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Donald Dear
Chair

Gerard McCallum
1st Vice-Chair

Margaret Finlay
2nd Vice-Chair

Ryan Altoon
Kathryn Barger
Lindsey Horvath
John Lee
Robert Lewis
John Mirisch

Alternate Members

Micah Ali
Wendy Celaya
Imelda Padilla
Angie Reyes English
Panida Rzonca
Hilda Solis

Staff

Paul Novak
Executive Officer

Adriana Romo
Deputy Executive Officer

Amber De La Torre
Doug Dorado
Adriana Flores
Taylor Morris
Alisha O'Brien

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

November 12, 2025

Present:

Donald Dear, Chair

Ryan Altoon
Margaret Finlay
John Lee
Robert Lewis
Gerard McCallum
John Mirisch

Micah Ali, Alternate (Remote, Government Code § 54953.(b))
Wendy Celaya, Alternate
Imelda Padilla, Alternate
Angie Reyes English, Alternate
Panida Rzonca, Alternate

Paul Novak, Executive Officer
Tiffani Shin, Legal Counsel

Absent:

Kathryn Barger
Lindsey Horvath

Hilda Solis, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:05 a.m. as an in-person and virtual meeting.

- a. The Executive Officer noted that Commissioner Micah Ali is participating remotely pursuant to Government Code § 54953.(b) at a location fully accessible to the public and equipped with a speaker phone such that any comments or testimony could be given by anyone present at that location, including any members of the public. This participation does not require Commission approval.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

(None).

ANNOUNCEMENTS

The Executive Officer (EO) announced that the agenda for today's meeting was posted to the LAFCO website and at the Kenneth Hahn Hall of Administration on Wednesday, November 5, 2025; and at the teleconference location at the Compton Unified School District located at 501 South Santa Fe Avenue, Compton, California, 90221 on Tuesday, November 4, 2025; in accordance with State law.

4 SWEARING-IN OF SPEAKER(S)

The EO swore-in two (2) members of the public who planned to testify remotely.

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

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

- a. Approved Minutes of October 8, 2025.
- b. Approved Operating Account Check Register for the month of October 2025.
- c. Received and filed the Update on Pending Proposals.
- d. Received and filed the Legislative Update.

- e. Received and filed the Executive Officer's Written Report.
- f. Information Item(s) – Government Code § 56751 (city proposal). (None).
- g. Received and filed Information Item(s) – Government Code § 56857 (district proposal).
 - i. Annexation No. 2025-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley.
- h. Miscellaneous Communications.
 - i. Letter of October 8, 2025 from LAFCO Chair Don Dear to Senators John Cornyn and Jeff Menekeley in support of S. 2014 (Special District Fairness and Accessibility Act).
 - ii. Letter of October 8, 2025 from LAFCO Chair Don Dear to Representatives Pat Fallon and Brittany Petterson in support of H.R. 2766 (Special District Fairness and Accessibility Act).

MOTION: McCallum SECOND: Altoon APPROVED: 7-0-0
AYES: Altoon, Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath

7 PUBLIC HEARING(S)

- a. Annexation No. 2024-10 (40-168) to the Los Angeles County Waterworks District No. 40, Antelope Valley.

The EO summarized the staff report on this item.

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 action:

- There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waive the protest proceedings pursuant to Government Code § 56663 and Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2024-10 (40-168) to the Los Angeles County Waterworks District No. 40, Antelope Valley; Resolution No. 2025-32RMD.

MOTION: Finlay SECOND: McCallum APPROVED: 7-0-0
AYES: Altoon, Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath

7 PUBLIC HEARING(S)

- b. Annexation No. 1132 to the Santa Clarita Valley Sanitation District of Los Angeles County.

Amber De La Torre (Government Analyst) summarized the staff report on this item.

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 action:

- There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waive the protest proceedings pursuant to Government Code § 56663 and Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1132 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2025-33RMD.

MOTION: Finlay SECOND: McCallum APPROVED: 7-0-0
AYES: Altoon, Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath

7 PUBLIC HEARING(S)

- c. Annexation No. 439 to the County Sanitation District No. 14 of Los Angeles County.

Amber De La Torre (Government Analyst) summarized the staff report on this item.

Commissioner Mirisch asked if there is an anticipation of a future annexation of the parcels directly south of the current annexation territory (Annexation No, 439). The EO indicated that staff will reach out to the County Sanitation District's representative for clarification, and inform all commissioners.

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 action:

- There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waive the protest proceedings pursuant to Government Code § 56663 and Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 439 to County Sanitation District No. 14 of Los Angeles County; Resolution No. 2025-34RMD.

MOTION: Altoon SECOND: McCallum APPROVED: 7-0-0
AYES: Altoon, Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath

8 PROTEST HEARING(S)

(None).

