



Local Agency Formation Commission
for the County of Los Angeles

Voting Members

Donald Dear
Chair

Gerard McCallum
1st Vice-Chair

Margaret Finlay
2nd Vice-Chair

Ryan Altoon
Kathryn Barger
John Lee
Robert Lewis
John Mirisch
Hilda Solis

Alternate Members

Micah Ali
Wendy Celaya
Holly Mitchell
Imelda Padilla
Angie Reyes English
Panida Rzonca

Staff

Paul Novak
Executive Officer

Adriana Romo
Deputy Executive Officer

Amber De La Torre
Doug Dorado
Adriana Flores
Taylor Morris
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MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

December 10, 2025

Present:

Donald Dear, Chair

Margaret Finlay
John Lee
Robert Lewis
Gerard McCallum
John Mirisch

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

Paul Novak, Executive Officer
Miguel Dager, Legal Counsel

Absent:

Ryan Altoon
Kathryn Barger
Hilda Solis

Angie Reyes English, Alternate
Holly Mitchell, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:06 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 on Wednesday, December 3, 2025; at the Kenneth Hahn Hall of Administration on Thursday, December 4, 2025; and at the teleconference location at the Compton Unified School District located at 501 South Santa Fe Avenue, Compton, California, 90221 on Wednesday, December 3, 2025; in accordance with State law.

4 SWEARING-IN OF SPEAKER(S)

The EO swore-in ten (10) members of the public who planned to testify, in-person, and four (4) 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 November 12, 2025.
- b. Approved Operating Account Check Register for the month of November 2025.
- c. Received and filed the Update on Pending Proposals.

[Commissioner Lee left at 10:15 a.m.]

9 OTHER ITEMS

The following item was called up for consideration:

- a. Recommendation to Deny Fee Reduction Request (Victor De Los Santos) for a Proposed Annexation (406 Mt. Olive Drive, Bradbury) to Sanitation District No. 22 of Los Angeles County (continued from November 12, 2025 Meeting.)

The EO summarized the staff report on this item.

Victor De Los Santos (landowner) provided testimony, remotely. Mr. De Los Santos requested that the Commission approve the fee reduction request.

The Commission took the following actions:

- Determined that the fee reduction request is not in the public interest; and
- Denied the fee reduction request.

MOTION: McCallum SECOND: Finlay APPROVED: 6-0-0
AYES: Finlay, Lewis, McCallum, Mirisch, Rzonca (Alt. for Altoon), Dear
NOES: None.
ABSTAIN: None.
ABSENT: Altoon, Barger, Lee, Solis,

9 OTHER ITEMS

The following item was called up for consideration:

- b. Position Salary Ranges.

The EO summarized the staff report on this item.

The Commission continued this item to the January 14, 2026 Meeting.

9 OTHER ITEMS

The following item was called up for consideration:

- c. Proposed Commission Meeting Schedule for 2026.

The EO summarized the staff report on this item.

The EO indicated that Wednesday, November 11th is a Holiday (Veterans' Day). He requested that the Commission Meeting be moved to Wednesday, November 18th.

The Commission took the following actions:

- Moved the Commission Meeting from Wednesday, November 11, 2026 to Wednesday, November 18, 2026;
- Adopted the REVISED Commission Meeting Schedule for Calendar Year 2026; and
- Directed staff to post the adopted REVISED Commission Meeting Schedule for Calendar Year 2026 to the LAFCO website.

MOTION: McCallum SECOND: Finlay APPROVED: 6-0-0
AYES: Finlay, Lewis, McCallum, Mirisch, Rzonca (Alt. for Altoon), Dear
NOES: None.
ABSTAIN: None.
ABSENT: Altoon, Barger, Lee, Solis,

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

(None).

