

COUNTY SANITATION DISTRICT NO. 22 OF LOS ANGELES COUNTY

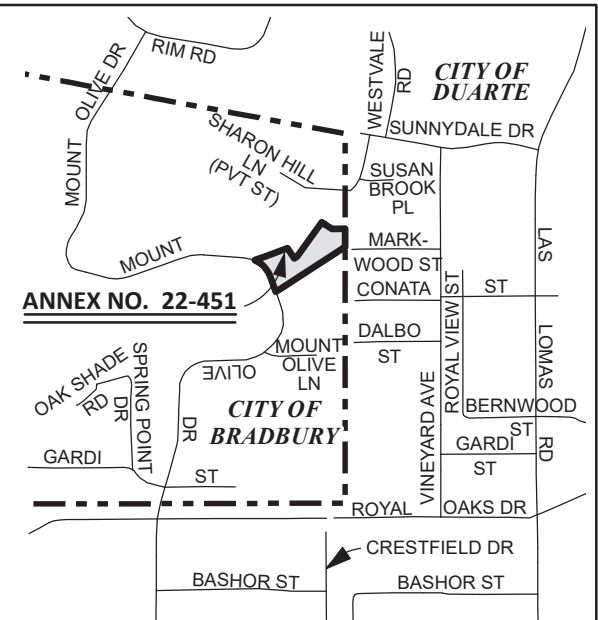
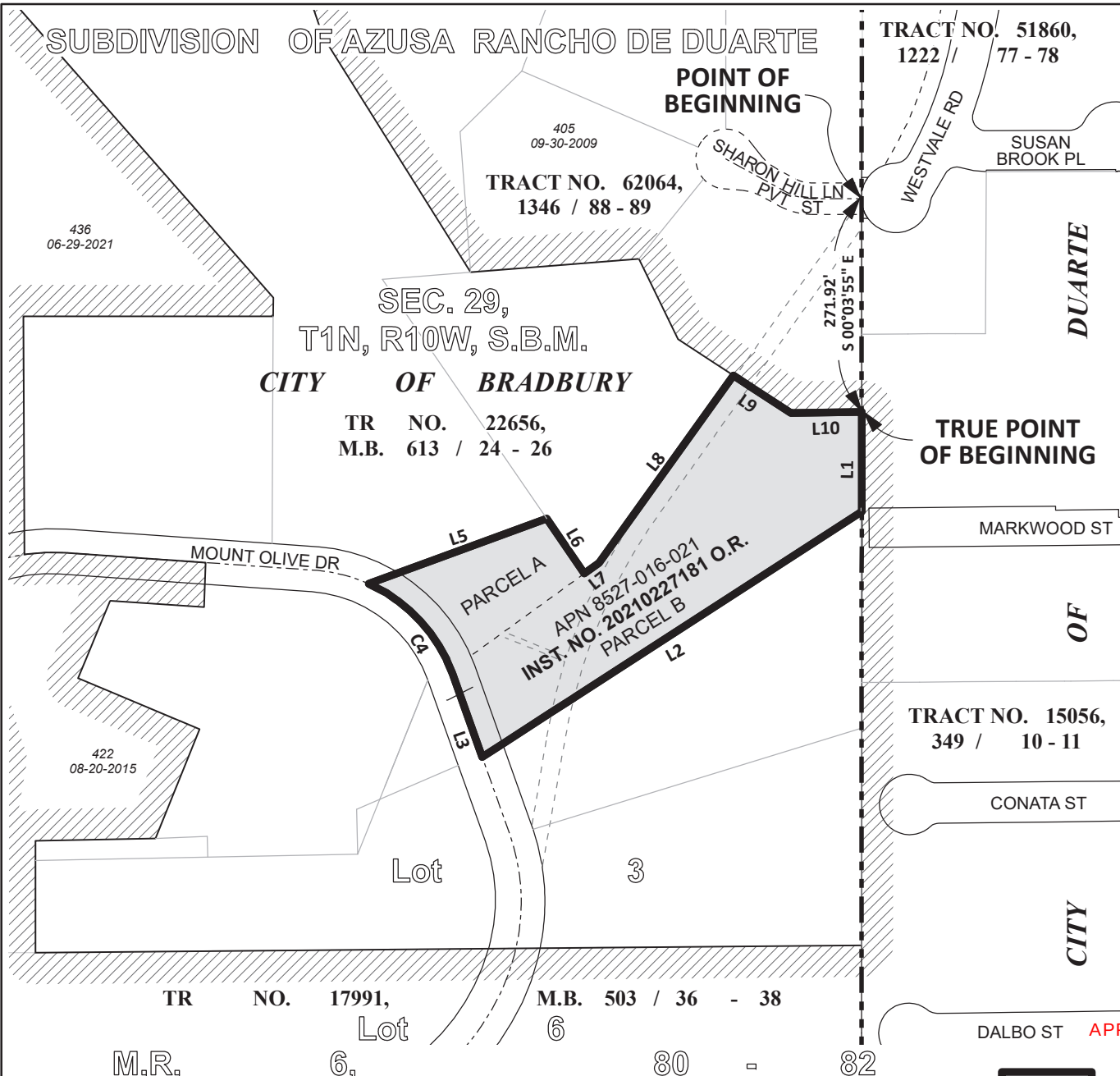
PROPOSED ANNEXATION NO. 451

