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Donald Dear

Chair

Gerard McCallum

1st Vice-Chair

Margaret Finlay

2nd Vice-Chair

Ryan Altoon

Kathryn Barger

John Lee

Robert Lewis

Angie Reyes English

Hilda Solis

Alternate Members

Wendy Celaya

Jorge Marquez

Holly Mitchell

Imelda Padilla

Panida Rzonca

Jeff Wood

Staff

Paul Novak

Executive Officer

Adriana Romo

Deputy Executive Officer

Amber De La Torre

Doug Dorado

Adriana Flores

Taylor Morris

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

August 12, 2026

Present:

Donald Dear, Chair

Ryan Altoon

Margaret Finlay

John Lee

Robert Lewis

Angie Reyes English

Wendy Celaya, Alternate

Jorge Marquez, Alternate

Imelda Padilla, Alternate

Panida Rzonca, Alternate

Paul Novak, Executive Officer

Katherine Hardy, Legal Counsel

Absent:

Kathryn Barger

Gerard McCallum

Hilda Solis

Holly Mitchell, Alternate

Jeff Wood, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:02 a.m. as an in-person and virtual meeting.

- a. Commissioner(s) request to participate remotely pursuant to Government Code § 54953.8.3:

(None).

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

(None).

ANNOUNCEMENTS

The Executive Officer (EO) announced that the agenda for today's meeting was posted to the LAFCO website on Tuesday, August 4, 2026; and at the Kenneth Hahn Hall of Administration on Wednesday, August 5, 2026; in accordance with State law.

4 SWEARING-IN OF SPEAKER(S)

The EO swore-in three (3) members of the audience who planned to testify in person.

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

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

- a. Approved Minutes of July 8, 2026.
- b. Approved Operating Account Check Register for the month of July 2026.
- 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.
 - i. Special District Risk Management Authority (SDRMA) President’s Special Acknowledgement Award dated July 14, 2026.
 - ii. CALAFCO 2026 Annual Conference Save the Date Flyer.
- i. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1137 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2026-23RMD.
- j. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1140 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2026-24RMD.
- k. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 468 to the County Sanitation District No. 14 of Los Angeles County; Resolution No. 2026-25RMD.

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

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Municipal Service Review (MSR) and Sphere of Influence (SOI) Update No. 2026-05 for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance.

Beth Thompson (Principle, De Novo Planning Group) presented a summary of the MSR and SOI Update No. 2026-05 for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance.

The public hearing was opened to receive testimony. There being no testimony and no written

opposition, nor e-mails, submitted prior to the close of the public hearing, the public hearing was closed.

The Commission took the following actions:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving MSR No. 2026-05, the Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance, Resolution No. 2026-26RMD;
- Adopted and approved the July 2026 Municipal Service Review and Sphere of Influence Update for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance;
- Adopted the recommended determinations required for the Municipal Service Review, as recommended in the MSR and SOI Update and in the Resolution Making Determinations (RMD), pursuant to Government Code § 56430;
- Adopted the recommended determinations required for the proposed Sphere of Influence Updates (amendments) for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance, as recommended in the MSR and SOI Update and in the RMD, pursuant to Government Code § 56425;
- Adopted the SOI Maps for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance, attached to the staff report;
- Directed the Executive Officer to transmit copies of the Resolution Making Determinations, as provided in Government Code § 56882; and
- Directed the Executive Officer to post the MSR and SOI Update to the LAFCO website; and update LAFCO's respective SOI Maps for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance, on the LAFCO website.

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

8 PROTEST HEARING(S)

The following item was called up for consideration:

- a. Reorganization No. 2014-03 to the City of Calabasas (Craftsman's Corner) "Annexation of Area 1 and Area 2 to the City of Hidden Hills and Annexation of Area 3 to the City of Calabasas."

Doug Dorado (Senior Government Analyst) summarized the staff report on this item. Mr. Dorado stated that this is the Commission protest hearing pursuant to Government Code Section 57000 *et seq.*, and that fifteen (15) registered voters and eight (8) property owners submitted written protests in advance of the hearing.

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

The EO answered questions to the satisfaction of the Commission.

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

The Commission took the following action:

- Adopted the Resolution Making Determinations Ordering Reorganization No. 2014-03 to the City of Calabasas (Craftsman's Corner) "Annexation of Area 1 and Area 2 to the City of Hidden Hills and Annexation of Area 3 to the City of Calabasas"; Resolution No. 2026-01PR.

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

9 OTHER ITEMS

The following item was called up for consideration:

- a. Nominate Candidates for the California Association of Local Agency Formation Commissions (CALAFCO) 2026-2027 Board of Directors.

The EO summarized the staff report on this item.

The EO answered questions to the satisfaction of the Commission.

The Commission took the following actions:

- Nominated Commission First Vice Chair Gerard McCallum for a two-year term on the CALAFCO Board of Directors;
- Nominated Executive Officer Paul Novak for a one-year term on the CALAFCO Board of Directors;
- Authorized the Chair to sign the necessary “LAFCO Certification,” attesting that the Commission has duly nominated Commissioner Gerard McCallum (for a two-year term) and Executive Officer Paul Novak (for a one-year term) for Board of Directors seats; and
- Directed staff to submit the nomination documents to CALAFCO.

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

9 OTHER ITEMS

The following item was called up for consideration:

- b. Banking Institutions Update.

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

Ms. Romo answered questions to the satisfaction of the Commission.

No formal action was taken.

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

Commissioner Lewis indicated that he and Ms. Romo attended the California Special Districts Association (CSDA), San Gabriel Valley Chapter Luncheon, on July 27th. It was a well-formed meeting.

Commissioner Lewis indicated that the CSDA Annual Conference is August 24-27, 2026, in Palm Desert.

12 EXECUTIVE OFFICER'S REPORT

The EO thanked Tiffani Shin (Legal Counsel) for her service as LAFCO's Legal Counsel, as this will be her last Commission meeting.

The EO noted that the November 11th Meeting will be moved to Wednesday, November 18th; as November 11th is the Veterans Day Holiday.

The EO indicated that Ms. Romo will conduct the September 9th meeting.

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

September 9, 2026

October 14, 2026

November 18, 2026

15 ADJOURNMENT

On motion of Chair Dear, the meeting was adjourned at 9:51 a.m.

Respectfully submitted,



Paul Novak, AICP
Executive Officer

**RESOLUTION NO. 2026-23RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1137 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 2.036± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1137 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service to two (2) existing 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 August 12, 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 August 12, 2026, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission with respect to Annexation No. 1137 to the Santa Clarita Valley Sanitation District of Los Angeles County, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319 (a) because it consists of areas containing existing structures developed to the density allowed by the current zoning. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected 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 2.036± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1137 to the Santa Clarita Valley Sanitation District of Los Angeles County".

- 5. Annexation No. 1137 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

- b. The effective date of the annexation shall be the date of recordation of the

Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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

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

PASSED AND ADOPTED this 12th day of August 2026.

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

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



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

**RESOLUTION NO. 2026-24RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1140 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY"**

WHEREAS, the Santa Clarita Valley Sanitation District of Los Angeles County (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission or LAFCO), 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 unincorporated Los Angeles County (County); and

WHEREAS, the proposed annexation consists of approximately 5.59± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1140 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) existing 30,403 square-foot truck retail and repair building; 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 August 12, 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 August 12, 2026, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, with respect to Annexation No. 1140 to the Santa Clarita Valley Sanitation District of Los Angeles County, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(a), because it consists of areas containing existing structures developed to the density allowed by the current zoning. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected 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 5.59± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1140 to the Santa Clarita Valley Sanitation District
of Los Angeles County".

- 5. Annexation No. 1140 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

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

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

PASSED AND ADOPTED this 12th day of August 2026.

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

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



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

**RESOLUTION NO. 2026-25RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 468 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 20.07± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 468 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 73 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 August 12, 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 August 12, 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. 468 to the County Sanitation District No. 14 of Los Angeles County, pursuant to CEQA and 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 program as applicable, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and

b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

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

4. The affected territory consists of 20.07± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 468 to the County Sanitation District No. 14 of Los Angeles County".

5. Annexation No. 468 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.

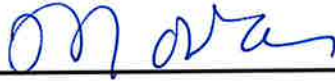
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. 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 12th day of August 2026.

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

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



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

**RESOLUTION NO. 2026-26RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS ADOPTING THE
"MUNICIPAL SERVICE REVIEW (MSR) AND SPHERE OF INFLUENCE (SOI) UPDATE NO. 2026-05
FOR THE CITIES OF GARDENA, HAWTHORNE, INGLEWOOD, LAWNDALE, AND TORRANCE "**

WHEREAS, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), provides that a Local Agency Formation Commission (LAFCO or Commission) shall develop and determine a Sphere of Influence (SOI) for each special district (Government Code Section 56425(a)) and that every five (5) years thereafter, the Commission shall, as necessary, review and update each SOI (Government Code Section 56425(g)); and

WHEREAS, the SOI is the primary planning tool for LAFCO, and it defines the probable physical boundaries and service area of a local agency, as determined by LAFCO; and

WHEREAS, Section 56430 requires that, in order to prepare and to update Spheres of Influence, the Commission shall conduct a Municipal Service Review (MSR) prior to, or in conjunction with, action to update or adopt an SOI; and

WHEREAS, the Commission has undertaken the MSR and SOI Update for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance; and

WHEREAS, this proposed MSR and SOI Update consists of inhabited territory and is assigned the following short-form designation: "MSR No. 2026-05—Municipal Service Review and Sphere of Influence Update for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance;" and

WHEREAS, the Executive Officer has submitted to the Commission "MSR No. 2026-05—

Municipal Service Review and Sphere of Influence Update for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance, dated July, 2026, as prepared by De Novo Planning Group; and recommended by LAFCO staff, and which includes recommendations to amend or reconfirm the respective SOIs for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance; and

WHEREAS, the MSR and SOI Update for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance is exempt from the provisions of CEQA under the commonsense exemption in 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the recommended MSR and SOI Update for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance will have a significant effect on the environment; and in the alternative, the MSR and SOI Update are not a project for purposes of CEQA because they are an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and therefore is excluded from the definition of a project, pursuant to Section 15378(b) of the State CEQA Guidelines; and

WHEREAS, staff shared a Draft MSR with representatives of the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance; and the Draft MSR reflects input provided by these City representatives; and

WHEREAS, staff has prepared draft Municipal Service Review determinations required by Government Code §56430 for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance, which are provided in this resolution;

WHEREAS, LAFCOs are required to adopt an SOI for each city and special district, and to

review and update SOL's "every five years, as necessary," pursuant to Government Code § 56425, and in so doing, adopt corresponding determinations; and

WHEREAS, maps of the Existing SOIs for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance are attached to this staff report, and are hereby incorporated herein by reference; and

WHEREAS, maps of the Proposed SOIs for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance are attached to this staff report, and are hereby incorporated herein by reference; and

WHEREAS, staff has prepared draft Sphere of Influence determinations, required by Government Code §56425 for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance, which are provided in this resolution; and

WHEREAS, the Executive Officer set August 12, 2026, as the hearing date on this MSR and SOL update, and gave notice of the public hearing pursuant to Government Code §56427, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on Thursday, July 16, 2026; and

WHEREAS, on August 12, 2026, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, based upon staff review and the feasibility of governmental reorganization identified in Section 56425(h), staff has determined that any such reorganizations will not further the goals of orderly development and affordable service delivery, and therefore does not recommend reorganization of the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance; and

WHEREAS, the proposed action consists of the adoption of the Municipal Service Review and Sphere of Influence Update for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The affected territory is inhabited, and it is assigned the following short-form designation: "MSR No. 2026-05—Municipal Service Review and Sphere of Influence Update of the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance."
2. The Commission finds that MSR No. 2026-05—Municipal Service Review and Sphere of Influence Update for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance—is exempt from the provisions of the California Environmental Quality Act ("CEQA") because it can be seen with certainty that there is no possibility that the Municipal Service Review and Sphere of Influence Update of the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance will have a significant effect on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). In the alternative, the Municipal Service Review and Sphere of Influence Update of the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance is not a project for the purposes of

CEQA because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and therefore is excluded from the definition of a project, pursuant to Section 15378(b) of the State CEQA Guidelines.

