ORANGE COUNTY LAFCO

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MEETING DATE: February 11, 2026

8a | **Commission Discussion**

TO: Local Agency Formation Commission of Orange County

FROM: Interim Executive Officer
Policy Analyst I

SUBJECT: Legislative Report (February 2026)

On January 5, 2026, the Legislature reconvened for its second year of the 2025-26 legislative session. As expected, proposed legislation is moving through multiple committees represented by Senate and Assembly members, and amendments to bills are anticipated as they travel through the Capitol. As the legislature proceeds with the second year of the session, key procedural deadlines occur early in the year. The first important deadline for the Legislature was January 31, 2026, the last date for legislators to take action on bills introduced in 2025 to remain eligible for further consideration in 2026. Legislators have until February 20, 2026, to introduce new bills for the remainder of the legislative session.

This report provides an update on previously reviewed legislation of LAFCO interest and recent legislative activity of the Alliance of Local Agency Formation Commissions (Alliance).

UPDATE ON PREVIOUSLY REVIEWED LEGISLATIVE EFFORTS

WATER AND WASTEWATER SERVICE

In January 2024, the University of California, Berkeley published a report titled *"LAFCO and Water System Consolidation: Bridging the gap between local and state regulators to stop and reverse water system fragmentation,"* identifying coordination gaps between state and local regulators related to water system consolidation, particularly affecting small and failing water systems. Following the report's release, staff participated in discussions held by a stakeholder group consisting of one of the report's authors, Professor Kristin Dobbin, staff from other LAFCOs (Alameda, Butte, Orange, Napa, Sacramento, San Diego, and Santa Cruz LAFCO), and representatives from the Community Water Center and Leadership Counsel for Justice and Accountability. Initial discussions focused on barriers to consolidating small, failing water systems. At the February 2025 Regular Commission meeting, staff provided an update on these efforts.

As discussions among stakeholders continued through 2025, the group shifted its focus to amending legislative concepts included in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act). The proposed amendments are intended to further strengthen LAFCO's ability to support the provision of safe and reliable water and wastewater services and improve coordination between state and local regulators. These efforts are intended to ensure that any proposed changes remain consistent with LAFCO's mission to promote orderly growth and the efficient delivery of municipal services, particularly in communities that have documented public health and safety threats involving the provision of water or wastewater.

The group identified three legislative changes: 1) authorize LAFCO Commissions to initiate boundary changes and extraterritorial services (out-of-area service agreements) in response to documented public health and safety threats involving the provision of water and wastewater with the support of agencies; 2) require noticed hearings for municipal service reviews by LAFCOs and written responses from subject agencies; and 3) extend information-sharing requirements to mobile home parks operating community water systems. A summary of each change is provided below.

- **Providing LAFCOs with the Authority to Initiate Boundary Changes and Out-of-Area Service Agreements**
  Under the CKH Act, LAFCOs can approve out-of-area agreements for cities or special districts to provide new or extended services outside their boundaries, but only after the agency submits a request to the local LAFCO for review and possible approval. Among the provisions, LAFCOs can approve an agreement that provides documentation of a public health or safety threat. LAFCOs are otherwise limited in their ability to initiate an out-of-area service agreement.

  The proposed amendments would provide LAFCOs with initiating powers to include boundary changes and out-of-area service agreements when warranted to address documented public health or safety threats related to water or wastewater services. LAFCOs would only be allowed to initiate proceedings after a health threat has been confirmed by appropriate regulatory agencies, such as the State Water Resources Control Board, the applicable Regional Water Quality Control Board, or county departments responsible for environmental or public health. Additionally, any initiation by the LAFCO would be subject to the process delineated by the CKH Act and support from the local agencies. Lastly, in part to the initiating process, the Commission would hold at least one public meeting in or near the affected community to assess local support and to provide an opportunity for public comment.

  These proposed changes to the CKH Act would enable LAFCOs to respond more effectively to urgent service needs while protecting public health, prioritizing affected communities, and upholding LAFCO's role in facilitating orderly and effective delivery of municipal services.

- **Amplifying MSR's Role in Communicating Community Needs**
  State law requires LAFCOs to conduct Municipal Service Reviews (MSRs) to evaluate an agency's ability to deliver essential services to its community. The CKH Act provides the Commission with the authority to review service delivery and make determinations regarding service adequacy, but it does not require formal engagement or acknowledgement from the affected agencies included in the MSR report. The proposed amendments would establish notice requirements for LAFCOs and response acknowledgment from agencies included in the MSR. LAFCOs would be required to receive an MSR at a noticed public hearing and, within 30 days, transmit a summary of actions taken and associated determinations to the agencies included in the MSR. The agencies would be required to receive the MSR during their own meeting as they see fit and provide confirmation to LAFCO.