AGENDA DATE: Resolution Making Application to LAFCO July 22, 2026

LOCATION: Located at 406 Mount Olive Drive, all within the City of Bradbury, as shown on the attached map.

PROCESSING FEES:	District	\$ 2,000.00
	Local Agency Formation Commission	5,947.00
	State Board of Equalization	<u>350.00</u>
	Total:	\$ <u>8,297.00</u>

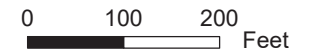
DESCRIPTION & REMARKS: The annexation consists of one existing single-family home and one proposed single-family home.



VICINITY MAP
NO SCALE

COURSE DATA

L1	S 00°03'55" E	124.96'
L2	S 56°55'40" W	573.54'
L3	N 19°35'45" W	110.06'
C4	R = 200.00' L = 163.30' D = 46°46'53"	
L5	N 69°36'50" E	240.97'
L6	S 34°37'19" E	85.00'
L7	N 54°10'00" E	22.50'
L8	N 35°27'00" E	292.92'
L9	S 56°48'13" E	87.30'
L10	N 89°55'42" E	90.30'



APPROVED BY THE BOARD July 22, 2026

**"FOR TAX ASSESSMENT
PURPOSES ONLY"**

Annexation No. 451 shown thus	
Boundary of Sanitation District No. 22 prior to Annexation No. 451 shown thus	
City Boundary	
Prior Annexations shown thus	
Area of Annexation	2.655 Acres

ANNEX. NO.
(RECORDING DATE)

COUNTY SANITATION DISTRICT NO. 22
OF LOS ANGELES COUNTY, CA
OFFICE OF CHIEF ENGINEER
ROBERT C. FERRANTE
CHIEF ENGINEER & GENERAL MANAGER
ANNEXATION NO. 451
TO
COUNTY SANITATION DISTRICT NO. 22
Recorded:

NOTICE OF FINDING

ANNEXATION NO. 451 TO COUNTY SANITATION DISTRICT NO. 22

The annexation consists of one existing single-family home and one proposed single-family home.

1. BASED UPON REVIEW AND STUDY, I FIND AND CERTIFY THAT:

The annexation **is exempt** from the provisions of the California Environmental Quality Act, pursuant to the State CEQA Guidelines,

Section: 15319(a)

Reason: The annexation consists of areas containing existing structures developed to the density allowed by the current zoning

Section: 15319(b)

Reason: Annexations of small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures



The **Negative Declaration** adopted by _____ on _____ is adequate for consideration of the annexation.



The **Environmental Impact Report** certified by _____ on _____ is acceptable for consideration of the annexation.

2. The subject annexation has been set for consideration before the Board of Directors of County Sanitation District No. 22 at their meeting to be held on July 22, 2026, at the time and place as provided for the meeting of said date.
3. The subject annexation and all related documents are on file in the office of the Chief Engineer and General Manager, Los Angeles County Sanitation Districts, 1955 Workman Mill Road, (P.O. Box 4998) Whittier, California and may be examined by any interested person for further particulars. Telephone: (562) 908-4288, extension 2708.



Stan Pegadiotes, P.E.

