or district to extend services outside its jurisdictional boundary, shall determine whether the request is complete and acceptable for filing or whether the request is incomplete. If a request is determined not to be complete, the executive officer shall immediately transmit that determination to the requester, specifying those parts of the request that are incomplete and the manner in which they can be made complete. When the request is deemed complete, the executive officer shall place the request on the agenda of the next commission meeting for which adequate notice can be given but not more than 90 days from the date that the request is deemed complete, unless the commission has delegated approval of requests made pursuant to this section to the executive officer. The commission or executive officer shall approve, disapprove, or approve with conditions the extended services. If the new or extended services are disapproved or approved with conditions, the applicant may request reconsideration, citing the reasons for reconsideration.

~~(ef)~~ This section does not apply to any of the following:

(1) Two or more public agencies where the public service to be provided is an alternative to, or substitute for, public services already being provided by an existing public service provider and where the level of service to be provided is consistent with the level of service contemplated by

the existing service provider.

- (2) The transfer of nonpotable or nontreated water.
- (3) The provision of surplus water to agricultural lands and facilities, including, but not limited to, incidental residential structures, for projects that serve conservation purposes or that directly support agricultural industries. However, prior to extending surplus water service to any project that will support or induce development, the city or district shall first request and receive written approval from the commission in the affected county.
- (4) An extended service that a city or district was providing on or before January 1, 2001.
- (5) A local publicly owned electric utility, as defined by Section 224.3 of the Public Utilities Code, providing electric services that do not involve the acquisition, construction, or installation of electric distribution facilities by the local publicly owned electric utility, outside of the utility's jurisdictional boundary.
- (6) A fire protection contract, as defined in subdivision (a) of Section 56134.

SECTION 3. Section 56430 of the Government Code is amended to read:

(a) In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission. The commission shall include in the area designated for service review the county, the region, the subregion, or any other geographic area as is appropriate for an analysis of the service or services to be reviewed, and shall prepare a written statement of its determinations with respect to each of the following:

- (1) Growth and population projections for the affected area.
- (2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
- (3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
- (4) Financial ability of agencies to provide services.
- (5) Status of, and opportunities for, shared facilities.
- (6) Accountability for community service needs, including governmental structure and operational efficiencies.
- (7) Any other matter related to effective or efficient service delivery, as required by commission policy.

(b) In conducting a service review, the commission shall comprehensively review all of the agencies that provide the identified service or services within the designated geographic area. The commission may assess various alternatives for improving efficiency and affordability of infrastructure and service delivery within and contiguous to the sphere of influence, including, but not limited to, the consolidation of governmental agencies.

(c) In conducting a service review related to drinking water or wastewater services, the commission shall to the best of their ability identify all regulated providers of the relevant service within or adjacent to the applicable spheres of influence of the reviewed agencies in Section 56430(b)

(ed) In conducting a service review, the commission may include a review of whether the agencies under review, including any public water system as defined in Section 116275, are in compliance with the California Safe Drinking Water Act (Chapter 4 (commencing with Section 116270) of Part 12 of Division 104 of the Health and Safety Code). A public water system may satisfy any request for information as to compliance with that act by submission of the consumer confidence or water quality report prepared by the public water system as provided by Section 116470 of the Health and Safety Code.

(de) The commission may request information, as part of a service review under this section, from identified public or private entities that provide wholesale or retail supply of drinking water, including mutual water companies formed pursuant to Part 7 (commencing with Section 14300) of Division 3 of Title 1 of the Corporations Code, mobile home parks formed pursuant to Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code, and private utilities, as defined in Section 1502 of the Public Utilities Code.

(ef) The commission shall conduct a service review before, or in conjunction with, but no later than the time it is considering an action to establish a sphere of influence in accordance with Section 56425 or 56426.5 or to update a sphere of influence pursuant to Section 56425.

(f) The commission shall conduct a public hearing for which notice has been published, to consider the service review and written determinations prepared under subdivision (a). Notice of the public hearing shall be provided to agencies that provide one or more services evaluated in the review.

(g) The commission shall notify in writing all agencies that provide one or more services evaluated in the municipal service review within 30 days following the commission's adoption, approval, or otherwise concluding action on the written determinations prepared under subdivision (a). The notification shall include a listing of the written determinations made by the commission.

(1) Agencies receiving notification must review the communications, including the relevant written determinations at a noticed public meeting.

(2) Agencies must transmit to LAFCo written confirmation that they have received the review in a public meeting within 6 months.

(3) Agencies which fail to transmit written confirmation with the commission required by this section within one calendar year of notice by the executive officer shall not thereafter, and until those conformations are completed, issue any bonds or incur indebtedness of any kind.

SECTION 4. Section XXXX of the Health and Safety Code is amended to read:

(a) No later than July 1, 2027, each mobile home park that operates a public water system shall submit to the local agency formation commission for its county a map depicting the approximate boundaries of the property that mobile home park serves.

(b) A mobile home park that operates a public water system shall respond to a request from a local agency formation commission, located within a county that the mobile home park operates in, for information in connection with the preparation of municipal service reviews or spheres of influence pursuant to Chapter 4 (commencing with Section 56425) of Part 2 of Division 3 of Title 5 of the Government Code within 45 days of the request. The mobile home park shall provide all reasonably available nonconfidential information relating to the operation of the public water system. The mobile home park shall explain, in writing, why any requested information is not reasonably available. The mobile home park shall not be required to disclose any information pertaining to the names, addresses, or water usage of any specific shareholder. This subdivision shall not be interpreted to require a mobile home park to undertake any study or investigation. A mobile home park may comply with this section by submitting to the local agency formation commission the same information that the mobile home park submitted to the State Water Resources Control Board Division of Drinking Water.

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