  OC LAFCO currently conducts nearly all of these practices, including holding a noticed public hearing for MSRs, notifying affected agencies of the written determinations during the drafting process of an MSR, and as part of a final MSR.

- **Information Sharing from Mobile Home Parks for MSRs**
  Under the CKH Act, LAFCOs may request information from private entities when conducting MSRs related to drinking water and wastewater. The proposed legislation would expand the request to also include mobile home parks that operate community water systems. The amendment would require mobile home parks operating public water systems to submit boundary maps to LAFCOs and respond to information requests within specified timeframes, consistent with existing requirements for mutual water companies.

As of the distribution of the February agenda, the proposed amendments were distributed to legislators to solicit a potential author. The proposed language was presented to Senator Laird's office, which is currently under review.

ANALYSIS
The proposed amendments would allow LAFCOs, under limited circumstances, to intervene when documented health and safety threats affect the delivery of public water or wastewater services. This authority could include initiating boundary changes and approving out-of-area service agreements to address the threat. Currently, there are no known documented health and safety issues in Orange County that prevent water or wastewater service delivery. The language would also create a formal process for agencies to receive an MSR and its recommendations during a meeting and submit a formal acknowledgement of receipt to the local LAFCO. OC LAFCO's existing MSR process already uses a collaborative approach in which agencies review the draft and final MSR reports and concur with the findings. In addition, the amendments would add mobile home parks that operate water systems to the list of private entities subject to LAFCO information requests for MSR purposes. Orange County does not have mobile home parks that operate water systems.

In January, the Alliance of LAFCOs (Alliance) reviewed the proposed amendments and discussed the possibility of adopting a support position or co-sponsoring a bill. Ultimately, each LAFCO committed to taking the item to their Commission for consideration and then discussing the Alliance's position at a future meeting. Staff recognize that the proposed amendments are consistent with OC LAFCO's legislative policies, which support strengthening LAFCO's authority and promoting good governance by ensuring the effective and efficient delivery of municipal services. However, staff acknowledges the importance of distributing the amendments to other stakeholders – including the California League of Cities, the California State Association of Counties, the California Special Districts Association, and local agencies – to gather feedback, identify concerns or needed revisions, and ensure broader support beyond LAFCOs. Therefore, staff is requesting that the Commission continue to direct staff to participate in discussions with the stakeholder group and provide an update during the March meeting.

AMICUS BRIEF - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT V. MONTEREY LAFCO

During the September 2025 Commission regular meeting, the Commission received a summary of the court case, *Monterey Peninsula Water Management District v. Monterey LAFCO*, which resulted from Monterey LAFCO's denial of the District's request to activate latent powers to provide retail water to a portion of Monterey County. The court ruled in favor of the Monterey Peninsula Water Management District (MPWMD), stating that Monterey LAFCO used an incorrect substantial evidentiary standard framework to deny MPWMD's proposal. Monterey LAFCO appealed the court's decision, contending that the court erred by applying a legally unsupported "rational connection" standard rather than the substantial evidence test delineated in the CKH Act. The Commission approved OC LAFCO's participation as a party to an amicus brief to provide additional information on the policy context of the CKH Act regarding the statutory substantial evidence test and highlight the precedent-setting potential of the court's ruling.

Bill Pellman of Nossaman LLP is expected to submit the amicus brief following MPWMD's cross-appeal response to the appellate court. The table below summarizes the anticipated timeline for the remaining appellate filings, assuming no further extensions are requested or granted.

Filing	Responsible Party	Due Date
Reply Brief (response to MPWMD Cross-Appeal)	Monterey LAFCO	March 6, 2026
Reply Brief on Monterey's Cross-Appeal	MPWMD	March 26, 2026
Bill Pellman - Amicus Brief	Participating LAFCOs	April 9, 2026

ALLIANCE OF LAFCOs - LEGISLATIVE EFFORT

At the January 26 Alliance meeting, the legislative committee provided an update on the search and selection of a consultant to assist the members with monitoring legislation of LAFCO interest during the current legislative session. The Alliance selected Chris Lee from the Politico Group under a contract not to exceed $40,000, with each of the four Alliance members committing to one-fourth of the cost. Staff will continue to participate in the Alliance's legislative committee meetings and provide updates to the Commission during future meetings.

RECOMMENDED ACTION
Staff Recommends the Commission:

1. Direct staff to continue to partake in the stakeholder discussions related to the "Water and Wastewater Coordination Effort" and provide an update during the March meeting with a recommendation for Commission consideration.

Respectfully Submitted,

LUIS TAPIA

AIMEE DIAZ

Attachments:

1. Draft Proposed Language

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

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

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS

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

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

(a) (1) To review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposals for changes of organization or reorganization, consistent with written policies, procedures, and guidelines adopted by the commission.