9 OTHER ITEMS

The following item was called up for consideration:

- a. Independent Auditor's Report for Fiscal Year 2024-25.

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

Jennifer Farr (Certified Public Accountant, Davis Farr, LLC) summarized the audit findings. Ms. Farr indicated that there were no significant deficiencies, no material errors, nor any incidents. Ms. Farr stated that the most notable change is a implementation of a new standard regarding setting a valuation for vacation and sick time, which is \$14,228 for Fiscal Year 2024-25.

The Commission took the following action:

- Received and filed the enclosed Independent Auditor's Report, audited financial statements, and associated documents for Fiscal Year 2024-25, ending June 30, 2025.

MOTION: Finlay SECOND: Lewis APPROVED: 7-0-0
AYES: Altoon, Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath

9 OTHER ITEMS

The following item was called up for consideration:

- b. Recommendation to Deny Fee Waiver Request (Victor De Los Santos) for a Proposed Annexation (406 Mt. Olive Drive, Bradbury) to Sanitation District No. 22 of Los Angeles County.

The EO indicated that this is a request to reduce a LAFCO filing fee, and not to waive a LAFCO filing fee as described on the agenda.

The EO stated that the applicant was unable to join today's meeting, and recommended that the Commission continue this agenda item.

The Commission took the following action:

- Continued this item to the December 10th Meeting.

MOTION: Lewis SECOND: Finlay APPROVED: 8-0-0
AYES: Altoon, Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

Commissioners Lewis, McCallum, and Mirisch indicated that they attended the 2025 California Association of Local Agency Formation Commissions (CALAFCO) Annual Conference in San Diego, and offered positive assessments of the Conference, particularly with respect to member adoption of proposed changes to CALAFCO's bylaws.

12 EXECUTIVE OFFICER'S REPORT

The EO indicated that the December 10th meeting will proceed as scheduled.

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

December 10, 2025

January 14, 2026

February 11, 2026

15 ADJOURNMENT

Chair Dear adjourned the meeting at 9:34 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Novak" with a long horizontal flourish extending to the right.

Paul Novak, AICP
Executive Officer

**RESOLUTION NO. 2025-32RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2024-10 (40-168) TO THE LOS ANGELES COUNTY WATERWORKS DISTRICT
NO. 40, ANTELOPE VALLEY (DESERT PALMS MOBILE HOME PARK)"**

WHEREAS, Milana VIII, LLC/Bebber Trust ("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 Los Angeles County Waterworks District No. 40, Antelope Valley (District), all within the City of Lancaster; and

WHEREAS, the proposed annexation consists of approximately 10.13± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2024-10 to the Los Angeles County Waterworks District No. 40, Antelope Valley (Desert Palms Mobile Home Park)"; and

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

WHEREAS, the principal reason for the annexation, as set forth in the proposal to LAFCO, is for the District to provide water service to one (1) existing mobile home park; and

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

WHEREAS, the Executive Officer set the item for consideration on November 12, 2025 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, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public notice was published as a one-eight page display advertisement, in a newspaper of general circulation in the County of Los Angeles, in the Daily Commerce on October 10, 2025 and in the Antelope Valley Press on October 15, 2025, which is at least 21 days prior to the public hearing; and

WHEREAS, in accordance with Government Code § 56663, notice pursuant to Government Code § 56157, has been given to landowners and registered voters within the affected territory; and the notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory, and 2) unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and

WHEREAS, on November 12, 2025, 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, the Commission, acting as the conducting authority, has the ministerial duty of accepting any written opposition to the proposal and either, waive protest proceedings entirely, pursuant to Government Code § 56663, if no written opposition was received.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, with respect to Annexation No. 2024-10 to the Los Angeles County Waterworks District No. 40, Antelope Valley, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15303(d), because the project includes the proposed construction of one (1) water main extension to the one (1) existing mobile home park. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.
2. The Commission, with respect to Annexation No. 2024-10 to the Los Angeles County Waterworks District No. 40, Antelope Valley, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 21080.21 (Guidelines Section 15252(k), because the project includes the proposed installation of a new 50-foot pipeline (within an existing public right-of-way) connection to the one (1) existing mobile home park. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.
3. Notice has been provided pursuant to Government Code § 56663 in the Daily Commerce on October 10, 2025 and in the Antelope Valley Press on October 15, 2025.
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 10.13± acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 2024-10 to the Los Angeles County Waterworks District

No. 40, Antelope Valley".

6. Annexation No. 2024-10 to the Los Angeles County Waterworks District No. 40, Antelope Valley, is hereby approved, subject to the following terms and conditions:

- a. Milana VIII, LLC/Bebber Trust, 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.

