



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  
Alisha O'Brien

80 South Lake Avenue  
Suite 870  
Pasadena, CA 91101  
Phone: 626.204.6500  
Fax: 626.204.6507

[www.lafco.org](http://www.lafco.org)

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

February 11, 2026

Present:

Donald Dear, Chair

Ryan Altoon  
Kathryn Barger  
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:

Hilda Solis

Holly Mitchell, Alternate  
Angie Reyes English, Alternate

## 1 CALL MEETING TO ORDER

The meeting was called to order at 9:02 a.m. as an in-person and virtual meeting.

- a. The Executive Officer (EO) 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.

The Commission extended warm birthday wishes to Chair Dear. Chair Dear thanked the Commission for his birthday greetings.

The Commission moved Closed Session CS-1 to the end of this meeting agenda.

## 3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

(None).

## ANNOUNCEMENTS

The EO announced that the agenda for today's meeting was posted to the LAFCO website and at the Kenneth Hahn Hall of Administration Wednesday, February 4, 2026; and at the teleconference location at the Compton Unified School District located at 501 South Santa Fe Avenue, Compton, California, 90221 on Thursday, February 5, 2026; in accordance with State law.

## 4 SWEARING-IN OF SPEAKER(S)

The EO asked if any members of the public planned to testify, including remotely (None).

## 5 PUBLIC COMMENT

(None).

## 6 CONSENT ITEM(S)

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

- a. Approved Minutes of January 14, 2026.
- b. Approved Operating Account Check Register for the month of January, 2026.
- c. Received and filed the Update on Pending Proposals.
- d. Received and filed the Legislative Update. (None.)
- 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).  
(None).
- h. Miscellaneous Communications (None).
- i. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 461 to the County Sanitation District No. 14 of Los Angeles County; Resolution No. 2026-04RMD.
- j. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 464 to the County Sanitation District No. 14 of Los Angeles County; Resolution No. 2026-05RMD.

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

## 7 PUBLIC HEARING(S)

(None).

## 8 PROTEST HEARING(S)

(None).

[Commissioner Padilla arrived at 9:09 a.m.]

## 9 OTHER ITEMS

The following item was called up for reconsideration:

- a. Position Salary Ranges (Continued from December 10, 2025 and January 14, 2026 Meetings).

The EO summarized the staff report on this item.

The EO noted that each of the Commissioners received a spreadsheet of comparable positions and salary ranges of five (5) other LAFCOs.

The Commission took the following actions, AS AMENDED:

- Approved the Position Salary Ranges, below:

<u>Position</u>	<u>Existing Salary Range</u>	<u>Proposed Salary Range:</u>
Executive Officer	Determined by Commission	Determined by Commission
Deputy Executive Officer	\$120,000-\$165,000	\$144,434-\$198,000
Senior Government Analyst	\$100,000-\$130,000	\$135,000-\$158,000
Local Govt. Analyst & GIS Technician	\$70,000-\$95,000 \$75,000 to \$95,000	Combine to \$80,000-\$135,000
Clerk/Office Assistant	\$45,000 to \$70,000	\$63,147-\$86,000; and

- Report back to the Commission in three (3) years to reevaluate the approved Position Salary Ranges.

MOTION: Finlay                      SECOND: Barger                      APPROVED: 8-0-0

AYES: Altoon, Barger, Finlay, Lee, Lewis, McCallum, Mirisch, Dear

NOES: None.

ABSTAIN: None.

ABSENT: Solis

## 9 OTHER ITEMS

The following item was called up for consideration:

- b. Fiscal Year 2025-26 Mid-Year Budget Status Report.

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

The Commission took the following action:

- Received and filed the Mid-Year Budget Status Report for FY 2025-26.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- c. Fiscal Year 2025-26 Mid-Year Investment Status Report.

The DEO summarized the staff report on this item.

The Commission took the following action:

- Received and filed the Mid-Year Investment Status Report for FY 2025-26.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- d. Statement of Economic Interests – Form 700 Filing.

Alisha O'Brien (Government Analyst) summarized the staff report on this item.



recommended auditing firm. Staff will agendize an item for the March 11<sup>th</sup> meeting to award the contract. The EO thanked Commissioner McCallum for serving on the joint audit committee.

The EO stated that the California Association of Local Agency Formation Commissions (CALAFCO) general membership meets on Monday, February 23<sup>rd</sup>, to consider two (2) bylaws changes: one, to allow executive officers to serve as voting members of their Board of Directors; and two, to eliminate “seat type” categories of Directors, with all Directors elected at-large from within their regions. The EO noted that the “proposed new map” previously considered is not being considered at this time. Given this meeting, staff plans to agendize a discussion of CALAFCO at the March 11<sup>th</sup> meeting, and CALAFCO Interim Executive Officer Michelle McIntyre plans to attend the meeting in person.

The EO stated that CALAFCO is hosting a “LAFCO 101 Webinar” on Wednesday, February 25<sup>th</sup>, from 10:00 to 11:30 a.m. Included in the agenda package is a flyer - if Commissioners are interested in attending, please alert staff.