3. The Commission adopts the Municipal Service Review and Sphere of Influence Update for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance, dated July, 2026, as prepared by De Novo Planning Group and recommended by LAFCO staff.
4. Consistent with Government Code §56430, the Commission hereby adopts the following Municipal Service Review determinations:

City of Gardena

Growth and population projections for the affected area.

The City of Gardena's population grew modestly from 57,746 in 2000 to 61,027 in 2020, an increase of 5.7 percent over two decades, before declining slightly to 60,263 by 2025. SCAG projects an increase of 2,700 households and 1,600 jobs from 2019 to 2050. For the 6th Cycle Regional Housing Needs Allocation (2021–2029), SCAG allocated Gardena 5,735 housing units. The City's General Plan 2045 establishes a buildout capacity of 25,401 housing units accommodating approximately 72,926 residents. The City is largely built out and relies on infill, redevelopment, and increased densities, particularly within specific plan areas and transit corridors, for growth. Several significant development projects are in planning or approved, including the 1450 Artesia Specific Plan (268,000 SF mixed-use), the 1610 W. Artesia Boulevard project (300 apartment units), and the Normandie Crossing Specific Plan (333 units). While the City's population growth has been stable historically, it is expected that various changes to State law that streamline housing approvals as well as the City's identification of housing sites to accommodate its 6th Cycle RHNA, may result in an increase in population growth and associated demand for services compared to the growth trends occurring from 2000 to 2025. As the City's SOI is coterminous to the City boundary, no future growth associated with Gardena is projected for adjacent unincorporated territory.

The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the Sphere of Influence (SOI).

The City of Gardena's SOI is coterminous with its jurisdictional boundary and does not contain any DUCs. One DUC is adjacent to the City along its western boundary, within the City of Hawthorne's SOI. This DUC is discussed under the City of Hawthorne SOI determinations.

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.

The City's present and planned facilities are generally sufficient to meet community needs. The Police Department headquarters, built in 1963, significantly exceeds capacity and relies on modular annexes. The City's park acreage (approximately 0.65 acres per 1,000 residents) is well below the base Quimby Act ratio, though the City updated its Parks and Recreation Master Plan in 2024 to address growing demands by improving and maintaining its parks, community centers, and other recreation facilities. The City directly provides general government, law enforcement, public works (including wastewater collection, stormwater management, and street maintenance), parks and recreation, animal care and control, and code enforcement services. These services are adequate to meet current community needs, though the Police Department headquarters (built 1963) significantly exceeds its design capacity and relies on modular annexes, and the City's park acreage of 0.65 acres per 1,000 residents is well below the Quimby Act standard of 3.0 acres per 1,000. The City completed a Sewer Master Plan in 2023 identifying 15 improvement projects to address capacity deficiencies. Services provided through contract agencies and outside agencies include fire protection and emergency medical services (CFPD), potable water (Golden State Water Company), wastewater treatment (LACSD), library services (LA County Library), solid waste collection (Waste Resources), and vector control (Greater LA County Vector Control District). Potable water is provided by GSWC's Southwest System, which projects supplies will meet demands through 2045 under all hydrologic conditions. Wastewater is collected by the City and treated at LACSD's Warren WRF. The Warren WRF is projected to exceed capacity by 2050; while flows have decreased in comparison to projected flows due to ongoing water conservation efforts throughout the region, the facility's long-term demand projections should be analyzed in the context of RHNA allocations and State development streamlining laws that may increase growth and associated wastewater treatment demand beyond that projected for the Warren WRF; this affects all subject cities equally. The City receives fire protection from CFPD (Stations 158 and 159, Battalion 18), which has an ISO Class 2 rating. Station 159 is in very poor condition with no replacement planned. Four additional CFPD squads to meet projected 2040 demand within Battalion 18, which serves

Gardena, Lawndale, and Hawthorne. The City is in the process of renegotiating its agreement with CFPD.

Financial ability of agencies to provide services

The City currently has the financial ability to provide services. The City has strong investment-grade credit ratings of AA- (S&P) and Aa3 (Moody's). From FY 2018-19 through FY 2023-24, General Fund revenues grew at a high average rate of 7.6 percent, exceeding low expenditure growth averaging 2.7 percent. The City's General Fund reserve policy of 25 percent is met and exceeded; the emergency contingency reserve and unassigned fund balance total approximately 23.8 percent of General Fund expenditures, exceeding a minimum threshold of two months of average operating expenditures. The City's governmental activities unrestricted net position is negative (\$119.3 million) due largely to unfunded pension, OPEB, and long-term debt obligations, including a \$70.5 million pension obligation bond (POB) issued in 2020; this negative position is a long-term caution but does not affect near-term budget conditions. The City allocates approximately \$7.8 million per year (FY 2024-25 through FY 2026-27) of General Fund, GTrans Fund, Sewer Fund, and Grants Funds revenues to the 2020 POB. The net value of capital assets being depreciated is approximately 36 percent of total capital asset value, which begins to raise a warning flag regarding the need for continued capital reinvestment. The City is a member of Public Risk Innovation, Solutions, and Management (PRISM) for risk management, providing cost avoidance through pooled insurance programs. No opportunities for rate restructuring were noted.

Status of, and opportunities for, shared facilities.

Shared facilities occur through joint powers and other shared service agreements. The South Bay Regional Public Communications Authority (RCC) operates a consolidated communications center providing police and fire 9-1-1 dispatch services to Gardena, Hawthorne, Manhattan Beach, and under contract to several other cities. The RCC consolidates dispatch operations that would otherwise require separate facilities at each city. City-owned fire stations (Stations 158 and 159) are leased to the CFPD, which uses these facilities to provide fire protection services to the City and nearby areas, avoiding the need for the City to construct and maintain independent fire facilities. Wastewater generated within Gardena is collected by the City's sewer system and conveyed to the LACSD's Warren WRF. Contracting with the Cities of Hawthorne and Lawndale for senior case management services provided by Gardena reduces the need for Hawthorne and Lawndale to dedicate primary administrative and program space for this service and provides for cost-sharing between the three cities for administrative and operational facility space. The City's approach to contracting with Los Angeles County for library services, animal shelter services, and other general services reduces the need for the City to construct and staff dedicated

facilities for these functions. There may be additional opportunities for joint use agreements with the Los Angeles Unified School District for community assembly and sports field use at local schools, including Gardena High School, Peary Middle School, and Junipero Serra High School. No known barriers to shared service agreements have been identified.

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

Government Structure: The City of Gardena operates under a Council-Manager form of government. The City is a general law city governed by a five-member at-large City Council. The City Manager is appointed by the City Council and serves as the Chief Executive Officer. The City Attorney is a contract position appointed by the City Council. The City Treasurer and City Clerk are elected officials. The City Council meets twice monthly on the second and fourth Tuesday.

Management Efficiencies: The City has not prepared recent management or efficiency studies. The City prepares an annual budget that includes a Capital Improvement Program with corresponding funding sources and a ten-year street rehabilitation plan. The City produces its Annual Comprehensive Financial Reports in a timely manner, typically within six months of fiscal year end, and no adverse audit findings have been reported. The City's Pavement Condition Index of 81 is among the highest in the state, reflecting effective infrastructure management. The City does not conduct formal internal departmental audits on an annual schedule but tracks performance through budgetary processes and departmental reporting to the City Council. The City's budget includes only a two-year General Fund forecast; a longer five- to ten-year forecast would strengthen long-range fiscal planning.

Local Accountability and Governance: The City demonstrates accountability and transparency through posting of meeting agendas, staff reports, and minutes on its website; streaming City Council meetings via YouTube; maintaining an active social media presence (Facebook, X, YouTube, Instagram); publishing a newsletter; and providing multiple channels for complaints and service requests, including phone, email, and direct contact with departments. The City notices and conducts meetings in compliance with the Brown Act.

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

The area of LAUSD facilities within the City of Los Angeles, nearly encircled by the City of Gardena, represents a boundary that appears illogical and warrants consideration regarding service inefficiencies. Emergency services to a nearly surrounded area are often most efficiently delivered by the surrounding jurisdiction. Law enforcement services are provided by the Gardena Fire

Department, which is approximately 1.5 to 1.8 miles from the various uses at the LAUSD site. Fire protection and emergency medical services are provided by CFPD from Station 158, which is approximately 1.4 to 1.7 miles from the LAUSD site uses. The City of Los Angeles Fire Department station serving the LAUSD site is the Vermont Station, which is approximately 0.5 mile from the LAUSD site, while the City of Los Angeles Police Station serving the site (Harbor Community Police Station), is approximately 14 miles away. A future boundary reorganization could result in more efficient and effective delivery of some services. However, as a developed LAUSD facility, this site has existing water, sewer, and public utilities and is less reliant on municipal services, such as local governance, community development, and economic development than an area developed with private uses. This MSR identifies this only as an issue for future consideration; no change to the City's SOI is recommended at this time. No other matters related to effective or efficient service delivery were identified.

City of Hawthorne

Growth and population projections for the affected area.

Hawthorne's population grew modestly from 84,112 in 2000 to 88,083 in 2020, with the majority of the growth occurring in the 2010 to 2020 period, before declining to 85,653 by 2025. SCAG projects an increase of approximately 2,000 households and 1,900 jobs from 2019 to 2050. The 6th Cycle RHNA allocation is 1,734 units. The Housing Element identifies capacity for 2,013 units. The City is largely built out and relies on infill and redevelopment for growth. The City is comprehensively updating its General Plan, anticipated for adoption in 2028.

The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the Sphere of Influence (SOI).

Two DUCs are within Hawthorne's SOI. DUC 060376016003 in Study Area H-1 encompasses approximately 322.4 acres within the unincorporated community of Lennox, a densely developed, predominantly residential community with a median household income below 80 percent of the statewide median. DUC 060376037061 in Study Area H-5 encompasses approximately 92.2 acres, a built-out residential area that includes two elementary schools and Bodger Park. A third DUC (060376004003, approximately 65.6 acres) is adjacent to the City within the Los Angeles SOI to the northeast. Fire, water, and wastewater services are provided to all three DUCs by CFPD, Golden State Water Company/WBMD, and LACSD District No. 5, respectively. No known service deficiencies have been identified.

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.

The City's services are generally adequate to meet community needs, though several infrastructure challenges exist. The City directly provides general government, law enforcement (Hawthorne Police Department with 95 sworn officers, approximately 1.1 per 1,000 residents), public works (including 96 miles of sewer lines, stormwater management, and street maintenance), parks and recreation, animal care and control, building and safety, planning, code enforcement, and solid waste collection (franchise agreement with Republic Services). The City's park acreage remains well below NRPA standards, with the deficiency identified in the 1989 General Plan likely worsened by subsequent population growth. The City budgeted \$17.1 million in FY 2025-26 for a variety of maintenance and capital improvement efforts through its Street, Street Improvements, Local Transit Assistance, and Capital Improvements Funds, which address street and transit facilities maintenance and improvements and City facilities improvements. The City maintains its sewer system through capital improvement projects and its Sewer System Management Plan; the sewer spill rate of 0.4 gallons per mile for the past decade is well below the statewide average.

