



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

Wendy Celaya
Angie Reyes English
Jorge Marquez
Holly Mitchell
Imelda Padilla
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

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

May 13, 2026

Present:

Donald Dear, Chair

Margaret Finlay
John Lee
Robert Lewis
Gerard McCallum
John Mirisch

Wendy Celaya, Alternate
Angie Reyes English, Alternate
Jorge Marquez, Alternate
Imelda Padilla, Alternate
Panida Rzonca, Alternate

Paul Novak, Executive Officer
Jonathan Brazile, Legal Counsel

Absent:

Ryan Altoon
Kathryn Barger
Hilda Solis

Holly Mitchell, 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. Commissioner(s) request to participate remotely pursuant to Government Code § 54953.8.3:

(None).

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by 1st Vice Chair Gerard McCallum.

WELCOMING OF NEW COMMISSIONER

1st Vice Chair McCallum welcomed new Commissioner Jorge Marquez as the new Special District Alternate Member. Commissioner Marquez's term expires in May of 2030.

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 Tuesday, May 5, 2026, and at the Kenneth Hahn Hall of Administration on Tuesday, May 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 April 8, 2026.
- b. Approved Operating Account Check Register for the month of April 2026.
- 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).

(None).
- h. Miscellaneous Communications.
 - i. March 27, 2026 Letter from Los Angeles City Council President Marqueece Harris-Dawson to LAFCO Executive Officer Paul Novak appointing Councilmember John Lee as Voting Member (two-year term) and Councilmember Imelda Padilla as Alternate member (four-year term).
 - ii. April 21, 2026 Letter from County of Los Angeles Board of Supervisors Executive Officer Edward Yen appointing Ryan Altoon as the San Fernando Valley Voting Member (two-year term).
 - iii. April 21, 2026 Letter from County of Los Angeles Board of Supervisors Executive Officer Edward Yen appointing Panida Rzonca as the San Fernando Valley Alternate Member (four-year term).

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

[Chair Dear arrived at 9:10 a.m.]

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Detachment No. 2022-08 to the Los Angeles County Waterworks District No. 36, Val Verde, Amendment of the Los Angeles County Waterworks District No. 36, Val Verde Sphere of Influence, and consideration of the Mitigated Negative Declaration.

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:

- Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Detachment No. 2022-08 from the Los Angeles County Waterworks District No. 36, Val Verde, Amendment to the Los Angeles County Waterworks District No. 36, Val Verde Sphere of Influence; Resolution No. 2026-09RMD.

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

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Reorganization No. 2024-02 for the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Quartz Hill Water District; Detachment from Los Angeles County Waterworks District No. 40, Antelope Valley (Area 1, Area 3, Area 5); Detachment from Los Angeles County Waterworks District No. 40, Antelope Valley, and Annexation to Quartz Hill Water District (Area 2); Detachment from Quartz Hill Water District (Area 4); Amendment of the Los Angeles County Waterworks District No. 40, Antelope Valley Sphere of Influence; and Amendment of the Quartz Hill Water District Sphere of Influence, and California Environmental Quality Act (CEQA) exemption.

Alisha O'Brien (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:

- Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Reorganization No. 2024-02 (40-169) for the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Quartz Hill Water District; Detachment from Los Angeles County Waterworks District No. 40, Antelope Valley (Area 1, Area 3, and Area 5); Detachment from Los Angeles

County Waterworks District No. 40, Antelope Valley, and Annexation to Quartz Hill Water District (Area 2); Detachment from Quartz Hill Water District (Area 4); Amendment of the Los Angeles County Waterworks District No. 40, Antelope Valley Sphere of Influence; and Amendment of the Quartz Hill Water District Sphere of Influence; Resolution No. 2026-10RMD.

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

8 PROTEST HEARING(S)

(None).

9 OTHER ITEMS

The following item was called up for consideration:

- a. Recommendation for Final Action on Executive Officer Salary and Proposed Amendment No. 5 to Executive Officer Employment Agreement.

Jonathan Brazile (Legal Counsel) summarized the staff report on this item.