Section Head

Property Management Section

RESOLUTION OF THE BOARD OF DIRECTORS OF
COUNTY SANITATION DISTRICT NO. 22 OF LOS ANGELES COUNTY
AUTHORIZING APPLICATION TO
LOCAL AGENCY FORMATION COMMISSION
AND APPROVING NEGOTIATED EXCHANGE OF
PROPERTY TAX REVENUES

WHEREAS, the Board of Directors of County Sanitation District No. 22 of Los Angeles County, hereinafter referred to as "District", desires to commence proceedings for the annexation to District of certain territory, described in Exhibit "A", attached hereto and by reference incorporated as a part hereof; and

WHEREAS, said Board of Directors does hereby certify that the proposed annexation is exempt from the provisions of the California Environmental Quality Act;

NOW, THEREFORE, said Board of Directors does HEREBY RESOLVE, FIND, AND DECLARE as follows:

1. Application and a proposal is hereby made to the Local Agency Formation Commission of Los Angeles County for a change of organization as follows:
 - (a) This proposal is made pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 commencing with Section 56000, Government Code, State of California.
 - (b) The nature of the proposed change of organization and the name of the District for which such change of organization is proposed are as follows:

The annexation of the territory described in Exhibit "A" hereof to County Sanitation District No. 22 of Los Angeles County.
 - (c) The names of all other affected counties, Districts, or cities are as follows:

Counties: None
Districts: None
Cities: Arcadia, Azusa, Baldwin Park, Bradbury, Covina, Duarte, Glendora, Irwindale, La Verne, Monrovia, San Dimas, Walnut and West Covina
 - (d) The territory is uninhabited. A description of the exterior boundaries of such territory is set forth in Exhibit "A" hereof.
 - (e) It is desired that the proposed annexation provide for and be made subject to the following
 - (1) The retention by District of the deposited sum of \$8,297.00 as the fee required by the Board of Directors for said annexation.
 - (2) The negotiated exchange of property tax revenues between affected agencies resulting from said annexation to District.
 - (f) The reasons for this proposal are as follows:
 - (1) The District is empowered to and is engaged in providing sewerage facilities which can best serve the territory proposed to be annexed with sewage disposal service. Based on the information provided by the property owners, the District's sewerage facilities have or, in accordance with current policy, will have adequate

capacity to collect, treat, and dispose of the wastewater anticipated to be generated on the subject property. Actual sewer hook-up will not be allowed until payment of the connection fee and shall be subject to all circumstances then existent including the availability of capacity. Disposal of the treated wastewater will be in accordance with waste discharge permits issued by the appropriate California Regional Water Quality Control Board.

- (2) Said territory is proposed to be developed, and the property owners have requested in writing that the territory be provided with sewage disposal service.
 - (3) Said territory must be annexed to District before sewage disposal service is provided.
 - (g) This proposal is consistent with the sphere of influence of the District.
 - (h) In accordance with the requirements of California Health & Safety Code Section 4830, the territory subject to this annexation will benefit from the annexation.
 - (i) It is hereby requested that proceedings be taken for the change of organization proposed, according to the terms and conditions stated above and in a manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
2. Said District consents to waiver of protest proceedings pursuant to Section 56663 of the Government Code.

The foregoing resolution was adopted by the Board of Directors of County Sanitation District No. 22 of Los Angeles County at its meeting on ~~JUL 22 2026~~.

COUNTY SANITATION DISTRICT NO. 22
OF LOS ANGELES COUNTY


Chairperson, Board of Directors

ATTEST:

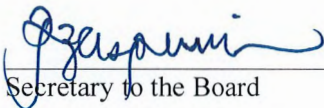

Secretary to the Board

EXHIBIT "A"

ANNEXATION NO. 451

TO COUNTY SANITATION DISTRICT NO. 22
OF LOS ANGELES COUNTY

That portion of Lot 3 of Section 29, Township 1 North, Range 10 West, S.B.M. of the Subdivision of the Rancho Azusa De Duarte, recorded in Book 6, Pages 80 through 82 of Miscellaneous Records, in the Office of the Recorder of the County of Los Angeles, said portion of Lot 3 being Parcels A and B as described in grant deed to Victor De Los Santos, a Married Man as his sole and separate property, recorded as Instrument No. 20210227181 on February 9, 2021 of Official Records in the Office of said County Recorder together with a portion of Mount Olive Drive as described in said deed and shown on Tract No. 22656, filed in Book 613, Pages 24 through 26 of Official Records in the Office of said County Recorder, City of Bradbury, of said County, State of California, described as follows:

Beginning at the centerline intersection of Sharon Hill Lane (Private Street) and the boundary of westerly boundary line of the City of Duarte as shown on Tract No. 62064, filed in Book 1346, Page 88-89 of Official Records in the Office of said County Recorder, said westerly boundary line of the City of Duarte also being the easterly line of said Lot 3, thence, South 00°03'55" East, 271.92 feet along said City boundary and said westerly line of Lot 3 to the northeast corner of said Parcel B said northeast corner being a point on the boundary of County Sanitation District No. 22 as same exited on May 5, 2026 and the True Point of Beginning;