Fire protection and emergency medical services are provided via contract with CFPD through three City-owned stations (160, 161, 162) within Battalion 18, with an ISO Class 2 rating. Stations 160 and 162 are in poor condition and identified for replacement; four additional squads are needed for Battalion 18 to meet projected 2040 demand. The CFPD ISO Class 2 rating reflects adequate fire suppression capability.

The City does not directly provide potable water, wastewater treatment, library, or vector control services. Potable water is provided by Cal Water's Hawthorne District and GSWC's Southwest System; both project supplies will meet demands through 2045. Cal Water's Hawthorne District system includes 5,556 residential and 649 non-residential connections with an average annual demand of 3,395.6 AFY. Water supply from GSWC and Cal Water is projected to meet demands through 2045 under all hydrologic conditions.

Wastewater treatment is provided by LACSD at the Warren WRF, which may reach capacity by 2050, as previously described.

Library services are provided by County of Los Angeles Public Library System through the Hawthorne Library and the Wiseburn Library.

Regarding the DUCs within and adjacent to the SOI, fire protection in the DUCs is provided by CFPD. Battalion 20 (serving DUC 060376016003 in H-1) requires

17 additional squads and one net new station to meet projected 2040 demand; Battalion 18 (serving DUC 060376037061 in H-5) requires four additional squads. Station 21, which serves the H-5 DUC, is in good condition. Potable water is provided by GSWC's Southwest System with supplies projected to meet demands through 2045. Wastewater is collected by LACSMD and treated at the Warren WRF, which has the potential to reach capacity by 2050, as previously described.

Financial ability of agencies to provide services

The City currently has the financial ability to provide services. The City has historically maintained strong investment-grade credit ratings, with the most recent available information indicating an S&P 'A+' rating (2016). Between FY 2018-19 and FY 2023-24, General Fund revenues grew at a moderate rate of 6.0 percent, exceeding moderate expenditure growth of 3.9 percent. The City's General Fund reserve policy of 25 percent is significantly exceeded, with a reserve ratio of 128.5 percent as of FY 2023-24. The City maintains a \$15 million Economic Uncertainty Reserve. The City's governmental activities unrestricted net position is negative (\$120.5 million), primarily due to long-term employee retirement benefit obligations; this is a long-term caution that does not affect near-term budget conditions. Hawthorne voters approved Measure HH, a 0.75 percent transactions and use tax, in 2017, providing an additional revenue source. The net value of capital assets being depreciated is approximately 48 percent of total value, which does not yet raise a warning flag but warrants monitoring. The City is a member of PRISM for pooled insurance programs, providing cost avoidance opportunities. No opportunities for rate restructuring were noted.

Status of, and opportunities for, shared facilities.

The City of Hawthorne shares facilities with other municipal service providers through joint powers agreements and other shared service agreements. The City participates in shared service agreements including South Bay Cities Council of Governments for regional planning, CSCDA, PRISM, LACCE, and the South Bay Workforce Investment Area. The City contracts with CFPD for fire services, the County for various general services, Gardena for senior case management, and GTrans for shared ride services. The City provides law enforcement to Inglewood for specific events. The South Bay Regional Public Communications Authority (RCC) operates a consolidated communications center providing police and fire 9-1-1 dispatch services to Hawthorne, Gardena, Manhattan Beach, and under contract to several other cities, consolidating dispatch operations that would otherwise require separate facilities at each city. City-owned fire stations (Stations 160, 161, and 162) are leased to the CFPD, which uses these facilities to provide fire protection services to the City and portions of the surrounding unincorporated areas, avoiding the need for the City to construct and maintain

independent fire facilities. Wastewater generated within Hawthorne is collected by the City's sewer system and conveyed to the LACSD's Warren WRF, eliminating the need for city-operated treatment infrastructure. Contracting with the City of Gardena for senior case management services reduces the need for Hawthorne to dedicate primary administrative and program space for this service. Contracting with Gardena for GTrans on-demand shared ride services provides transit access without the need for Hawthorne to operate a dedicated transit fleet. Joint use agreements with Wiseburn School District and Centinela Valley Union School District extend recreational and community facility access without requiring the City to construct additional standalone recreation facilities. Contracting with the County of Los Angeles for library, animal control, and other general services reduces the need for the City to construct and staff dedicated facilities for these functions.

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

Government Structure: The City of Hawthorne is a general law city governed by a five-member at-large City Council. The Mayor and each Councilmember are elected to four-year terms. The City Manager is appointed by the City Council and serves as the administrative head. The City Council also appoints the City Attorney. The City Treasurer and City Clerk are elected officials. The City Council meets twice monthly on the second and fourth Tuesday.

Management Efficiencies: The City has not prepared recent management or efficiency studies. The City's FY 2023-24 ACFR indicates that its financial planning process includes a five-year General Fund revenue and expenditure projection; however, a five-year projection was not included in the adopted FY 2025-26 budget presentation. Capital improvement expenditures are shown in individual departmental budgets but no separate CIP summary with current and future projects, costs, and funding was included with the budget. The City produces its ACFRs in a timely manner, typically within six months following the end of the fiscal year.

Local Accountability and Governance: The City demonstrates transparency through public meeting webcasts via Spectrum Cable and YouTube, active social media presence (Facebook, X, YouTube, Instagram), the MyHawthorne311 portal for complaints and service requests, monthly newsletters, and posting of budget and planning documents online. The City notices and conducts meetings in compliance with the Brown Act.

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

The City is comprehensively updating its General Plan (anticipated 2027-2028),

which will provide an updated policy framework for land use and service delivery. Fire station replacement needs (Stations 160 and 162) represent a significant near-term capital investment that should be coordinated with CFPD's Facilities Master Plan.

City of Inglewood

Growth and population projections for the affected area.

Inglewood's population declined from 112,580 in 2000 to 106,305 in 2025, a decrease of 5.6 percent. However, SCAG projects significant future growth with an increase of approximately 24,100 households and 10,400 jobs from 2019 to 2050, which is the largest projected growth among the five cities in this MSR. This growth is driven by extensive transit-oriented development plans around Metro K Line stations, the Hollywood Park Specific Plan (SoFi Stadium area), and other specific plans that collectively could accommodate over 17,700 new residential units. The 6th Cycle RHNA allocation is 7,439 units, and the Housing Element identifies capacity for approximately 11,309 additional units. The General Plan buildout capacity is approximately 51,119 housing units, accommodating a projected population of approximately 139,555.

The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the Sphere of Influence (SOI).

One DUC (060376016003) is within Inglewood's SOI, encompassing both Study Areas I-1 and I-2 in the unincorporated community of Lennox. This DUC is a densely developed, predominantly residential community with a median household income below 80 percent of the statewide median. Lennox is divided between the SOIs of Inglewood and Hawthorne, with established community organizations, its own school district (Lennox Elementary School District), and a distinct community identity. An adjacent DUC (060376004003, approximately 65.6 acres) is within the Los Angeles SOI to the east of the City. Services are provided by CFPD, GSWC/WBMWWD, and LACSD, as previously described.

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.

The City directly provides general government, law enforcement (186 sworn officers plus 92 reserves), water service to approximately 86 percent of the service area (13,677 residential and 2,023 non-residential connections), wastewater collection (145 miles of gravity sewer), parks and recreation

(approximately 0.8 acres per 1,000 residents), library services (three facilities), development services, housing services, and the Residential Sound Insulation Program. The Morningside Reservoir (16.0 MG) is out of service due to structural issues; the City is coordinating with the U.S. Army Corps of Engineers for a replacement reservoir. The City has identified deferred maintenance for water and sewer systems, major street improvements, and the stormwater system. Current capital priorities include a renovation of the Main Library and Innovation Center and pavement resurfacing and seismic upgrades for municipal buildings.

Fire protection and emergency medical services are provided via contract with CFPD through four City-owned stations (170, 171, 172, 173, Battalion 20). Station 170 is in very poor condition and identified for replacement. Seventeen additional squads and one net new station are needed for Battalion 20 to meet projected 2040 demand, the most significant CFPD capacity gap among the study cities. The ISO Class 2 rating reflects adequate fire suppression capability.

The City does not directly provide potable water to the entire service area; portions are served by Golden State Water Company (Southwest System, southern portion) and California American Water (Baldwin Hills District, northwest area). Both outside water providers project supplies will meet demands through 2045. Wastewater treatment is provided by LACSD at the Warren WRF, with remaining dry weather capacity limitations as previously described.

It is anticipated that the City will continue to have sufficient capacity to serve future anticipated growth. However, should the City pursue annexation of the Lennox area (Study Areas I-1, I-2, and the portion of Lennox currently in the Hawthorne SOI), the City will need to develop a plan for services for annexation of Lennox to ensure that there is sufficient capacity to serve sizable additional demand associated with the existing community.

Financial ability of agencies to provide services

The City currently has the financial ability to provide services. The City's current fiscal situation is positive, representing a significant improvement from 2010 when bond ratings were near junk bond levels, the City experienced significant operating deficits, and reserves were nearly exhausted. Current credit ratings are strong at AA (compared to BBB- in 2011). From FY 2018-19 through FY 2023-24, General Fund revenues grew at a high average rate of 10.4 percent, exceeding high expenditure growth of 8.8 percent. The City's General Fund reserve policy calls for 25 percent of current year expenditure appropriations; the FY 2023-24 unassigned fund balance of \$173.5 million equaled 85 percent of expenditures, significantly exceeding this policy. The City anticipates strong future revenues associated with the 2026 FIFA World Cup, 2027 Super Bowl, and 2028 Olympic Games. However, the City's governmental activities unrestricted net position is negative (\$414.4 million) due to outstanding bond

debt (including pension obligation bonds), net pension, and OPEB liabilities; this is a long-term caution that does not affect near-term budget conditions. The City has identified deferred maintenance needs for water and sewer systems, major street improvements, and the stormwater system and the need to renovate the Main Library and Innovation Center. The City is a member of the Independent Cities Risk Management Authority (ICRMA) for pooled insurance, providing cost avoidance opportunities. Voter-approved Measure IT provides a half-cent local sales tax as an additional revenue source.

Status of, and opportunities for, shared facilities.

Shared facilities occur through various joint powers agreements, service contracts, and cooperative arrangements. The City participates in CSCDA, the South Bay Cities Council of Governments, the Independent Cities Risk Management Authority, and the South Bay Workforce Investment Area. City-owned fire stations (Stations 170, 171, 172, and 173) are leased to the CFPD, which uses these facilities to provide fire protection services to the City and surrounding areas within Battalion 20, avoiding the need for the City to staff and operate an independent fire department. Wastewater generated within Inglewood is collected by the City's 145-mile sewer system and conveyed to the Warren WRF, a regional treatment facility serving approximately 3.5 million people throughout the South Bay and greater Los Angeles region, eliminating the need for city-operated treatment infrastructure. The City operates its own water system serving approximately 86 percent of the service area, with the remaining areas served by Golden State Water Company and California American Water. The City has joint use agreements with Inglewood Unified School District for shared recreation facilities), extending recreational access without requiring the City to construct additional standalone recreation facilities. Contracting with the City of Gardena for senior case management services reduces the need for Inglewood to dedicate primary administrative and program space for this service. Contracting with the County of Los Angeles for animal control and other general services reduces the need for the City to construct and staff dedicated facilities for these functions. The Inglewood Transit Connector project, including near-term transit and mobility improvements with a long-term vision for a 1.6-mile elevated automated guideway connecting the Metro K Line to major City destinations, represents a significant regional transportation partnership and facility sharing effort with LA Metro.