12 EXECUTIVE OFFICER'S REPORT

The EO indicated that at yesterday's Alliance of Local Agency Formation Commissions (Alliance LAFCOs) meeting on December 9th, representatives of all four (4) LAFCOs selected a lobbyist to represent its interests before the Legislature in the 2025-2026 Legislative Session. The Alliance LAFCOs also considered reports on a spring workshop and a University of California Berkeley working group proposal to amend LAFCO law concerning Commission-initiated annexations, Municipal Service Review outreach, and mutual water companies.

Adriana Romo (Deputy Executive Officer) indicated that a Request for Proposals (RFP) for a joint audit between Orange, San Diego, and San Bernardino, and Los Angeles LAFCOs, closed December 3rd. There were three (3) firms that responded to the RFP. Ms. Romo noted that a committee will be formed to evaluate the proposals submitted in response to the RFP; the LAFCO Executive Officer and Commissioner McCallum volunteered to review the proposals and bring a recommendation back to the Commission. The committee meeting will be held, as a virtual meeting, in early 2026.

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

January 14, 2026
February 11, 2026
March 11, 2026

15 ADJOURNMENT

Chair Dear adjourned the meeting at 10:22 a.m.

Respectfully submitted,



Paul Novak, AICP
Executive Officer

**RESOLUTION NO. 2025-35RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"REORGANIZATION NO. 2024-08 TO THE CITY OF LANCASTER"**

WHEREAS, the City of Lancaster (City) 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 City of Lancaster, the Antelope Valley Mosquito and Vector Control District, the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Los Angeles County Sanitation District No. 14 of Los Angeles County, all within the County of Los Angeles (County); and

WHEREAS, the proposed reorganization consists of approximately 7,163.75± acres of inhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2024-08 to the City of Lancaster"; 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 and special districts to provide services to the entire area being annexed, a portion which includes a proposed two million square-foot distribution facility; 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 November 17, 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 December 10, 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 January 14, 2026 at 9:00

a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of

Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Reorganization No. 2024-08 to the City of Lancaster, pursuant to State CEQA Guidelines § 15096, the Commission considered the Final Environmental Impact Report prepared and certified by the City of Lancaster, as lead agency, on October 14, 2025 for the project; 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 Final Environmental Impact Report; adopts the mitigation monitoring program, 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; finds that there are no further feasible alternatives or feasible mitigation measures within the Commission's power that would substantially lessen or avoid any significant effect the project would have on the environment; and determines that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific considerations of the project, as outlined in the environmental Findings and Statement of Overriding Considerations, which findings and statement are adopted and incorporated as applicable herein by reference.
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 Friday, November 14, 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 7,163.75± acres, is inhabited, and is assigned the following short form designation: "Reorganization No. 2024-08 to the City of Lancaster".
6. Reorganization No. 2024-08 to the City of Lancaster is hereby approved, subject to the following terms and conditions:
 - a. The City 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 reorganization 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 reorganized shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City and Districts.
- f. The regular County assessment roll shall be utilized by the City and Districts.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the City and Districts.
- h. Annexation of Area 1 to the City of Lancaster; annexation of Area 2 to the Antelope Valley Mosquito and Vector Control District; annexation of Area 3 to the Los Angeles County Waterworks District No. 40, Antelope Valley; and annexation of Area 4 (parcel 1) and Area 5 (parcel 2) to the Los Angeles County Sanitation District No. 14 of Los Angeles County, as described in Exhibits "A" and "B".
- i. The map and geographic description of the affected territory shall comply with

all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.

- j. 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.
- k. 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.

- l. 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.
- m. Except to the extent in conflict with "a" through "l", 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. 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 of Area 1 annexed to the City of Lancaster; Area 2 annexed to the Antelope Valley Mosquito and Vector Control District; Area 3 to the Los Angeles County Waterworks District No. 40, Antelope Valley; and Area 4 (parcel 1) and Area 5 (parcel 2) annexed to the Los Angeles County Sanitation District No. 14 of Los Angeles County, as described in Exhibits "A" and "B".
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 City and Districts, upon the City'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 10th day of December 2025.

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

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



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