The Commission took the following action:

- Approved Amendment No. 5 to the Employment Agreement By and Between the Local Agency Formation Commission for the County of Los Angeles and Paul A. Novak, and instructed the Chair to execute on behalf of the Commission.

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

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

(None).

12 EXECUTIVE OFFICER'S REPORT

The EO indicated that the Los Angeles County Board of Supervisors re-appointed San Fernando Valley Voting Member Ryan Altoon to a two-year term which expires May of 2028 and San Fernando Valley Alternate Member Panida Rzonca to a four-year term which expires May of 2030 to the Commission.

The EO noted that the election for a four-year term for the Special District Voting Member seat (currently held by Commissioner Robert Lewis) was extended by 60 days due to a lack of a quorum in the initial voting period. Commissioner Lewis, in the interim, will "hold over" as the Special District Voting Member, until either he is re-appointed or a successor is named. The EO indicated that he will report back to the Commission at the July 8th Meeting.

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

June 10, 2026
July 8, 2026
August 12, 2026

15 ADJOURNMENT

On motion of Chair Dear, the meeting was adjourned at 9:24 a.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Paul Novak", with a long horizontal flourish extending to the right.

Paul Novak, AICP
Executive Officer

**RESOLUTION NO. 2026-09RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"DETACHMENT NO. 2022-08 FROM THE LOS ANGELES COUNTY WATERWORKS
DISTRICT NO. 36, VAL VERDE, AMENDMENT TO THE LOS ANGELES COUNTY
WATERWORKS DISTRICT NO. 36, VAL VERDE SPHERE OF INFLUENCE"**

WHEREAS, Claremont Homes, Inc. (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 detachment of territory herein described from the Los Angeles County Waterworks District No. 36, Val Verde (District); and

WHEREAS, the proposed detachment consists of approximately 79.6± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Detachment No. 2022-08 from the Los Angeles County Waterworks District No. 36, Val Verde"; 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 detachment from the Los Angeles County Waterworks District No. 36, Val Verde is for the Santa Clarita Valley Water Agency to provide both wholesale and retail water service to the affected territory; 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 detachment ("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, even though a public hearing is not required for the Proposal, a public hearing is nevertheless required for the proposed Sphere of Influence (SOI) amendment, pursuant to Government Code § 56427; 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 April 13, 2026, 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, on May 13, 2026, 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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Detachment No. 2022-08 from the Los Angeles County Waterworks District No. 36, Val Verde, pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the County of Los Angeles, as lead agency, on June 8, 2021, 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 program as applicable, 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. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:

- a. The territory encompassed by the detachment 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 agency of the application to initiate proceedings for the proposed detachment, 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 detachment 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 make determinations upon the proposed detachment proposal without notice and hearing and may waive protest proceedings relative to the proposed detachment.

However, with respect to the proposed SOI amendment(s), a public hearing is still required pursuant to Government Code § 56427.

3. The Commission hereby amends the Sphere of Influence of the Los Angeles County Waterworks District No. 36, Val Verde and makes the following determinations in accordance with Government Code § 56425(e):

(1) Present and Planned Land Uses in the Area:

The affected territory consists of vacant land that is proposed to be developed to include 23 single family homes.

(2) Present and Probable Need for Public Facilities and Services in the Area:

The affected territory is located within the County of Los Angeles unincorporated community of Val Verde. General government services, including animal control, fire and emergency medical, flood control, library, mosquito and vector control, park and recreation, planning, police, road maintenance, solid waste, street lighting, wastewater, and other services are provided by the respective City, the County, and other special districts. In this case the Santa Clarita Valley Water Agency will provide retail and wholesale water.

The affected territory consists of vacant land that is proposed to be developed to include 23 single family homes which require organized governmental services.

The affected territory will require governmental facilities and services indefinitely.

(3) Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide:

The Santa Clarita Valley Water Agency provides over 75,000 water connections throughout the counties of Los Angeles and Ventura. The Santa Clarita Valley

Water Agency provided a "Santa Clarita Valley Water Agency Project Water Availability Form", dated November 7, 2022, which listed conditions for water availability, and indicated that the Santa Clarita Valley Water Agency has water available for the affected territory once the detachment from the Los Angeles County Waterworks District No. 36, Val Verde is complete; allowing the Santa Clarita Valley Water Agency to be the retail and wholesale water provider.