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

Government Structure: The City of Inglewood is a charter city governed by a five-member City Council, with four councilmembers elected by district and the mayor elected at-large. The mayor serves a four-year term with a two-term limit; councilmembers have no term limits. The City Council appoints the City Attorney.

The City Clerk and City Treasurer are elected at large and serve four-year terms. The City Council meets weekly on Tuesdays.

Management Efficiencies: The City has not prepared recent management or efficiency studies. The City prepares a long-range fiscal plan to address infrastructure maintenance needs and to achieve fiscal stabilization. The City created a new Department of Emergency Management and Protective Services to handle the millions of visitors anticipated for upcoming global sports events. The City produces its ACFRs in a timely manner, typically within six months (FY19) to ten months (FY24) following the end of the fiscal year.

Local Accountability and Governance: The City demonstrates transparency through multiple channels including the Citizen Request Tracker (via app and website), streaming of meetings via Spectrum Cable Channel 35 and Facebook Live, active social media presence (Facebook, X (Twitter), YouTube, Instagram), press releases, text alerts, and posting of budget and planning documents online. The City notices and conducts meetings in compliance with the Brown Act.

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

The City faces significant growth pressure from planned TOD areas and the Hollywood Park/SoFi Stadium development area. Coordination with CFPD on fire station replacement and Battalion 20 staffing, water infrastructure investment (Morningside Reservoir replacement), and park acquisition to address the severe park deficiency will be critical to maintaining adequate service levels as growth occurs. The CFPD fee-for-service contract is subject to ongoing renegotiation.

City of Lawndale

Growth and population projections for the affected area.

Lawndale's population peaked at 32,769 in 2010 and has since declined to 30,860 in 2025. SCAG projects a modest increase of approximately 700-800 housing units and 600 jobs from 2019 to 2050. The 6th Cycle RHNA allocation is 2,497 units, which is significantly higher than SCAG's projected growth, indicating that state housing mandates exceed market-based growth forecasts. It is expected that various changes to State law that streamline housing approvals as well as the City's identification of housing sites to accommodate its 6th Cycle RHNA may result in an increase in population growth and associated demand for services compared to the growth trends occurring from 2000 to 2025 and may exceed SCAG's projected growth. The City's General Plan 2045 establishes a buildout capacity of 15,405 housing units accommodating approximately 47,430 residents, representing a significant increase from current levels. Growth will

occur primarily through infill and redevelopment along the Hawthorne Boulevard corridor and designated Housing Opportunity Overlay sites.

The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the Sphere of Influence (SOI).

The City of Lawndale does not have any DUCs within or adjacent to its SOI.

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.

The City directly provides general government (56 full-time staff), community development (planning, building and safety, code enforcement), public works (including sewer lines maintained by LACSD's Consolidated Sewer Maintenance District), parks and recreation, community services, and animal control. Park acreage is approximately 0.7 acres per 1,000 residents, significantly below the Quimby Act minimum of 3.0 acres per 1,000; this is partially offset through joint use agreements with the Lawndale Elementary School District. The City's Sewer System Management Plan (2014) is over ten years old and should be updated. Capital improvement projects totaling approximately \$13.7 million are budgeted for street, traffic, and facility improvements.

Law enforcement is provided via contract with the LA County Sheriff's Department under a five-year Municipal Law Enforcement Services Agreement renewed effective July 1, 2024.

The City does not directly provide fire protection, potable water, wastewater treatment, library, or vector control services. Fire protection is provided by CFPD Station 21, which is in good condition with no improvements planned through 2040; however, four additional squads are needed for Battalion 18 to meet projected 2040 demand. Potable water is provided by GSWC's Southwest System, with supplies projected to meet demands through 2045. Wastewater treatment is provided by LACSD at the Warren WRF; while 2050 buildout flows are projected to potentially exceed the 400 MGD capacity, there has been a trend of decreased flows due to regional water conservation, as previously described. Library services are provided by County of Los Angeles Public Library System through the Lawndale Library.

It is anticipated that the City will continue to have sufficient capacity to serve future anticipated growth. However, when considering future growth and annexation, the magnitude of potential annexations should be considered. The Lawndale SOI and Area of Interest total 638.6 acres; annexing this entire area

would increase the City's size (1,259.4 acres) by 50.7%. Should the City pursue annexation of El Camino Village, El Camino College, and Alondra Park, the City will need to develop a comprehensive plan for services. The shift in responsibility for municipal services for a significant increase in territory must consider whether the City's capacity to provide City administration, finance, community development, public works, parks and recreation services, law enforcement, sewer, and storm drainage, and sewer services is adequate to serve a significant increase in demand on City services, including contract services. While many of the service providers would remain the same, the shift to the City for the responsibility to provide, administer, and fund services must be evaluated, including whether the annexation is fiscally viable in terms of generating adequate revenue to fund increased service levels.

Financial ability of agencies to provide services

The City currently has the financial ability to provide services. The City is in strong financial condition. From FY 2018-19 through FY 2023-24, General Fund revenues grew at a high average rate of 7.4 percent, exceeding moderate expenditure growth of 4.3 percent. The City's governmental activities unrestricted net position is a positive \$34.5 million; Lawndale is the only city among the five study cities with a positive unrestricted net position. This is due largely to significant cash and investments that are more than double the City's total liabilities, and relatively low unfunded pension and OPEB liabilities. The City's General Fund reserve goal is 100 percent of annual General Fund budget expenditures; the FY 2023-24 reserve ratio was 186 percent, and the FY 2025-26 budget shows 167 percent, both significantly exceeding the policy. No credit ratings were identified for the City. The City's adopted budget includes a 5-year Capital Improvement Program totaling \$16.5 million, with capital improvement carryover balances of approximately \$16.5 million (50 percent of total expenditures). The net value of capital assets being depreciated is approximately 56 percent of total capital asset value, which does not raise a warning flag. Voter-approved Measure L (2018 transaction tax) provides approximately 15 percent of General Fund revenues. City management methods appear to generally meet accepted best management practices: the City prepares a budget before each fiscal year, maintains a Capital Improvement Program, conducts periodic financial audits, maintains transparent financial records, and has established processes to address complaints. The City's adopted budget does not include long-term five- to ten-year budget forecasts, which would strengthen long-range fiscal planning. The City is a member of the California Joint Powers Insurance Authority for pooled risk management, providing cost avoidance opportunities.

Status of, and opportunities for, shared facilities.

The City strategically relies extensively on County and regional service providers, including their facilities and infrastructure, to deliver essential services efficiently.

Shared facilities occur through the City's contract service providers and joint powers agreements. Law enforcement is provided by the Los Angeles County Sheriff's Department from the Lawndale Sheriff's Center and the South Los Angeles Station, which serve the City and unincorporated communities including El Camino Village (within the SOI) and Alondra Park (within Lawndale's Area of Interest). Contracting for law enforcement services avoids the need for the City to construct and maintain police headquarters and specialized facilities. CFPD Station 21 provides fire protection to the City and the SOI area, eliminating the need for the City to construct and staff fire stations. Wastewater generated within Lawndale is collected by the City's sewer system (maintained by LACSD's Consolidated Sewer Maintenance District) and conveyed to the Warren WRF, eliminating the need for city-operated treatment infrastructure and reducing City sewer maintenance staffing needs. The City's joint use agreement with the Lawndale Elementary School District provides shared access to three school parks (Jane Addams, Rogers/Anderson, and William Green Parks), which account for a significant portion of the City's total park acreage, and reduce the need for the City to acquire and develop additional parkland. The City participates in the California Joint Powers Insurance Authority for pooled risk management. Senior services are provided through the City of Gardena under a cooperative agreement. No known barriers to additional shared service arrangements exist.

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

Government Structure: Lawndale is a general law city governed by a five-member at-large City Council with a directly elected Mayor. The City operates under a Council-Manager form of government. The City Manager is appointed by the City Council. The City Clerk is elected and the City Attorney is appointed by the Council. The City Council meets twice monthly on the first and third Mondays. With only 56 full-time staff positions and a General Fund budget of approximately \$21.1 million, Lawndale is the smallest of the five study cities and relies extensively on County and regional service providers to deliver essential services efficiently.

Management Efficiencies: The City has not prepared recent management or efficiency studies. The City leverages County and regional service providers extensively, including the Sheriff's Department, CFPD, County of Los Angeles Public Library System, LACFCD, and LACSD, to achieve economies of scale that would not be available if these services were provided directly. The City's adopted budget includes a 5-year Capital Improvement Program with identified funding sources. The City produces its ACFRs in a timely manner, typically within six months (FY 2018-19) to nine months (FY 2023-24) following fiscal year end, with no current adverse findings. The City's adopted budget does not include long-term five- to ten-year budget forecasts, which would strengthen long-range

fiscal planning.

Local Accountability and Governance: The City provides comprehensive public information through its website (including meeting agendas, staff reports, minutes, budget documents, and planning information), YouTube streaming, social media (Facebook, X (Twitter), YouTube, Instagram), mailed newsletters, press releases, and text alerts. Complaints and service requests can be submitted at City Hall, by phone, or through the City's online portal. The City notices and conducts meetings in compliance with the Brown Act.

Any other matter related to effective or efficient service delivery, as required by Commission policy.
None.

City of Torrance

Growth and population projections for the affected area.

Torrance's population grew from 137,946 in 2000 to 147,067 in 2020 before declining to 143,261 by 2025. While the 2010 General Plan anticipated 57,536 housing units at buildout in 2030, but the City exceeded this projection by 2020 (58,775 units). The Housing Element identifies capacity for 7,679 new units, which would bring total citywide housing capacity to approximately 66,287 units. SCAG projects an increase of 3,800 households and 4,200 jobs from 2019 to 2050; as previously discussed SCAG's projections do not reflect the 6th Cycle RHNA. The City is a full-service municipality with the largest population, area, and budget among the five study cities. Significant residential and non-residential development is planned or under construction, including approximately 1,849 residential units across multiple projects and over 2.0 million square feet of light industrial development. It is recommended that the City update its growth projections in the General Plan to reflect current conditions and potential growth associated with anticipated development projects and to accommodate the RHNA prior to any modifications to its SOI.

The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the Sphere of Influence (SOI).

The City of Torrance's SOI is coterminous with its jurisdictional boundary and does not contain any DUCs.

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.

Torrance operates as a full-service city providing its own police, fire, water, library, transit, and parks services. The Torrance Fire Department holds an ISO Class 1 rating, the highest among the study cities, and responded to a record 16,672 incidents in 2022. Response time challenges have been identified in several planning zones, and the City has proposed a new fire station and station relocation as part of the Civic Center Master Plan; equipment needs include a hazardous materials vehicle, arson investigation vehicle, and generator for Station 2. The Torrance Police Department employs 227 sworn officers (approximately 1.6 per 1,000 residents).

Torrance Municipal Water maintains a diversified supply portfolio. The 2020 UWMP demonstrates reliability through 2045 under all hydrologic scenarios. The next UWMP should incorporate RHNA-driven growth and reassess water demand projections. The City also provides limited potable water services through 53 connections in Redondo Beach (legacy service of 50+ years) and one connection to Lomita. These services precede the provisions for extraterritorial service provisions that became effective January 1, 2001.

The City maintains 287 miles of sewer lines and 9 lift stations, with a spill rate of 116 gallons per mile over the past decade, well below the statewide average of 4,201 gallons per mile. The City's FY 2024-25 CIP includes \$3.4 million for sewer/water utility projects and multiple downtown sewer rehabilitation efforts.

The City's 14 stormwater basins and participation in the Dominguez Channel Watershed Management Group support stormwater management.

Park acreage is approximately 1.87 acres per 1,000 residents (275.39 acres), below the General Plan goal of 3 acres per 1,000. The City is preparing a Parks Master Plan. The Torrance Public Library operates six facilities. Torrance Transit operates 12 fixed routes and shuttle services.

