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THIS FORM IS NOT TO BE DUPLICATED

coc 2019-04 (21-108)

E248987

FOR REFERENCE ONLY: 20240208700

**RECORDING REQUEST BY AND
WHEN RECORDED MAIL TO**

NAME: THE LOCAL AGENCY FORMATION COMMISSION

MAILING

ADDRESS: 80 S. LAKE AVE. SUITE 870

CITY, STATE,

ZIP CODE: PASADENA, CA 91101

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE

Certificate of Completion

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

CERTIFICATE OF COMPLETION

Boundary Change of City and District

I, Paul A. Novak, Executive Officer of the Local Agency Formation Commission for the County of Los Angeles, do hereby certify that I have examined the attached documents with respect to the uninhabited proposal designated as:

**REORGANIZATION NO. 2019-04
TO THE CITY OF LA VERNE (21-768)**

and have found said documents to be in compliance with the resolution of approval adopted by the Local Agency Formation Commission for the County of Los Angeles on **February 14, 2024**.

All of the information required by the State law is contained in the attached documents and by this reference incorporated herein.

The affected territory will be taxed for any existing general indebtedness, if any, of the City and District.

The effective date of this boundary change of city and district is the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder County Clerk.

IN WITNESS WHEREOF, I execute this Certificate
this **27th** day of **March 2024**.



Paul A. Novak, AICP, Executive Officer
Local Agency Formation Commission for the
County of Los Angeles

**RESOLUTION NO. 2024-08RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"REORGANIZATION NO. 2019-04 TO THE CITY OF LA VERNE (21-768)
AMENDMENT TO THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY
SPHERE OF INFLUENCE, ANNEXATION TO THE CITY OF LA VERNE AND COUNTY SANITATION
DISTRICT NO. 21 OF LOS ANGELES COUNTY, AND DETACHMENT FROM THE CONSOLIDATED
FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY AND COUNTY ROAD DISTRICT NO. 5"**

WHEREAS, Saint George Properties, LLC ("landowner" or "Applicant") submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of La Verne (City) and the County Sanitation District No. 21 of Los Angeles County, detachment of said territory from the Consolidated Fire Protection District of Los Angeles County and County Road District No. 5, and amendment to the Consolidated Fire Protection District of Los Angeles County Sphere of Influence, all within the County of Los Angeles (County); and

WHEREAS, the proposed reorganization consists of approximately 19.44± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2019-04 to the City of La Verne (21-768)"; 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 for the City to provide water to a proposed development project; 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 reorganization consisting solely of both annexations and detachments ("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, even though a public hearing is not required for the Proposal, a public hearing is nevertheless required for the proposed Sphere of Influence (SOI) amendment, pursuant to Government Code § 56427; and

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on January 4, 2024, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, on February 14, 2024, 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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Reorganization No. 2019-04 to the City of La Verne (21-768), pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of La Verne, as lead agency, on September 20, 2021, together with any comments received during the public review process; certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the project as shown in the Mitigated Negative Declaration; and adopts the Mitigation Monitoring and Reporting Program Baseline Road Single-Family residential and Annexation Project for the project, finding that the Mitigation Monitoring and Reporting Program Baseline Road Single-Family residential and Annexation Project 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 reorganization 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 reorganization, 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 reorganization 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 make determinations upon the proposed reorganization proposal without notice and hearing and may waive protest proceedings relative to the proposed reorganization.

However, with respect to the proposed SOI amendment, a public hearing is still required pursuant to Government Code § 56427.

3. The Commission hereby amends the Spheres of Influence of the Consolidated Fire Protection District of Los Angeles County so as to exclude the subject territory described in Exhibit "A" and "B" from Consolidated Fire Protection District of Los Angeles County and makes the following determinations in accordance with Government Code § 56425(e):

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

The existing land use consists of vacant land that will be developed to include seven (7) single-family homes.

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

The affected territory is located within the County of Los Angeles unincorporated community adjacent to the City of La Verne. General government services, including animal control, land use planning and regulation, law enforcement, fire protection, flood control, library, vector control, park and recreation, road

maintenance, solid waste, street lighting, water, wastewater, and other services are provided by either the city, county, or a special district.

The affected territory will be developed to include seven (7) single-family homes which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

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

The affected territory is already being serviced by the Consolidated Fire Protection District of Los Angeles County. The City of La Verne Fire Department will take over fire protection service once the reorganization is complete.

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

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

(5) Disadvantaged Unincorporated Communities:

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2014-2018 American Community Survey (ACS).