Thence, (L1) South $00^{\circ}03'55''$ East, 124.96 feet along said city boundary, westerly line of Lot 3 and district boundary to its intersection with the southwesterly line of said Parcel B;

Thence, leaving said district boundary (L2) South $56^{\circ}55'40''$ West, 573.54 feet along said southwesterly line of Parcel B and its southwesterly prolongation to its intersection with the centerline of said Mount Olive Drive;

Thence, along said centerline of Mount Olive Drive, the following two courses:

(L3) North $19^{\circ}35'45''$ West, 110.06 feet;

(C4) Northwesterly and westerly along a tangent 200.00 foot radius curve concave to the southwest, an arc length of 163.30 feet, through a central angle of $46^{\circ}46'53''$ to its intersection with the southwesterly prolongation of the northwesterly line of said Parcel A;

Thence, (L5) North $69^{\circ}36'50''$ East, 240.97 feet along said southwesterly prolongation and northwesterly line of Parcel A to the northerly corner of Parcel A;

Thence, (L6) South $34^{\circ}37'19''$ East, 85.00 feet along the northeasterly line of Parcel A to a point on the northwesterly line of Parcel B;

Thence, along said northwesterly line of Parcel B the following two courses:

(L7) North $54^{\circ}10'00''$ East, 22.50 feet to an angle point;

(L8) North $35^{\circ}27'00''$ East, 292.92 feet to its intersection with the northeasterly and northerly line of said Parcel B, said intersection also being a point on the County Sanitation District No. 22 boundary as same existed on April 30, 2026;

Thence, along said northeasterly and northerly line and district boundary the following two courses

(L9) South $56^{\circ}48'13''$ East, 87.30 feet to an angle point;

(L10) North $89^{\circ}55'42''$ East, 90.30 feet more or less, to the True Point of Beginning;

Containing 2.655 $\pm$ acres

“Please note the description of land is not a legal description as defined in the Subdivision Map Act. It's intended use is **FOR TAX ASSESSMENT PURPOSES ONLY**”

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
ACTING IN BEHALF OF

Los Angeles County General Fund

Los Angeles County Library

Los Angeles County Consolidated Fire Protection District

Los Angeles County Flood Control

THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 22 OF LOS ANGELES
COUNTY, AND THE GOVERNING BODIES OF

City of Bradbury

Upper San Gabriel Valley Municipal Water District

APPROVING AND ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES
RESULTING FROM ANNEXATION TO COUNTY SANITATION DISTRICT NO. 22

"ANNEXATION NO. 451"

WHEREAS, pursuant to Section 99 and 99.01 of the Revenue and Taxation Code, prior to the effective date of any jurisdictional change which will result in a special district providing a new service, the governing bodies of all local agencies that receive an apportionment of the property tax from the area must determine the amount of property tax revenues from the annual tax increment to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenues by resolution; and

WHEREAS, the governing bodies of the agencies signatory hereto have made determinations of the amount of property tax revenues from the annual tax increments to be exchanged as a result of the annexation to County Sanitation District No. 22 entitled Annexation *No. 451*;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenues resulting from the annexation of territory to County Sanitation District No. 22 in the annexation entitled Annexation *No. 451* is approved and accepted.
2. For each fiscal year commencing on July 1, 2025, or after the effective date of this jurisdictional change, whichever is later, the County Auditor shall transfer to County Sanitation District No. 22 a total of 0.5158651 percent of the annual tax increment attributable to the land area encompassed within Annexation *No. 451* as shown on the attached Worksheet.
3. No additional transfer of property tax revenues shall be made from any other tax agencies to County Sanitation District No. 22 as a result of annexation entitled Annexation *No. 451*.
4. No transfer of property tax increments from properties within a community redevelopment project, which are legally committed to a Community Redevelopment Agency, shall be made during the period that such tax increment is legally committed for repayment of the redevelopment project costs.

5. If at any time after the effective date of this resolution, the calculations used herein to determine initial property tax transfers or the data used to perform those calculations are found to be incorrect thus producing an improper or inaccurate property tax transfer, the property tax transfer shall be recalculated and the corrected transfer shall be implemented for the next fiscal year.