Capital improvement expenditures of \$66.8 million are budgeted for FY 2024-25, with nearly half directed to public right-of-way projects. The 2024 Building Index Study identified over \$200 million in facility needs over ten years. The Civic Center Master Plan addresses aging facilities including City Hall and civic buildings. The five-year capital program appropriates over \$250 million, but additional funding sources need to be identified.

The City does not directly provide wastewater treatment. Wastewater treatment is provided by LACSD at the Warren WRF (CSD Nos. 5 and 30), with remaining dry weather capacity of 140 MGD; projected 2050 buildout flows (423 MGD) exceed the 400 MGD capacity, as previously described. California Water Service (Rancho Dominguez District) provides potable water to portions of Torrance, with

supplies projected to meet demands through 2045. Vector control is provided by the LA County West Vector Control District.

Financial ability of agencies to provide services

The City currently has the financial ability to provide services; however, past trends and forecasts indicate Status of, and opportunities for, shared facilities. The City currently has the financial ability to provide services; however, past trends and forecasts indicate potential future shortfalls that could adversely affect services and needed infrastructure funding. The City balanced its FY 2025-26 budget with a net surplus and maintains a long-term credit rating of AA/Stable. From FY 2018-19 through FY 2023-24, General Fund revenues grew at a high average rate of 8.0 percent, exceeding moderate expenditure growth of 5.9 percent. The City's Economic Anomaly Reserve target of 20 percent of operating appropriations is met, and the total General Fund unassigned fund balance equaled approximately 28 percent of expenditures as of FY 2023-24. However, several fiscal concerns exist. The City's governmental activities unrestricted net position is negative (\$403.8 million), the most significant negative position among the five study cities, due largely to unfunded pension, OPEB, and other long-term debt. The City's 2024 Building Index Study identified over \$200 million in facility needs over the next ten years. The net value of capital assets being depreciated is approximately 43 percent of total value, approaching the 40 percent warning threshold. Net sewer line value (32 percent of total cost) indicates a need for reinvestment. The five-year capital program appropriates over \$250 million, but the City's budget indicates additional funding sources need to be identified for combined capital needs. Voters approved Measure SST (half-cent sales tax) in June 2022, providing an additional revenue source of \$25.6 million in FY 2023-24, the first full year of collection; the tax will continue until ended by the voters. Unfunded pension liabilities continue to weigh on the balance sheet, though the City is managing costs through prepayments and trust fund set-asides.

Status of, and opportunities for, shared facilities.

The City, as a full-service municipality, operates most services directly, resulting in fewer shared facility arrangements compared to the other study cities. Wastewater generated within Torrance is collected by the City's sewer system and conveyed to the LACSD's Warren WRF, a regional facility, eliminating the need for city-operated treatment infrastructure. The City coordinates with the Torrance Unified School District for joint recreational use of school facilities, though no formal JPA has been identified. Torrance Transit provides regional transit service extending well beyond City boundaries, serving 13 neighboring cities and connecting to major transit hubs, representing a significant City-provided shared service that reduces the need for neighboring cities to operate parallel transit routes. The City also participates in the California Statewide Transit Mutual Assistance Compact (TransMAC) for emergency mutual

assistance among public transit providers. The City provides limited extraterritorial water service to Redondo Beach and Lomita, reflecting long-standing legacy service arrangements. Contracting with LA County for animal control services reduces the need for the City to construct and staff an animal shelter facility. The City coordinates stormwater compliance efforts through the Dominguez Channel Watershed Management Group with multiple South Bay cities, sharing monitoring and program administration costs.

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

Government Structure: Torrance is a charter city governed by a six-member City Council elected by district and a Mayor elected at-large. Councilmembers serve four-year terms with a two-term limit. The City Clerk and City Treasurer are elected every four years. The City Council appoints the City Manager and City Attorney. City Council meetings occur on the first and third Tuesdays of each month. The City is organized into multiple departments including Community Development, Community Services, Finance, Fire, General Services, Human Resources, Police, Public Works, and Transit, in addition to the offices of the City Manager, City Attorney, City Clerk, and City Treasurer.

Management Efficiencies: The City has not prepared recent management or efficiency studies. As a full-service city, Torrance directly manages most day-to-day services. The City operates with an annual General Fund budget of \$313.2 million (FY 2025-2027). The City's five-year forecast estimates moderate revenue growth of 3.0 percent and expenditure growth of 2.4 percent from FY 2025-26 through FY 2029-30. An update to the fee study is planned for 2026, as well as an update to the 2020 Development Impact Fee study. The City produces its ACFRs in a timely manner, typically within six months following fiscal year end. No adverse audit findings were identified by the independent auditor for FY 2018-19 through FY 2023-24. The City is conducting a Library Needs Assessment to determine whether service adjustments should be considered.

Local Accountability and Governance: The City provides extensive public transparency through multiple streaming platforms (CitiCABLE Channel 3 on Spectrum, Channel 31 on Frontier, TorranceCA.Gov, Facebook, YouTube), active social media presence (Facebook, X (Twitter), YouTube, Instagram), a streaming service (Torrance City Cable), the Torrance Online Citizen Portal for complaints and service requests, and comprehensive posting of budget, financial, capital improvement, and planning documents on the City website. Agendas are also posted in the local newspaper and at City Hall. The City notices and conducts meetings in compliance with the Brown Act.

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

The City has expressed interest in potentially annexing unincorporated areas to the north (Alondra Park, El Camino College, El Camino Village), which is Area L-1 within the City of Lawndale's existing SOI. This competing interest with Lawndale (which has also requested SOI expansion in the same direction) should be evaluated through the SOI update process. The Civic Center Master Plan represents a significant long-term capital planning effort to address aging civic infrastructure. The planned extension of the Metro K Line light rail to the Torrance Transit Center (projected to serve 11,500 daily riders by 2042) will enhance regional transit connectivity.

5. Consistent with Government Code §56425, the Commission hereby adopts the following

Sphere of Influence determinations:

City of Gardena

The present and planned land uses in the area, including agricultural and open- space lands.

The City of Gardena is largely built out with a mix of residential, commercial, and industrial uses. Based on Los Angeles County assessor data, assessed land uses within the City total approximately 2,935.6 acres. Residential uses are the predominant land use, accounting for approximately 1,699.8 acres, including single-family residential (11,389 units), multi-family residential (9,167 units), and mobile home parks (968 units). Non-residential assessed uses include 544.9 acres of industrial, 364.8 acres of commercial, 163.7 acres of government, 77.8 acres of institutional, and 18.9 acres of recreational uses. There are no agricultural uses assessed within the City. Assessed recreational land totals 18.9 acres, and miscellaneous and unreported uses account for 65.7 acres.

Under the General Plan 2045, approximately 42.8 percent of designated lands are planned for residential uses (Single Family Residential: 985.5 acres; Low Density Residential: 167.5 acres; Medium Density Residential: 333.3 acres; High Density Residential: 109.2 acres; Very High Density Residential: 7.6 acres), with an additional 2.8 percent planned for a variety of uses that may include residential (Commercial Residential: 18.5 acres; Home Business: 19.5 acres; Artesia Mixed Use: 10.7 acres; Specific Plan: 62.8 acres). Non-residential designations include Commercial (427.7 acres, 11.4 percent), Industrial (543.1 acres, 14.5 percent), and Public/Institutional (224.1 acres, 6 percent). The General Plan does not designate agricultural uses. Open space is provided within the Public/Institutional designation.

The General Plan 2045 establishes a buildout capacity of 25,401 housing units, accommodating a population of approximately 72,926 residents, and 24.5 million

non-residential square feet. Growth is anticipated primarily through infill, redevelopment, and specific plan areas.

As the City's SOI is coterminous with the City boundaries, there are no separate SOI land uses to report.

However, along Gardena's southern boundary is an area in the City of Los Angeles composed of Los Angeles Unified School District (LAUSD) facilities, including Gardena High School, Gardena Adult School, and Moneta Continuation School, Gardena Early Education Center, and Sage Park Apartments (LAUSD workforce housing), which is almost entirely surrounded by the City of Gardena. along its southern boundary. Although this area lies outside the City and its coterminous SOI, its configuration is relevant to logical boundaries and efficient service delivery, and the possibility of a future reorganization is discussed further below.

The present and probable need for public facilities and services in the area.

Based on demand indicators, there is an existing and continued need for all municipal services. The City provides general government administration (City Manager, City Clerk, City Treasurer, Finance, Human Resources), law enforcement (Gardena Police Department), public works (including wastewater collection, stormwater management, and street maintenance), parks and recreation, animal care and control, community development (planning, building and safety, code enforcement), senior services, and transit (GTrans). Services provided via contract include fire protection and emergency medical services (CFPD under a fee-for-service agreement), solid waste collection (Waste Resources under franchise agreement), and legal services (Jones & Mayer). Other services provided include potable water (Golden State Water Company Southwest System), wastewater treatment (LACSD No. 5), recycled water (West Basin Municipal Water District), library services (LA County Library), vector control (Greater LA County Vector Control District), electricity (SCE), and natural gas (SoCal Gas). The City is in the process of renegotiating its agreement with CFPD. There will be a continued need for these services and related infrastructure based on existing demand as well as anticipated growth-related demand within the City limits. The City as an urbanized and inhabited area will require municipal services indefinitely.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

Municipal services provided directly by the City are adequate to meet current community needs, though several facility and infrastructure challenges have been identified. The Gardena Police Department employs 91 sworn officers (approximately 1.5 per 1,000 residents); however, the Police Department

headquarters (built 1963) significantly exceeds its design capacity and relies on modular annexes. The City's park acreage of approximately 0.65 acres per 1,000 residents is well below the Quimby Act base standard of 3.0 acres per 1,000; the City updated its Parks and Recreation Master Plan in 2024 to address growing demands by improving and maintaining its parks, community centers, and other recreation facilities. The City completed a Sewer Master Plan in 2023 identifying 15 gravity main improvement projects, two pipeline replacement projects, and rehabilitation of the City lift station to address capacity deficiencies. The City budgeted \$82 million in FY 2024-25 and 2025-2026 for capital improvement projects, including the Gardena Community Aquatic & Senior Center, Rosecrans Community Center, and Mas Fukai Park Community Center Building projects.

Services provided via contract are also adequate. Fire protection and emergency medical services are provided by CFPD through Stations 158 and 159 (Battalion 18), with an ISO Class 2 rating. Station 158 is in fair condition with no planned improvements through 2040. Station 159 is in very poor condition; however, no replacement or improvement has been planned. Four additional CFPD squads are needed for Battalion 18 to meet projected 2040 demand, which affects Gardena, Lawndale, and Hawthorne.

The City does not directly provide potable water, wastewater treatment, library, or vector control services; these are provided by outside agencies. Potable water is provided by GSWC's Southwest System, which projects supplies will meet demands through 2045 under all hydrologic conditions, including normal, single-dry, and multiple-dry year scenarios. GSWC has identified improvement projects for its distribution system, including within Gardena. Wastewater is collected by the City and treated at LACSD's Warren Water Reclamation Facility (Warren WRF), which has a current treatment capacity of 400 MGD and remaining dry weather capacity of approximately 140 MGD. Projected 2050 buildout flows (423 MGD) exceed the facility's current capacity; while flows have decreased due to ongoing water conservation efforts, the facility's long-term demand projections should be analyzed in the context of RHNA allocations and State development streamlining laws that may increase growth and associated wastewater treatment demand. Library services are provided by the LA County Library through two facilities: the Gardena Mayme Dear Library (14,122 sq. ft.) and the Masao W. Satow Library (6,639 sq. ft.).