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

The Commission has a written statement of the functions and classes of service of the Consolidated Fire Protection District of Los Angeles specifying the nature,

location and extent of its classes of service that it provides within its boundary on file. The Commission's written statement remain unchanged by this.

4. 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.

5. The affected territory consists of 19.44± acres, is uninhabited, and is assigned the following short form designation:

"Reorganization No. 2019-04 to the City of La Verne (21-768)".

6. Reorganization No. 2019-04 to the City of La Verne (21-768) is hereby approved, subject to the following terms and conditions:

a. The Saint George Properties, LLC 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 reorganized shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City and/or County Sanitation District No. 21 of Los Angeles County.
- f. The regular County assessment roll shall be utilized by the City and/or County Sanitation District No. 21 of Los Angeles County.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the City and/or County Sanitation District No. 21 of Los Angeles County.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the City of La Verne and County Sanitation District No. 21 of Los Angeles County.
- i. Detachment of the affected territory described in Exhibits "A" and "B" from the Consolidated Fire Protection District of Los Angeles County and County Road District No. 5.
- j. 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.

- k. 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 City.
- l. Upon the effective date of the reorganization, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.

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

7. The Commission hereby orders the uninhabited territory described in Exhibits “A” and “B” to be (a) annexed to the City and County Sanitation District No. 21 of Los Angeles County, and (b) detached from the Consolidated Fire Protection District of Los Angeles County and County Road District No. 5”.
8. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
9. The Executive Officer is directed to transmit a copy of this resolution to the City and special districts, upon the applicant’s payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
10. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 14th day of February 2024.

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

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



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

**JOINT RESOLUTION OF THE BOARD OF SUPERVISORS, AS THE GOVERNING
BODY OF THE COUNTY OF LOS ANGELES, THE CONSOLIDATED FIRE
PROTECTION DISTRICT OF LOS ANGELES COUNTY, AND THE LOS ANGELES
COUNTY FLOOD CONTROL DISTRICT,
AND THE
CITY COUNCIL OF THE CITY OF LA VERNE, THE BOARD OF DIRECTORS OF THE
COUNTY SANITATION DISTRICT NO. 21 OF LOS ANGELES COUNTY AND THREE
VALLEYS MUNICIPAL WATER DISTRICT, APPROVING AND ACCEPTING THE
NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM THE
ANNEXATION OF TERRITORY KNOWN AS REORGANIZATION 2019-04 TO THE
CITY OF LA VERNE AND DETACHMENT FROM COUNTY ROAD DISTRICT NO. 5
AND THE CONSOLIDATED FIRE PROTECTION DISTRICT**

WHEREAS, the applicant initiated proceedings with the Local Agency Formation Commission for Los Angeles County (LAFCO) for the annexation of territory identified as Reorganization 2019-04 to the City of La Verne (City);

WHEREAS, pursuant to Section 99 of the California Revenue and Taxation Code, for specified jurisdictional changes, the governing bodies of affected agencies shall negotiate and determine the amount of property tax revenue to be exchanged between the affected agencies;

WHEREAS, the area proposed for annexation is identified as Reorganization 2019-04 and approximately 19.44± acres of uninhabited territory will annex to the City of La Verne and County Sanitation District No. 21 of Los Angeles County and detach from the Consolidated Fire Protection District of Los Angeles County; and affected territory is located north of the intersection of Baseline Road and Japonica Avenue;

WHEREAS, the County and City subsequently determined that the boundary of the proposed annexation area should be extended to the center of Baseline Road to ensure the efficient and reliable provision of services to the annexation area; and

WHEREAS, the Board of Supervisors of the County of Los Angeles (County), as governing body of the County, the Consolidated Fire Protection District of Los Angeles County, the Los Angeles County Flood Control District, and on behalf of Road District No. 5, and the LA County Library; the City Council of the City; and the governing bodies of the Three Valleys Municipal Water District and the County Sanitation District No. 21 of Los Angeles County, have determined the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation of the unincorporated territory identified as Reorganization 2019-04, detachment from County Road District No. 5 and the Consolidated Fire Protection District, is as set forth below:

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenue between the County and the City, resulting from Reorganization 2019-04 is approved and accepted for the reorganization of territory to the City of La Verne in Tax Rate Area 05111.

2. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2019-04 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, property tax revenue received by County Road District No. 5, attributable to Reorganization 2019-04, shall be transferred to the County, and the County Road District No. 5 share in the annexation area shall be reduced to zero.

3. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2019-04 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, a base of One Thousand, One Hundred, and Fifty-two Dollars (\$1,152) in base property tax revenue attributable to Reorganization 2019-04, and 0.215063832 of annual property tax increment attributable to Reorganization 2019-04 shall be transferred from the County of Los Angeles to the City of La Verne.

4. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2019-04 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, 0.183257162 of annual property tax increment attributable to Reorganization 2019-04 shall be transferred from the Consolidated Fire Protection District to the County, and the Consolidated Fire Protection District share shall be reduced to zero.

5. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2019-04 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, 0.004578855 of annual property tax increment attributable to Reorganization 2019-04 shall be transferred from various agencies to the County Sanitation District No. 21 of Los Angeles County, and the various agencies share shall be reduced accordingly.

6. The City and County agree that the boundary of the area to be annexed into the City pursuant to Reorganization 2019-04 shall extend to the centerline of Baseline Road and the City shall take all actions necessary, and submit any information or documentation required, to effectuate such extension of the annexation.

PASSED, APPROVED AND ADOPTED this 17th day of
 July , 2023 by the following vote: Ayes: 5, Noes: 0

AYES: Kashifalghita, Johnson,
Crosby, Lau and Hepburn

ABSENT: None

NOES: None

ABSTAIN: None



Mayor
City of La Verne, California

ATTEST:



City Clerk
City of La Verne

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(Signed in Counterpart)

PASSED, APPROVED AND ADOPTED this 27th day of September,
2023 by the following vote:

AYES: Eight (8)

ABSENT: Two (2)

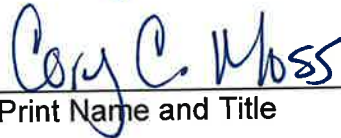
NOES: None

ABSTAIN: None

County Sanitation District No. 21
of Los Angeles County



Signature



Print Name and Title

ATTEST:



Secretary

/

(Signed in Counterpart)

Approved by LAFCO

TM

Taylor Morris

EXHIBIT A

Reorganization No. 2019-04
To City of La Verne

GEOGRAPHICAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON JULY 28, 1865, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POB BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 31, T1N, R8W, S.B.M., SAID POINT BEING IN THE CENTERLINE OF BASELINE ROAD, AND MARKED BY A BRASS DISK MONUMENT IN A WELL, THENCE,

LINE 1 N 00°35'48" E, A DISTANCE OF 1335.70 FEET ALONG THE CENTERLINE OF SAID SECTION. SAID CENTERLINE BEING THE BOUNDARY BETWEEN THE COUNTY OF LOS ANGELES AND THE CITY OF LA VERNE, THENCE,

LINE 2 N 89°34'30" E, A DISTANCE OF 657.26 FEET, THENCE,

LINE 3 S 00°42'00" W, A DISTANCE OF 1382.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE IN THE CENTERLINE OF BASELINE ROAD, CONCAVE SOUTHERLY HAVING A RADIUS OF 400 FEET, A RADIAL TO SAID POINT BEARS N 26°18'07" E, THENCE,

CURVE 1 WESTERLY ALONG SAID CURVE BEING THE CENTERLINE OF BASELINE ROAD, AN ARC DISTANCE OF 183.38 FEET, THROUGH A CENTRAL ANGLE OF 26°16'03" WITH A CHORD DISTANCE OF 181.78 FEET, THENCE,

LINE 4 N 89°57'55" W, A DISTANCE OF 477.27 FEET ALONG THE CENTERLINE OF BASELINE ROAD TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 20.21 AC. MORE OR LESS.

SEE EXHIBIT, ATTACHED HERETO AND MADE A PART HEREOF.