(2) The commission may initiate proposals by resolution of application for any of the following:

(A) The consolidation of a district, as defined in Section 56036.

(B) The dissolution of a district.

(C) A merger.

(D) The establishment of a subsidiary district.

(E) The formation of a new district or districts.

(F) A reorganization that includes any of the changes specified in subparagraph (A), (B), (C), (D), or (E).

(G) The reorganization of territory to a city or district, *or the provision of* exterritorial services described in paragraph (3).

(~~G~~H) The dissolution of an inactive district pursuant to Section 56879.

(~~H~~I) The dissolution of a district pursuant to Section 56375.1.

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

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

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

(ii) Applicable California regional water quality control board

(iii) The applicable county department of public health

(iv) The applicable Local Primacy Agency

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

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

(~~3~~4) A commission may initiate a proposal described in paragraph (2) only if that change of organization or reorganization is consistent with a recommendation or conclusion of a study prepared pursuant to Section 56378, 56425, or 56430, and the commission makes the determinations specified in subdivision (b) of Section 56881.

(4~~5~~) A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

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

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

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

(~~5~~6) As a condition to the annexation of an area that is surrounded, or substantially surrounded, by the city to which the annexation is proposed, the commission may require, where consistent with the purposes of this division, that the annexation include the entire island of surrounded, or substantially surrounded, territory.

(~~6~~7) A commission shall not impose any conditions that would directly regulate land use density or intensity, property development, or subdivision requirements.

(~~7~~8) The decision of the commission with regard to a proposal to annex territory to a city shall be based upon the general plan and prezoning of the city. When the development purposes are not made known to the annexing city, the annexation shall be reviewed on the basis of the adopted plans and policies of the annexing city or county. A commission shall require, as a condition to annexation, that a city prezone the territory to be annexed or present evidence satisfactory to the commission that the existing development entitlements on the territory are vested or are already at build-out, and are consistent with the city's general plan. However, the commission shall not specify how, or in what manner, the territory shall be prezoned.

(~~8~~9) (A) Except for those changes of organization or reorganization authorized under Section 56375.3, and except as provided by subparagraph (B), a commission shall not approve an annexation to a city of any territory greater than 10 acres, or smaller as determined by commission policy, where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation, unless an application to annex the disadvantaged unincorporated community to the subject city has been filed with the executive officer.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(o) If the proposal includes the incorporation of a city, as defined in Section 56043, or the formation of a district, as defined in Section 2215 of the Revenue and Taxation Code, the commission shall determine the property tax revenue to be exchanged by the affected local agencies pursuant to Section 56810. If the proposal includes the disincorporation of a city, as defined in Section 56034, the commission shall determine the property tax revenue to be exchanged by the affected local agencies pursuant to Section 56813.

(p) To authorize a city or district to provide new or extended services outside its jurisdictional boundaries pursuant to Section 56133.

(q) To enter into an agreement with the commission for an adjoining county for the purpose of determining procedures for the consideration of proposals that may affect the adjoining county or where the jurisdiction of an affected agency crosses the boundary of the adjoining county.

(r) To approve with or without amendment, wholly, partially, or conditionally, or disapprove pursuant to this section the annexation of territory served by a mutual water company formed pursuant to Part 7 (commencing with Section 14300) of Division 3 of Title 1 of the Corporations Code that operates a public water system to a city or special district. Any annexation approved in accordance with this subdivision shall be subject to the state and federal constitutional prohibitions against the taking of private property without the payment of just compensation. This subdivision shall not impair the authority of a public agency or public utility to exercise eminent domain authority.

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

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

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

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

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

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

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

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

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

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

the existing service provider.

(2) The transfer of nonpotable or nontreated water.

(3) The provision of surplus water to agricultural lands and facilities, including, but not limited to, incidental residential structures, for projects that serve conservation purposes or that directly support agricultural industries. However, prior to extending surplus water service to any project that will support or induce development, the city or district shall first request and receive written approval from the commission in the affected county.

(4) An extended service that a city or district was providing on or before January 1, 2001.

(5) A local publicly owned electric utility, as defined by Section 224.3 of the Public Utilities Code, providing electric services that do not involve the acquisition, construction, or installation of electric distribution facilities by the local publicly owned electric utility, outside of the utility's jurisdictional boundary.

(6) A fire protection contract, as defined in subdivision (a) of Section 56134.

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

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

(1) Growth and population projections for the affected area.

(2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

(3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.

(4) Financial ability of agencies to provide services.

(5) Status of, and opportunities for, shared facilities.

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

(7) Any other matter related to effective or efficient service delivery, as required by commission policy.

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

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

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

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

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

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

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

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

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

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

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

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

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