(4) Existence of Any Social or Economic Communities of Interest:

The proposal makes no representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

(5) Disadvantaged Unincorporated Communities:

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

(6) Determination of the Services of the Existing District:

The Commission has a written statement of the functions and classes of service of the Los Angeles County Waterworks District No. 36, Val Verde specifying the nature, location and extent of its classes of service that it provides within its boundary on file. The Commission's written statement remains unchanged by this amendment.

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 79.6± acres, is uninhabited, and is assigned the following short form designation: "Detachment No. 2022-08 to the Los Angeles County Waterworks District No. 36, Val Verde".
6. Detachment No. 2022-08 to the Los Angeles County Waterworks District No. 36, Val Verde is hereby approved, subject to the following terms and conditions:
 - a. The Applicant 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 detached 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. Detachment 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 detachment.

7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" detachment from the Los Angeles County Waterworks District No. 36, Val Verde.
8. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
9. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the applicants 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.*
10. 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 13th day of May 2026.

MOTION:	Finlay	SECOND: Lewis	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**

**RESOLUTION NO. 2026-10RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"REORGANIZATION NO. 2024-02 (40-169) FOR THE LOS ANGELES COUNTY WATERWORKS
DISTRICT NO. 40, ANTELOPE VALLEY, AND THE QUARTZ HILL WATER DISTRICT; DETACHMENT
FROM LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY (AREA 1,
AREA 3, AND AREA 5); DETACHMENT FROM LOS ANGELES COUNTY WATERWORKS DISTRICT
NO. 40, ANTELOPE VALLEY, AND ANNEXATION TO QUARTZ HILL WATER DISTRICT (AREA 2);
DETACHMENT FROM QUARTZ HILL WATER DISTRICT (AREA 4); AMENDMENT OF THE LOS
ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY SPHERE OF
INFLUENCE; AND AMENDMENT OF THE QUARTZ HILL WATER DISTRICT SPHERE OF
INFLUENCE"**

WHEREAS, the Quartz Hill Water District (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 reorganization of territory herein described for the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Quartz Hill Water District, within a portion of the City of Palmdale, a portion of the City of Lancaster, and a portion of the County of Los Angeles unincorporated community, known as Quartz Hill; and

WHEREAS, the proposed reorganization consists of approximately 1,242.37± acres of inhabited territory and is assigned the following distinctive short-form designation:

"Reorganization No. 2024-02 for the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Quartz Hill Water District"; 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 to delineate the boundaries of the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Quartz Hill Water District; 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 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 April 13, 2026 and in the Antelope Valley Press on April 16, 2026, 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 Los Angeles County Waterworks District No. 40, Antelope Valley and the Quartz Hill Water 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 May 13, 2026, 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 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 Reorganization No. 2024-02 (40-169) for the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Quartz Hill Water District, finds that the reorganization is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines § 15320 because the reorganization implements a change of organization of a local agency where the changes do not change the geographical area in which the previously existing powers are exercised. 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 Reorganization No. 2024-02 (40-169) for the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Quartz Hill Water District, finds that the reorganization is also categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15378(b)(5) because the organizational or administrative activities of governments will not result in direct or indirect physical changes to the environment. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.

3. The Commission hereby amends the Sphere of Influence of the Los Angeles County Waterworks District No. 40, Antelope Valley so as to exclude the subject territory (Area 1, Area 2, Area 3, and Area 5) from the Los Angeles County Waterworks District No. 40, Antelope Valley; and so as to include the subject territory (Area 2) to the Quartz Hill Water District and amend the Sphere of Influence of the Quartz Hill Water District; and so as to exclude the subject territory (Area 4) from the Quartz Hill Water District and amend the Sphere of Influence of the Quartz Hill Water District, all described in Exhibit "A" and "B" and makes the following determinations in accordance with Government Code § 56425(e):

- (1) Present and Planned Land Uses in the Area:

The present land use is vacant land, farmland, commercial, and residential. There is no future planned land use included in this proposal.