The existence of any social or economic communities of interest in the area, if LAFCO determines that they are relevant to the agency.

No social communities of interest were identified in the area. The City's card club industry constitutes a significant economic community of interest, generating approximately 12 percent of General Fund revenue through gross revenue fees.

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

The City's SOI is coterminous with its jurisdictional boundary and does not contain any DUCs. One adjacent DUC is within the City of Hawthorne's SOI along Gardena's western boundary. This DUC is discussed under the City of Hawthorne determinations. No changes are recommended to Gardena's SOI.

City of Hawthorne

The present and planned land uses in the area, including agricultural and open- space lands.

The City is predominantly residential, with approximately 1,236 acres designated for residential uses (Low Density, Medium Density, and High Density Residential) and 756 acres designated for commercial and industrial uses within the City proper. Approximately 62 acres are designated as Open Space and 203 acres as Public Facilities. An additional 1,035 acres within the City are governed by adopted Specific Plans, including the Downtown Hawthorne, Century Business Center, Pacific Glen, and other specific plans that collectively accommodate additional residential, commercial, and industrial development. Within the SOI, the General Plan designates 296 acres for residential uses, 135 acres for commercial uses, and 218 acres for General Industrial uses. No agricultural uses exist within the City. The City is comprehensively updating its General Plan.

The SOI encompasses five study areas (H-1 through H-5) containing unincorporated neighborhoods that are dense and built out. While several of the SOI areas represent logical extensions of existing urban development and would support efficient delivery of services, there are several areas within the City of Hawthorne and its SOI that are geographically and physically disconnected from the City's core area. The I-105 Freeway physically separates land uses in Study Area H-1, as well as the adjacent areas of the City north of the I-105 Freeway, from the core of Hawthorne. In Study Area H-5, land uses in the eastern portion of the Study Area are physically separated from the City by the Dominguez Channel.

In the SOI, the City's General Plan does not designate planned land uses for the entire area, as shown in Figure 5-3, located at the end of Chapter 3. For the areas with General Plan land use designations, the City's General Plan

designates that the primarily residential portion of Lennox in Study Area H-1 would be replaced by industrial and regional commercial growth, the residential neighborhood in Study Area H-2 would remain residential with potential for increased density to Medium Density Residential, Study Area H-3 would remain a Low Density Residential Neighborhood with commercial uses designated for lands along (typically two to three parcels deep) W. El Segundo Boulevard, Inglewood Avenue, and W. Rosecrans Avenue and the portion of Study Area H-4 that is west of I-405 would remain residential while no land uses are designated for the portion of Study Area H-4 that is east of I-405, and Study Area H-5, which includes two schools and a park, is designated for open space uses.

The present and probable need for public facilities and services in the area.

Municipal services provided directly by the City of Hawthorne include general government administration, law enforcement (Hawthorne Police Department), public works (including wastewater collection, stormwater management, and street maintenance), parks and recreation, animal care and control, building and safety, planning, and code enforcement. Fire protection and emergency medical services are provided through a fee-for-service contract with CFPD. Potable water is provided by California Water Service (Hawthorne District) and GSWC (Southwest System). Wastewater treatment is provided by LACSD. Library services are provided by the County of Los Angeles Public Library System. Solid waste collection is provided by Republic Services under franchise agreement. In the SOI, services are provided by primarily by Los Angeles County, including general government services (Los Angeles County), law enforcement (Los Angeles County Sheriff – South Los Angeles Station), fire protection and emergency medical services (CFPD Stations 18, 21 160, 161, and 162 depending on the individual study area), and wastewater (LACSMD and LACSD), with potable water provided by GSWC. There will be a continued need for these services and related infrastructure based on existing demand as well as anticipated growth-related demand within the City limits and associated with any annexations. Annexation of SOI areas would not require creation of new service infrastructure but would require negotiation of property tax sharing and service responsibilities.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

Hawthorne provides sufficient municipal services to its residents through a combination of direct City services and contract/outside agency arrangements. The Hawthorne Police Department provides law enforcement with approximately 1.1 sworn officers per 1,000 residents. Fire protection is provided by CFPD through three stations (160, 161, 162) within Battalion 18, with an ISO Class 2 rating. However, Stations 160 and 162 are in poor condition and identified for replacement in the CFPD Facilities Master Plan, and four additional squads are

needed for Battalion 18 to meet projected 2040 demand. The City's park acreage remains well below NRPA standards and the Quimby Act base ratio, with the deficiency identified in the 1989 General Plan likely worsened by subsequent population growth. For the SOI study areas, municipal service infrastructure already exists through County and regional agencies. Wastewater treatment capacity at the Warren WRF is sufficient for current and near-term projected flows, though projected 2050 buildout flows (423 MGD) exceed the facility's 400 MGD capacity, as previously discussed, which could affect long-term growth in the City and SOI Study Areas. CFPD Battalion 18, which includes the CFPD stations that serve the City, portions of the SOI study areas, including H-2, H-3, H-5, and a portion of H-4, meaning station condition concerns (particularly Stations 160 and 162) and the need for four additional squads to serve projected 2040 demand affect both the City and SOI areas, as well as affecting the Cities of Gardena and Lawndale. Battalion 20 serves Study Area H-1 and a portion of H-2, meaning that the need for 17 additional squads and one net new station for this battalion to meet projected 2040 demand affects these study areas. No additional capacity constraints specific to the SOI study areas have been identified beyond the system-wide CFPD and wastewater treatment concerns.

The existence of any social or economic communities of interest in the area, if LAFCO determines that they are relevant to the agency.

In the City, Hawthorne Municipal Airport, an economic interest, supports business and aerospace industries. The unincorporated communities of Lennox (Study Areas H-1), Del Aire (Study Areas H-3 and H-4), and the residential neighborhood in Study Area H-2 represent social communities of interest. Lennox is divided between the SOIs of Hawthorne and Inglewood, creating the potential for a split community should the two cities pursue annexations of their respective SOIs. Lennox functions as a structured, independent unincorporated community with its own community identity and several distinct service providers, including the Lennox Garbage Disposal District and the Lennox Elementary School District. Del Aire has its own school district (Wiseburn Unified School District), and community identity. The City has noted that H-1 and portions of H-5 are geographically disconnected from the core of the City by the I-105 Freeway and the Dominguez Channel, respectively, which would create service and governance challenges if annexed.

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

Two DUCs exist within the SOI. DUC 060376016003 is within Study Area H-1

(Lennox), encompassing approximately 322.4 acres. This DUC is a densely developed, predominantly residential community within the larger Lennox unincorporated area. This area receives fire protection from CFPD Station (Battalion 20); the CFPD Facilities Master Plan identifies the need for 17 additional squads and one net new station for Battalion 20 to meet projected 2040 demand. Potable water is provided by Golden State Water Company (Southwest System) with wholesale supply from West Basin Municipal Water District; GSWC projects supplies will meet demands through 2045 under all hydrologic conditions. collection is provided by LACSMD, with treatment at the LACSD Warren WRF, which has remaining dry weather capacity of 140 MGD but is projected to exceed capacity by 2050; however, LACSD is not planning expansion of the Warren WRF at this time as ongoing water conservation efforts throughout the region have lowered wastewater flows and this trend is expected to continue. Wastewater treatment capacity is a regional issue affecting all Group 2 cities and SOIs equally. No known service deficiencies specific to this DUC have been identified beyond the system-wide Battalion 20 staffing needs and Warren WRF long-term capacity concerns. The present and probable need for services in this DUC is consistent with the dense, built-out residential character of the Lennox community, with continued demand for fire, water, and wastewater services driven by existing development rather than significant new growth.

DUC 060376037061 is within Study Area H-5, encompassing approximately 92.2 acres. This DUC is a built-out residential area with two schools (Kit Carson Elementary and FD Roosevelt Elementary) and Bodger Park. This area receives fire protection from CFPD Station (Battalion 18), which is in good condition with no planned improvements through 2040; however, four additional squads are needed for Battalion 18 to meet projected 2040 demand. Potable water is provided by GSWC (Southwest System)/WBMWD, with supplies projected to meet demands through 2045. Wastewater collection is provided by LACSMD, with treatment at the LACSD Warren WRF, which may reach capacity in 2050 as previously described. The probable need for services is similarly driven by existing development, with demand expected to remain relatively stable given the built-out character of the area. No additional capacity constraints specific to the DUCs have been identified beyond the system-wide CFPD, particularly Battalion 20, and wastewater treatment concerns previously described.

City of Inglewood

The present and planned land uses in the area, including agricultural and open- space lands.

Within the City, assessed land uses total approximately 4,758.5 acres containing 42,366 units and 64,238,923 square feet of building area. Residential uses account for approximately 2,668.1 acres, including single-family residential

(14,638 units), multi-family residential (23,765 units), and mobile home parks (8 units). Non-residential assessed uses include 540.3 acres of commercial, 571.1 acres of government, 219.7 acres of industrial, 390.8 acres of institutional, 51.6 acres of recreational, and 21.8 acres of miscellaneous uses. An additional 295.2 acres are designated “unreported,” which includes many of the City’s major entertainment and sports venues. There are no assessed agricultural uses within the City. Assessed open space and recreational land totals 51.6 acres.

Under the General Plan, the City encompasses approximately 5,765.2 acres of designated land uses. Residential designations total approximately 2,901.4 acres (Low Density: 1,619.6 acres; Low Medium Density: 609.5 acres; Medium Density: 672.3 acres), with additional mixed residential and mixed-use categories including Commercial/Residential (240.8 acres) and Hospital-Medical/Residential (69.6 acres). The General Plan designates significant areas for transit-oriented development: Downtown TOD (599.3 acres), Fairview Heights TOD (341.4 acres), Westchester/Veterans TOD (381.2 acres), and Crenshaw/Imperial TOD (101.6 acres). Other designations include Commercial (317.5 acres), Commercial/Recreational (63.4 acres), Industrial (177.3 acres), Public/Semi-Public (209.0 acres), Major Mixed-Use (306.8 acres), Open Space (35.9 acres), and the Inglewood Basketball and Entertainment Center (19.7 acres). No agricultural uses are designated. Open space lands total 35.9 acres. Approximately 0.8 acres of the SOI (several parcels along S. Burl Ave) is designated Commercial; the remainder of the SOI is undesignated by the General Plan Land Use Map.

Within the SOI, assessed land uses encompass approximately 256.5 acres with 3,081 total units and 2,768,269 square feet of building area, consisting of approximately 2,570,841 residential square feet (including 100.7 acres single-family and 119.0 acres multi-family) and 197,428 non-residential square feet (including 13.3 acres commercial, 20.5 acres government, and smaller amounts of industrial, institutional, and miscellaneous uses). The SOI Study Areas I-1 and I-2 are within the dense, built-out unincorporated community of Lennox. No agricultural or open space uses exist within the SOI.

The present and probable need for public facilities and services in the area.

Municipal services provided directly by Inglewood include general government administration (City Manager, City Clerk, City Treasurer, Finance, Human Resources, Information Technology), law enforcement (Inglewood Police Department), public works (including wastewater collection, water distribution, stormwater management, and street maintenance), parks and recreation, community services, development services (planning, building and safety, code enforcement), library services, housing services, and the Residential Sound Insulation Program. Services provided via contract include animal care and control (County of Los Angeles), fire protection and emergency medical services

(CFPD under a fee-for-service agreement) and solid waste collection (Consolidated Disposal Service/Republic Services under franchise agreement). Services provided by other purveyors include potable water in portions of the City (Golden State Water Company and California American Water Company), wastewater treatment (LACSD No. 5), recycled water (West Basin Municipal Water District), vector control (LA County West Vector Control District), electricity (SCE), and natural gas (SoCal Gas).