### 13 PUBLIC COMMENT

(None).

The Commission moved to Closed Session, CS-1.

CS-1

Miguel Dager, Legal Counsel, announced that the Commission will go into Closed Session, as listed on the Agenda: CS-1, Conference With Legal Counsel – Existing Litigation (Paragraph (1) of Subdivision (d) of Government Code Section 54956.9).

Pursuant to Paragraph (1) of Subdivision (d) of Government Code Section 54956.9, the Commission recessed to Closed Session at 9:45 a.m.

Present: Commissioner Ali (Alt.) who attended remotely; Commissioners Altoon, Barger, Celaya (Alt.), Dear, Finlay, Lee, Lewis, McCallum, Mirisch, Padilla (Alt.), Rzonca (Alt.); and Miguel Dager (Legal Counsel) and Tiffani Shin (Legal Counsel).

Absent: Commissioners Reyes English (Alt.), Mitchell (Alt.), and Solis.

[Commissioner Padilla left at 9:50 a.m.]

The Commission reconvened from Closed Session into open session at 9:58 a.m.

Present: Commissioner Ali (Alt.) who attended remotely; Commissioners Altoon, Barger, Celaya (Alt.), Dear, Finlay, Lee, Lewis, McCallum, Mirisch, Rzonca (Alt.); and Miguel Dager (Legal Counsel) and Tiffani Shin (Legal Counsel).  
Absent: Commissioners Reyes English (Alt.), Mitchell (Alt.), Padilla (Alt.), and Solis.

The Commission took the following action in open session:

- Authorized the Executive Officer to enter into a joint defense agreement with the City of Lancaster and the developer, NorthPoint, for the defense of an action filed against LAFCO.

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

The EO welcomed Jonathan Brazile (Legal Counsel), who will advise LAFCO concerning legal matters.

#### 14 FUTURE MEETINGS

March 11, 2026  
April 8, 2026  
May 13, 2026

#### 15 ADJOURNMENT

On motion of Chair Dear, the meeting was adjourned at 9:59 a.m.

Respectfully submitted,



Paul Novak, AICP  
Executive Officer

**RESOLUTION NO. 2026-04RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 461 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 (City); and

WHEREAS, the proposed annexation consists of approximately 10.13± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 461 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 service for 163 proposed 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 Commission has determined that the proposed annexation ("Proposal") meets all of the criteria for the Commission to make a determination without notice and hearing and waive protest proceedings entirely, pursuant to Government Code § 56662; and

WHEREAS, the Executive Officer set the item for consideration for February 11, 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, unless cancelled or rescheduled by the Commission or the Commission Chair approves an alternative meeting location; and

WHEREAS, on February 11, 2026, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 461 to the County Sanitation District No. 14 of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of Lancaster, as lead agency, on January 22, 2024, 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 Mitigated Negative Declaration; and adopts the Mitigation Monitoring Plan as applicable, finding that the Mitigation Monitoring Plan is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
  - a. The territory encompassed by the annexation is uninhabited; and

- b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
- c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code § 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.

3. 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.

4. The affected territory consists of 10.13± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 461 to the County Sanitation District No. 14 of Los Angeles County".

5. Annexation No. 461 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 set forth in 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.
- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14 of Los Angeles County.
- 7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
- 8. 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.*

9. 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 11<sup>th</sup> day of February 2026.

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

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



---

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

**RESOLUTION NO. 2026-05RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 464 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 Palmdale (City); and

WHEREAS, the proposed annexation consists of approximately 2.58± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 464 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 service for a proposed 4,988 square-foot gas station and convenience store as well as a proposed 5,400 square foot drive-through restaurant; and

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

WHEREAS, the Commission has determined that the proposed annexation ("Proposal") meets all of the criteria for the Commission to make a determination without notice and hearing and waive protest proceedings entirely, pursuant to Government Code § 56662; and

WHEREAS, the Executive Officer set the item for consideration for February 11, 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, unless cancelled or rescheduled by the Commission or the Commission Chair approves an alternative meeting location; and

WHEREAS, on February 11, 2026, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 464 to the County Sanitation District No. 14 of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of Palmdale, as lead agency, on June 13, 2024, 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 Mitigated Negative Declaration; and adopts the Mitigation Monitoring and Reporting Plan as applicable, finding that the Mitigation Monitoring and Reporting Plan is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
  - a. The territory encompassed by the annexation is uninhabited; and

- b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
- c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code § 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.

3. 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.

4. The affected territory consists of 2.58± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 464 to the County Sanitation District No. 14 of Los Angeles County".

5. Annexation No. 464 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 set forth in 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.

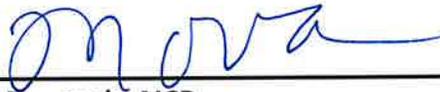
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
  - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. 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.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14 of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. 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.*

9. 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 11<sup>th</sup> day of February 2026.

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

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



---

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