- (2) Present and Probable Need for Public Facilities and Services in the Area:

The affected territory is located within portions of the City of Palmdale, portions of the City of Lancaster, and portions of the County of Los Angeles unincorporated community (Quartz Hill).

The affected territory consists of vacant land, farmland, commercial, single-family homes and multi-family dwelling units. The affected territory will require governmental services indefinitely. The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action is modest, given that the proposed reorganization merely makes changes to the territory which is already within the boundaries of

the two (2) involved retail water districts. The probable effect of an alternative course of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is minimal, presuming the land where to remain as it is currently developed and/or remain vacant.

(3) Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide:

The Los Angeles County Waterworks District No. 40, Antelope Valley, and the Quartz Hill Water District have adequate capacity and infrastructure to meet current and future demands.

(4) Existence of Any Social or Economic Communities of Interest:

The proposal makes no representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

(5) Disadvantaged Unincorporated Communities:

There are Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2016-2020 American Community Survey (ACS).

Area 1 consists of an adjacent DUC located northeast of the affected territory.

Area 2 consists of an adjacent DUC located south of the affected territory. Area

3 consists of an adjacent DUC located south and east of the affected territory.

Area 4 consists of an adjacent DUC, touching a point at the southwest corner of the affected territory. Area 5 consists of an adjacent DUC located north of Columbia Way, between 65th Street W and 70th Street W of the affected territory. Given that the proposed reorganization merely makes changes to the territory which is already within the boundaries of the two (2) involved retail water districts, there are no potentially adverse impacts upon the DUCs, within or adjacent, to the affected territory.

(6) Determination of the Services of the Existing District:

The Commission has a written statement of the functions and classes of service of the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Quartz Hill Water District that specifies the nature, location and extent of its classes of service that it provides within its boundary on file. The Commission's written statement remains unchanged by this amendment.

4. Notice has been provided pursuant to Government Code § 56663 in the Daily Commerce on April 13, 2026 and in the Antelope Valley Press on April 16, 2026.
5. 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.

6. The affected territory consists of 1,242.37± acres, is inhabited, and is assigned the following short form designation:

"Reorganization No. 2024-02 for the Los Angeles County Waterworks

District No. 40, Antelope Valley, and the Quartz Hill Water District".

7. Reorganization No. 2024-02 to the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Quartz Hill Water District is hereby approved, subject to the following terms and conditions:

- a. The Quartz Hill Water 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 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 Quartz Hill Water District, 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 (1) year of the Commission approval of this reorganization, will result in the 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 Los Angeles County Waterworks District No. 40, Antelope Valley, and/or the Quartz Hill Water District.
- f. The regular County assessment roll shall be utilized by the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Quartz Hill Water District.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the Los Angeles County Waterworks District No. 40, Antelope Valley, and/or the Quartz Hill Water District.
- h. Detachment of Area 1, Area 3, and Area 5 from the Los Angeles County Waterworks District No. 40, Antelope Valley; Detachment of Area 2 from the Los Angeles County Waterworks District No. 40, Antelope Valley, and Annexation of Area 2 to the Quartz Hill Water District; and Detachment of Area 4 from the Quartz Hill Water District, 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. 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 reorganization.
8. 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) the 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 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.
9. The Commission hereby orders the inhabited territory of Area 1, Area 3, and Area 5 detached from the Los Angeles County Waterworks District No. 40, Antelope Valley; Area 2 detached from the Los Angeles County Waterworks District No. 40, Antelope Valley, and

Area 2 annexed to the Quartz Hill Water District; and Area 4 detached from the Quartz Hill Water District, as described in Exhibits "A" and "B".

10. The Executive Officer is hereby authorized and directed to transmit copies of this resolution as provided in Government Code § 56882.
11. The Executive Officer is directed to transmit a copy of this resolution to the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Quartz Hill Water District, upon the Quartz Hill Water 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.*
12. 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 13th day of May 2026.

MOTION:	Finlay	SECOND: McCallum	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**