In the SOI, services are provided primarily by Los Angeles County, including general government services (Los Angeles County), law enforcement (Los Angeles County Sheriff – South Los Angeles Station), fire protection and emergency medical services (CFPD Station 18), wastewater (LACSMD and LACSD), storm drainage (LACFCD), and library (County of Los Angeles Public Library System), and other service providers for potable water (GSWC/WBMWD) and solid waste (Lennox Garbage Disposal District/Ware Disposal).

There is a current need for all of these services and a continued need is anticipated based on existing demand as well as significant growth-related demand within the City limits, driven by extensive transit-oriented development plans, and associated with any future annexations. Annexation of SOI areas would require expanded service delivery and potential facility investments. Existing municipal service infrastructure serves the SOI study areas through County and regional agencies.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

Inglewood provides a relatively high level of municipal self-sufficiency compared to the other study cities. The Inglewood Police Department employs 186 full-time sworn officers, a ratio of 1.75 full-time sworn officers per 1,000 population, and 92 sworn reserve officers, with response times of approximately 8 minutes for Priority 1 calls. The City operates its own water system serving approximately 86 percent of the service area through the Water Works Division, with 13,677 residential connections and 2,023 non-residential connections and an average daily demand of 7.12 mgd; the City's water supply is projected to meet demands through 2045 under all hydrologic conditions. However, the Morningside Reservoir (16.0 MG) is out of service due to structural issues, reducing water system storage capacity; the City is coordinating with the U.S. Army Corps of Engineers for a replacement 4 MG underground reservoir. The City maintains 145 miles of gravity sewer lines with a very low spill rate of 14 gallons per mile over the past decade. The City operates its own library system with three facilities (Main Library currently closed for renovation, anticipated to reopen in 2028; Morningside Park Branch recently renovated in 2025; Crenshaw-Imperial Branch). Park acreage is approximately 0.8 acres per 1,000 residents, significantly below the County average and the City's own standard of 1.0 acre

per 1,000 residents. The City budgeted \$454 million in FY 2025-26 for capital improvement projects.

Fire protection and emergency medical services are provided via contract with CFPD through four City-owned stations (170, 171, 172, 173) within Battalion 20. Station 170 is in very poor condition and identified for replacement due to functionality, age, condition, and projected 2040 capacity needs. Seventeen additional squads and one net new station are needed for Battalion 20 to meet projected 2040. The stations are within Division 1 with an ISO Class 2 rating.

The City does not directly provide potable water service to the entire City; portions are served by outside agencies. Golden State Water Company (Southwest System) serves a southern portion of the City, with supplies projected to meet demands through 2045. California American Water (Baldwin Hills District) serves a small northwest area, with supplies projected to meet demands through 2045, though in years 4 and 5 of multiple dry year conditions, the Baldwin Hills system would have 89 percent of its normal water available. Wastewater treatment is provided by LACSD at the Warren WRF, projected 2050 buildout flows (423 MGD) exceed the 400 MGD capacity, as previously described. Vector control is provided by the LA County West Vector Control District.

Services in the SOI study areas are currently adequate. The Lennox community is served by CFPD Station 18 (Battalion 20), GSWC/WBMWD, and LACSD. Battalion 20 staffing needs (17 additional squads and one net new station) affect response capacity in the SOI areas, as well as the City. Regional wastewater treatment capacity at the Warren WRF, described previously, affects the City, its SOI, and other study cities and SOIs equally. The City and contract agencies/outside agencies appropriately conduct assessments and planning to address infrastructure needs associated with capacity concerns.

The existence of any social or economic communities of interest in the area, if LAFCO determines that they are relevant to the agency.

The City has a substantial recreation and entertainment sector, including Kia Forum (a music/concert/event venue), Sofi Stadium (home of NFL's Los Angeles Rams and Los Angeles Chargers), Intuit Dome (home of NBA's Los Angeles Clippers), Cosm Los Angeles (immersive shared-reality dome venue), and Hollywood Park Casino (casino with poker and other card games). Many of the recreation and entertainment uses are in the Unreported category and not fully reflected by the assigned assessed use. Within the SOI, existing assessed uses include approximately 256.5 acres with 3,081 total dwelling units and 2,768,269 square feet of building area, consisting of approximately 2,570,841 residential square feet and 197,428 non-residential square feet. The unincorporated community of Lennox is a social community of interest that is divided between

the SOIs of Inglewood (I-1 and I-2) and Hawthorne (H-1). Annexation of Lennox into the respective SOIs would create a split community with residents receiving services from different County agencies and subject to different planning frameworks. The Lennox community has a distinct identity, its own school district (Lennox Elementary School District), its own solid waste district (Lennox Garbage Disposal District), and established community organizations. The Land Use Element's assumption that "The City will not annex the unincorporated Lennox territory" was adopted in 1980, over 45 years ago, and should be re-evaluated in light of current conditions, including the community's status as a DUC, changes to state housing law, and the significant transformation occurring in Inglewood through transit-oriented development and major entertainment venues.

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

DUC 060376016003 is within Inglewood's SOI, encompassing both Study Areas I-1 and I-2 (approximately 248.1 acres within the Inglewood SOI, with additional acreage in the Hawthorne and Los Angeles SOIs). This DUC is within the unincorporated community of Lennox, a densely developed, predominantly residential community with a median household income below 80 percent of the statewide median. Fire protection is provided by CFPD Station 18 (Battalion 20); the CFPD Facilities Master Plan identifies the need for 17 additional squads and one net new station for Battalion 20 to meet projected 2040 demand. Potable water is provided by Golden State Water Company (Southwest System) with wholesale supply from West Basin Municipal Water District; GSWC projects supplies will meet demands through 2045 under all hydrologic conditions. Wastewater collection is provided by LACSMD, with treatment at LACSD's Warren WRF, which has remaining dry weather capacity of 140 MGD but is projected to exceed capacity by 2050; however, LACSD is not planning expansion of the Warren WRF at this time as ongoing water conservation efforts throughout the region have lowered wastewater flows and this trend is expected to continue. No known service deficiencies specific to this DUC have been identified beyond the system-wide Battalion 20 staffing needs and Warren WRF long-term capacity concerns.

City of Lawndale

The present and planned land uses in the area, including agricultural and open- space lands.

Within the City, assessed land uses total approximately 916.8 acres containing 10,538 units and 13,288,966 square feet of building area. Residential uses are the predominant land use, accounting for approximately 635.1 acres, including 282.5 acres of single-family residential (2,963 units), 348.7 acres of multi-family residential (6,776 units), and 3.9 acres of mobile home parks (53 units). Non-residential assessed uses include 111.6 acres of commercial, 129.2 acres of government, 22.1 acres of industrial, 8.1 acres of institutional, and 1.0 acres of recreational uses. There are no agricultural uses assessed within the City. Assessed open space and recreational land totals 1.0 acre. Miscellaneous uses account for 9.6 acres.

Within the SOI (Study Area L-1, El Camino Village), assessed land uses encompass approximately 229.5 acres with 1,723 residential units. The SOI is primarily single-family residential (198.1 acres, 1,529 units) with smaller amounts of multi-family residential (3.9 acres, 56 units), commercial (17.6 acres, 138 units), and government (9.5 acres). There are no agricultural or open space uses within the SOI.

The City's planned land uses are predominantly residential, with approximately 456.5 acres designated for Medium Density Residential, 251.6 acres (total City and SOI) for Low Density Residential, and 114.4 acres for High Density Residential. The Hawthorne Boulevard Specific Plan governs 95.1 acres along the City's primary commercial corridor. Other designations include 55.4 acres of Commercial, 20.5 acres of Industrial, 138.1 acres of Public Facilities, and 14.5 acres of Open Space. No agricultural uses exist within the City or SOI. Open space lands are limited to 14.5 acres within the City. The SOI (Study Area L-1) encompasses the unincorporated community of El Camino Village, which is primarily single-family residential. The SOI is designated primarily for Low Density Residential uses (202.2 acres), consistent with its existing single-family residential character. The City has requested expansion of its SOI southward to the Torrance boundary, to include Alondra Park and El Camino College. The City of Torrance has also expressed interest in northward annexation encompassing this same area as well as El Camino Village (L-1).

The City's Area of Interest extends south to the Torrance boundary and north to the Hawthorne boundary, encompassing Alondra Park and El Camino College, which is not currently within any city's SOI and does not have any land use designations in Lawndale's General Plan.

The present and probable need for public facilities and services in the area.

The City directly provides general government, community development (planning, building and safety, code enforcement), public works (including wastewater collection and street maintenance), parks and recreation, community services, and animal control. Municipal services provided through contract

entities include law enforcement (LA County Sheriff's Department by agreement) and solid waste collection (Republic Services). Outside agencies provide fire protection and emergency medical services (CFPD Station 21, Lawndale is a member city, not a fee-for-service city), potable water (Golden State Water Company), wastewater treatment (LACSD), stormwater/flood control (LACFCD), library services (County of Los Angeles Public Library System), and vector control (LA County West Vector Control District).

In the SOI (Study Area L-1, El Camino Village), services are provided primarily by Los Angeles County, including general government (Los Angeles County), law enforcement (LA County Sheriff – South Los Angeles Station), fire protection and emergency medical services (CFPD Station 21), wastewater (LACSD and LACFCD), storm drainage (LACFCD), library (County of Los Angeles Library System), and solid waste (LA County Public Works South Bay Franchise Area/Universal Waste Systems), with potable water provided by GSWC Southwest System. With the exception of general government services and solid waste franchise services, the municipal services are provided by the same entities serving the City of Lawndale.

There is a current need for all of these services and a continued need is anticipated based on existing demand as well as growth-related demand within the City limits and, where applicable, associated with any future annexations of the SOI or Area of Interest.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The City operates with 56 full-time staff positions and directly provides general government, community development, public works (including 33.5 miles of gravity sewer lines), parks and recreation, community services, and animal control. The City's park acreage is approximately 0.7 acres per 1,000 residents, significantly below the Quimby Act minimum of 3.0 acres per 1,000; this deficit is partially addressed through park development fees and joint use agreements with the Lawndale Elementary School District, which provides access to three school parks. The City's sewer system is maintained by LACSD's Consolidated Sewer Maintenance District under contract. The Sewer System Management Plan (2014) is over ten years old and should be updated to reflect current conditions and planned growth under the General Plan 2045. The City's Public Works Department budgets include street improvement projects (\$4.3 million), traffic improvement projects (\$2.9 million), and facility improvement projects (\$6.6 million).

Law enforcement is provided via contract with the LA County Sheriff's Department from the Lawndale Sheriff's Center, with specialized services from the South Los Angeles Station. The City works closely with the Sheriff's

Department to determine and meet community needs for adequate personnel and equipment.

The City does not directly provide fire protection, potable water, wastewater treatment, library, or vector control services. Fire protection and emergency medical services are provided by CFPD Station 21, which is in good condition with no improvements planned through 2040; however, four additional squads are needed for Battalion 18 to meet projected 2040 demand. Potable water is provided by GSWC's Southwest System, which projects supplies will meet demands through 2045 under all hydrologic conditions. Wastewater treatment is provided by LACSD at the Warren WRF, with 2050 buildout flows (423 MGD) projected to potentially exceed the 400 MGD capacity, as previously described. Library services are provided by the County of Los Angeles Library System through the Lawndale Library (17,360 sq. ft.).

Services in the SOI area (El Camino Village) are currently provided by County and regional agencies. The area is already served by CFPD Station 21, GSWC, LACSD, and the County Sheriff, the same providers serving the City. Annexation would shift governance responsibility to the City but existing infrastructure would continue to serve the area.

The existence of any social or economic communities of interest in the area, if LAFCO determines that they are relevant to the agency.