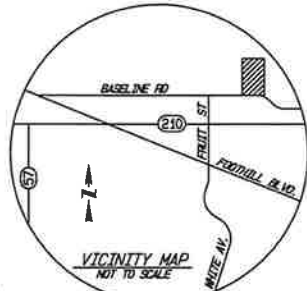
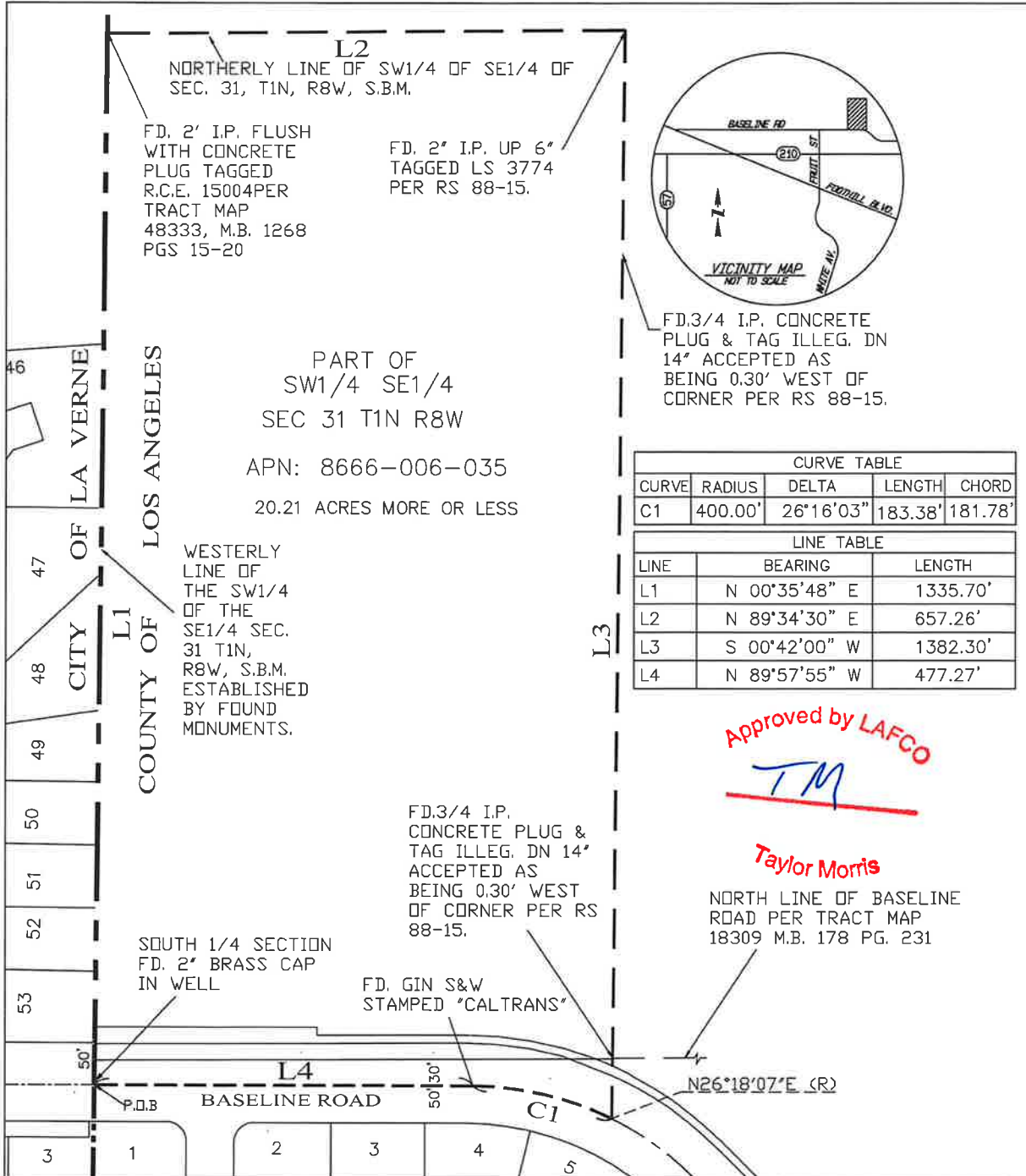
ROBER

T.R.

SIMS

R.C.E. 21649 DATE: _____

Exhibit B



FD. 3/4 I.P. CONCRETE PLUG & TAG ILLEG. DN 14" ACCEPTED AS BEING 0.30' WEST OF CORNER PER RS 88-15.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	400.00'	26°16'03"	183.38'	181.78'

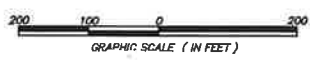
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°35'48" E	1335.70'
L2	N 89°34'30" E	657.26'
L3	S 00°42'00" W	1382.30'
L4	N 89°57'55" W	477.27'

Approved by LAFCO
TM

Taylor Morris

NORTH LINE OF BASELINE ROAD PER TRACT MAP 18309 M.B. 178 PG. 231

LEGEND
 - - - - - EXISTING COUNTY LA VERNE BOUNDARY
 P.O.B = POINT OF BEGINNING



ANNEX TO CITY OF LA VERNE 7 CSD #21 FIRE DETACH FROM COUNTY OF LOS ANGELES

LDC LAND DESIGN CONSULTANTS INC.
 Land Planning, Civil Engineering, Surveying & Environmental Services
 800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016
 Ph. (626) 578-7000 Fax: (626) 578-7373

REORGANIZATION NO 2019-04
 TO THE CITY OF LA VERNE

DESIGNED BY	DATE	SCALE	REVIEWED BY	PRL NO. 17008-002
HT	APR 22 2022	1"=200'	BS	SHEET 1 OF 1