The foregoing resolution was adopted by the Board of Supervisors of the County of Los Angeles, the Board of Directors of County Sanitation District No. 22 of Los Angeles County, and the governing bodies of City of Bradbury and Upper San Gabriel Valley Municipal Water District, signatory hereto.

COUNTY SANITATION DISTRICT NO. 22
OF LOS ANGELES COUNTY


Chairperson, Board of Directors

ATTEST:


Secretary

JUL 22 2026

Date

(SIGNED IN COUNTERPART)

ANNEXATION TO: CO.SANITATION DIST.NO 22 DEBT S.
 ACCOUNT NUMBER: 066.85
 TRA: 03403
 EFFECTIVE DATE: 07/01/2026
 ANNEXATION NUMBER: 22-451 PROJECT NAME: ANNEXATION 22-451
 DISTRICT SHARE: 0.009617114

ACCOUNT #	TAXING AGENCY	CURRENT TAX SHARE	PERCENT	PROPOSED DIST SHARE	ALLOCATED SHARE	ADJUSTMENTS	NET SHARE
001.05	LOS ANGELES COUNTY GENERAL	0.275612604	27.5622 %	0.009617114	0.002650606	-0.002712490	0.272900114
001.20	L.A. COUNTY ACCUM CAP OUTLAY	0.000104494	0.0104 %	0.009617114	0.000001004	0.000000000	0.000104494
003.01	L A COUNTY LIBRARY	0.020932372	2.0932 %	0.009617114	0.000201309	-0.000201309	0.020731063
007.30	CONSOL. FIRE PRO.DIST.OF L.A.CO.	0.160728623	16.0728 %	0.009617114	0.001545745	-0.001545745	0.159182878
007.31	L A C FIRE-FFW	0.006330407	0.6330 %	0.009617114	0.000060880	0.000000000	0.006330407
030.10	L.A.CO.FL.CON.DR.IMP.DIST.MAINT.	0.001511381	0.1511 %	0.009617114	0.000014535	-0.000014535	0.001496846
030.70	LA CO FLOOD CONTROL MAINT	0.008552983	0.8552 %	0.009617114	0.000082255	-0.000082255	0.008470728
122.01	CITY-BRADBURY TD #1	0.062129674	6.2129 %	0.009617114	0.000597508	-0.000597508	0.061532166
368.05	UPPER SAN GAB. VY. MUN. WATER	0.000500095	0.0500 %	0.009617114	0.000004809	-0.000004809	0.000495286
400.00	EDUCATIONAL REV AUGMENTATION FD	0.070611588	7.0611 %	0.009617114	0.000679079	EXEMPT	0.070611588
400.01	EDUCATIONAL AUG FD IMPOUND	0.143297735	14.3297 %	0.009617114	0.001378110	EXEMPT	0.143297735
400.15	COUNTY SCHOOL SERVICES	0.001296446	0.1296 %	0.009617114	0.000012468	EXEMPT	0.001296446
400.21	CHILDREN'S INSTIL TUITION FUND	0.002572897	0.2572 %	0.009617114	0.000024743	EXEMPT	0.002572897
791.04	CITRUS COMMUNITY COLLEGE DIST	0.022754829	2.2754 %	0.009617114	0.000218835	EXEMPT	0.022754829
791.20	CHILDREN'S CTR FUND CITRUS C C	0.000593503	0.0593 %	0.009617114	0.000005707	EXEMPT	0.000593503
855.03	DUARTE UNIFIED SCHOOL DISTRICT	0.213250768	21.3250 %	0.009617114	0.002050856	EXEMPT	0.213250768
855.06	CO.SCH.SERV.FD.- DUARTE	0.008320192	0.8320 %	0.009617114	0.000080016	EXEMPT	0.008320192
855.07	DEV.CTR.HDCPD.MINOR-DUARTE	0.000899409	0.0899 %	0.009617114	0.000008649	EXEMPT	0.000899409
***066.85	CO.SANITATION DIST.NO 22 DEBT S.	0.000000000	0.0000 %	0.009617114	0.000000000	0.000000000	0.005158651

ANNEXATION NUMBER: 22-451

PROJECT NAME: ANNEXATION 22-451

TRA: 03403

ACCOUNT #	TAXING AGENCY	CURRENT TAX SHARE	PERCENT	PROPOSED DIST SHARE	ALLOCATED SHARE	ADJUSTMENTS	NET SHARE
TOTAL:		1.000000000	100.0000 %		0.009617114	-0.005158651	1.000000000