7. Pursuant to Government Code § 56663, the Commission finds that all the following have occurred: 1) notice, pursuant to Government Code § 56157, has been given to landowners and registered voters within the affected territory; 2) notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters have been submitted before the conclusion of the proceeding/hearing. Therefore, pursuant to Government Code § 56663, the Commission hereby waives protest proceedings.
8. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 40, Antelope Valley.
9. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
10. The Executive Officer is directed to transmit a copy of this resolution to the Applicant, 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.*
11. 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 November 2025.

MOTION:	Finlay	SECOND: McCallum	APPROVED: 7-0-0
AYES:	Altoon, Finlay, Lee, Lewis, McCallum, Mirisch, Dear		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	Barger, Horvath		

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



Paul A. Novak, AICP
Executive Officer

RESOLUTION NO. 2025-33RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1132 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; and

WHEREAS, the proposed annexation consists of approximately 20.43± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 1132 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 348 proposed apartments, and 150 proposed condominiums; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a written report, including his recommendations therein; 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 September 29, 2025, 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, in accordance with Government Code § 56663, mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; and the mailed notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory, and 2) unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and

WHEREAS, on November 12, 2025, 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, the Commission, acting as the conducting authority, has the ministerial duty of accepting any written opposition to the proposal and either, waive protest proceedings entirely, pursuant to Government Code § 56663, if no written opposition was received, or pursuant to Government Code § 57002, set the protest hearing for the next available meeting date, 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.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 1132 to the Santa Clarita Valley Sanitation District of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Sustainable Communities Environmental Assessment (SCEA) prepared and adopted by the City of Santa Clarita, as lead agency, on March 23, 2021, in that the project qualifies as a transit project pursuant to Public Resources Code Section 21155 as set forth in the SCEA, 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 SCEA; and adopts a mitigation monitoring program as applicable for the project, 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. The Commission finds the number of written opposition filed by landowners and registered voters is 0.
3. Mailed notice has been provided pursuant to Government Code § 56663 on September 30, 2025.
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 20.43± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1132 to the Santa Clarita Valley Sanitation District of Los Angeles County".

6. Annexation No. 1132 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.

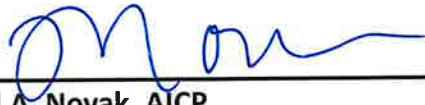
- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- f. The regular County assessment roll shall be utilized by the District.
- g. The affected territory will be taxed for any existing general indebtedness, 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.

7. Pursuant to Government Code § 56663, the Commission finds that all the following have occurred: 1) mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters have been submitted before the conclusion of the proceeding/hearing. Therefore, pursuant to Government Code § 56663, the Commission hereby waives protest proceedings.
8. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District.
9. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
10. 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.*
11. 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 November 2025.

MOTION:	Finlay	SECOND: McCallum	APPROVED: 7-0-0
AYES:	Altoon, Finlay, Lee, Lewis, McCallum, Mirisch, Dear		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	Barger, Horvath		

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



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

**RESOLUTION NO. 2025-34RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 439 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; and

WHEREAS, the proposed annexation consists of approximately 17.52± acres of inhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 439 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 to approximately 68 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 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 October 10,

2025, 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, in accordance with Government Code § 56663, mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; and the mailed notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory, and 2) unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and

WHEREAS, on November 12, 2025, 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, the Commission, acting as the conducting authority, has the ministerial duty of accepting any written opposition to the proposal and either, waive protest proceedings entirely, pursuant to Government Code § 56663, if no written opposition was received, or pursuant to Government Code § 57002, set the protest hearing for the next available meeting date, and held 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.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 439 to the County Sanitation District No. 14 of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Negative Declaration prepared by the City of Lancaster, as lead agency, on July 18, 2005, 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 Negative Declaration.
2. The Commission finds the number of written opposition filed by landowners and registered voters is 0.
3. Mailed notice has been provided pursuant to Government Code § 56663 on October 9, 2025.
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 17.52± acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 439 to the County Sanitation District No. 14 of Los Angeles County".
6. Annexation No. 439 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 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 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.

7. Pursuant to Government Code § 56663, the Commission finds that all the following have occurred: 1) mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before

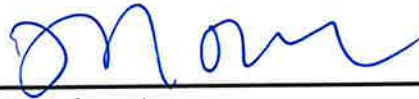
the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters have been submitted before the conclusion of the proceeding/hearing. Therefore, pursuant to Government Code § 56663, the Commission hereby waives protest proceedings.

8. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14 of Los Angeles County.
9. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
10. 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.*
11. 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 November 2025.

MOTION:	Altoon	SECOND: McCallum	APPROVED: 7-0-0
AYES:	Altoon, Finlay, Lee, Lewis, McCallum, Mirisch, Dear		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	Barger, Horvath		

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



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