El Camino Village, a distinct residential neighborhood with community identity, is a social community of interest. El Camino College is a significant educational and economic community of interest that serves the broader South Bay region. Alondra Park serves as a recreational resource for residents of multiple surrounding communities, including Lawndale.

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

No DUCs exist within or adjacent to the City's SOI.

City of Torrance

The present and planned land uses in the area, including agricultural and open- space lands.

Torrance is a mature, largely built-out urban community with a balanced mix of

residential, commercial, and industrial uses. Within the City, assessed land uses total approximately 10,526.2 acres containing 63,108 units and 138,096,241 square feet of building area. Residential uses account for approximately 5,270.7 acres, including single-family residential (35,930 units), multi-family residential (19,859 units), and mobile home parks (990 units). Non-residential assessed uses include commercial (33,946,276 sq. ft.), industrial (21,983,528 sq. ft.), government (no s.f. identified), institutional (3,349,196 sq. ft.), recreational (357,789 sq. ft.), and miscellaneous uses. There are 1.9 acres of irrigated farmland and 87.1 acres of unreported uses. Assessed open space and recreational land totals 72.4 acres.

Under the General Plan, the City encompasses approximately 13,189 acres (including 2,733 acres of rights-of-way and unparcelled land). The planning area includes a balanced mix of land uses: residential designations total approximately 5,281 acres (Low Density: 4,000 acres; Low-Medium Density: 422 acres; Medium Density: 582 acres; Medium-High Density: 272 acres; and High Density: 5 acres), reflecting a predominance of lower-density neighborhoods. Commercial designations total approximately 1,133 acres (General Commercial: 734 acres; Commercial Center: 399 acres), and industrial designations total approximately 2,250 acres (Heavy Industrial: 864 acres; Light Industrial: 521 acres; Business Park: 865 acres). Other designations include Residential Office (40 acres), Public/Quasi-Public/Open Space (1,222 acres), Hospital/Medical (62 acres), and Airport (443 acres). The Housing Corridor Overlay is applied to approximately 106 acres throughout the City. No agricultural uses are designated. Open space lands are included within the 1,222-acre Public/Quasi-Public/Open Space designation. Growth is primarily anticipated through infill and the Housing Corridor Overlay.

As the City's SOI is coterminous with the City boundaries, there are no separate SOI land uses to report.

The present and probable need for public facilities and services in the area.

The City of Torrance operates as a "full-service" municipality. Municipal services provided directly by the City include general government administration (City Manager, City Clerk, City Treasurer, Finance, Human Resources, Communications and Information Technology), law enforcement (Torrance Police Department), fire protection and emergency medical services (Torrance Fire Department), water service (Torrance Municipal Water), wastewater collection, stormwater management, street maintenance, parks and recreation, library services (Torrance Public Library), cultural services, transit (Torrance Transit System), community development (planning, building and safety, code enforcement, housing services), and solid waste collection for residential properties. Services provided via contract include solid waste collection for commercial properties (licensed private haulers) and animal care and control (LA

County Animal Control). Services provided by outside agencies include wastewater treatment (LACSD Districts Nos. 5 and 30), potable water in portions of the City (California Water Service Rancho Dominguez District), recycled water (West Basin Municipal Water District), vector control (LA County West Vector Control District), electricity (SCE), and natural gas (SoCal Gas).

There is a current need for all of these services; a continued need is anticipated based on existing demand as well as growth-related demand within the City limits. Key facility needs include fire station improvements (new Station 1 and relocated Station 7 per the Civic Center Master Plan and a 2024 predictive analysis), aging Civic Center facility replacement, continued sewer and pavement rehabilitation, and additional park acquisition to close the gap between current acreage (4.2 acres per 1,000) and the General Plan goal (10 acres per 1,000 residents).

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

As a full-service city, Torrance provides a comprehensive array of municipal services at generally high levels. The Torrance Fire Department holds an ISO Class 1 rating and operates from six stations with 163.5 positions (approximately 1.1 personnel per 1,000 population). The Department responded to a record 16,672 incidents in 2022. Response time challenges have been identified in several planning zones (93, 91, 97, and 92), and the City has proposed a new fire station near the Transit Center and a relocated Station 7 near Torrance Park. Equipment needs include a hazardous materials vehicle, arson investigation vehicle, and generator for Station 2. The Torrance Police Department employs 227 sworn officers (approximately 1.6 per 1,000 residents).

Torrance Municipal Water provides municipal water service, with its diversified supply portfolio (imported water, local groundwater, and recycled water) meeting reliability tests for all hydrologic scenarios through 2045. Total potable water storage capacity is 30.6 MG. All tested contaminants were within state and federal standards per the 2024 Consumer Confidence Report.

The City maintains 287 miles of sewer lines and 9 lift stations, with a spill rate of 116 gallons per mile over the past decade, well below the statewide average of 4,201 gallons per mile. The SSMP identified five areas where existing sewers need to be replaced by larger diameter sewers to accommodate existing and future flows; upsizing is planned for funding in FY 2029-2030.

Park acreage is approximately 1.87 acres per 1,000 residents (275.39 acres of local park space), below the General Plan goal of 8 acres per 1,000 for local parks and recreational space. The City currently does not maintain a standalone parks master plan but is in the process of preparing one. The City operates six

library facilities. Torrance Transit operates 12 fixed routes serving the South Bay region.

The City's FY 2024-25 Capital Improvement Program identifies \$66.8 million in proposed capital expenditures, including \$32.5 million for public right-of-way projects. The Civic Center Master Plan addresses aging facilities. The 2024 Building Index Study identified over \$200 million in facility needs over ten years. The City maintains over 800 miles of streets and over 500 miles of curbs, gutters, and sidewalks with ongoing slurry-seal and pavement improvement programs. The City owns 14 stormwater basins and participates in the Dominguez Channel Watershed Management Group.

The City does not directly provide wastewater treatment; this is provided by LACSD at the Warren WRF (conveyed via CSDs Nos. 5 and 30 regional collection infrastructure), which is projected to potentially have 2050 buildout flows (423 MGD) that could exceed the 400 MGD capacity. LACSD is not exploring options to increase the wastewater plant's capacity since LACSD expects the flows will decrease. The City does not directly provide potable water to the entire City; California Water Service (Rancho Dominguez District) serves portions of Torrance with 8,606–8,629 residential connections and approximately 922–933 non-residential connections. Cal Water projects supplies will meet demands through 2045. Vector control is provided by the LA County West Vector Control District.

The City has sufficient capacity to serve anticipated growth within its current boundaries.

The existence of any social or economic communities of interest in the area, if LAFCO determines that they are relevant to the agency.

The Del Amo Fashion Center and Torrance's industrial sector (including former refinery lands undergoing redevelopment) represent significant economic communities of interest within the City. The City has expressed interest in the unincorporated areas to its north, including Alondra Park, El Camino College, and El Camino Village. These areas constitute social and economic communities of interest, particularly El Camino College which serves the broader South Bay region and El Camino Village which is a distinct residential neighborhood currently within the City of Lawndale's SOI. The City has placed exploration of annexation on hold pending this MSR.

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

The City's SOI is coterminous with its jurisdictional boundary and no DUCs are adjacent to the City/SOI.

6. The Commission hereby amends or reconfirms the respective Spheres of Influence of the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance, as shown on the Proposed SOI Maps attached to the staff report, and incorporated herein by reference;
7. The Executive Officer's staff report includes recommendations that the Commission adopt the MSR; adopt the SOI Update; amend or reconfirm the SOIs for the Cities of Gardena, Hawthorne, Inglewood, Lawndale, and Torrance; and associated actions; and it is attached hereto and incorporated herein by reference.
8. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code §56882.
9. Pursuant to Government Code §56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 12th day of August, 2026.

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

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



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

**RESOLUTION NO. 2026-01PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS ORDERING
" REORGANIZATION NO. 2014-03 TO THE CITY OF CALABASAS (CRAFTSMAN'S CORNER)"**

WHEREAS, the City of Calabasas (City) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (LAFCO or 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 as Area 1 and Area 2 to the City of Hidden Hills and annexation of Area 3 to the City of Calabasas, and detachment of Area 1, Area 2, and Area 3 from County Road District No. 3, and withdrawal of Area 1, Area 2, and Area 3 from County Lighting Maintenance District No. 1687 and County Public Library System, all within the County of Los Angeles (County); and

WHEREAS, the proposed reorganization consists of approximately 176.00± acres of inhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2014-03 to the City of Calabasas (Craftsman's Corner)"; 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 reorganization is to obtain and preserve the isolated wedge between the City of Hidden Hills and the City of Calabasas, and the desire for local government representation; and

WHEREAS, on April 8, 2026, the Commission approved Reorganization No. 2014-03 to

the City of Calabasas (Craftsman's Corner); and

WHEREAS, pursuant to Government Code § 57002, the Commission set the protest hearing for August 12, 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;

WHEREAS, the Executive Officer has given notice of the protest hearing pursuant to Government Code §§ 56150-56160, 56660-56661, 57025, and 57026, wherein the protest hearing notice was published in a newspaper of general circulation in the County of Los Angeles on June 12, 2026, which is at least 21 days prior to the protest hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and any and all oral or written protests, objections, and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that this action is within the scope of its California Environmental Quality Act findings made at the Commission hearing on June 10, 2026.

2. The Commission finds that the number of property owners is 85, and the number of registered voters is 127, and the total assessed value of land within the affected territory is \$161,564,882.

- a) The Commission finds that the number of property owners who filed written protests in opposition to Reorganization No. 2014-03 to the City of Calabasas (Craftsman's Corner) and not withdrawn is 8, with an assessed value of land of \$12,097,633, which, even if valid, represents less than 25 percent of the number of owners of land who own at least 25 percent of the assessed value of land within the affected territory; and

- b) The Commission finds that the number of registered voters who filed written protests in opposition to Reorganization No. 2014-03 to the City of Calabasas (Craftsman's Corner) and not withdrawn is 15, which, even if valid, represents less than 25 percent of the number of registered voters residing within boundaries of the affected territory.

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 176± acres, is inhabited, and is assigned the following short form designation: "Reorganization No. 2014-03 to the City of Calabasas (Craftsman's Corner)".
5. Reorganization No. 2014-03 to the City of Calabasas (Craftsman's Corner) is hereby approved, subject to the following terms and conditions:

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

assessments or taxes as may be legally imposed by the cities of Calabasas and Hidden Hills.

- f. The regular County assessment roll shall be utilized by the cities of Calabasas and Hidden Hills.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the cities of Calabasas and Hidden Hills.
- h. Annexation of Area 1 and Area 2 to the City of Hidden Hills and Annexation of Area 3 to the City of Calabasas, described in Exhibits "A" and "B".
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
- j. Detachment of Area 1, Area 2, and Area 3 from County Road District No. 3.
- k. Withdrawal of Area 1, Area 2, and Area 3 from County Lighting Maintenance District No. 1687 and the Los Angeles County Library.
- l. Upon the effective date of the reorganization, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump

stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the cities of Calabasas and Hidden Hills.

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

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

- o. Except to the extent in conflict with "a" through "n", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this reorganization.
- 6. The Commission hereby orders the inhabited territory of Area 1 and Area 2 to be annexed to the City of Hidden Hills, and Area 3 to be annexed to the City of Calabasas, described in Exhibits "A" and "B" subject to confirmation of the registered voter of the affected territory.
- 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 cities of Calabasas and Hidden Hills, upon the City of Calabasas'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 12th August 2026.

MOTION:	Finlay	Reyes English	APPROVED: 7-1-0
AYES:	Altoon, Celaya (Alt. for McCallum), Finlay, Lee, Lewis, Reyes English, Dear		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	Barger, McCallum, Solis		

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



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