



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  
Lindsey Horvath  
John Lee  
Robert Lewis  
John Mirisch

**Alternate Members**

Micah Ali  
Wendy Celaya  
Angie Reyes English  
Imelda Padilla  
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

October 8, 2025

Present:

Donald Dear, Chair

Ryan Altoon  
Kathryn Barger  
Margaret Finlay  
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:

Lindsey Horvath  
John Lee

Angie Reyes English, Alternate  
Hilda Solis, Alternate

## 1 CALL MEETING TO ORDER

The meeting was called to order at 9:07 a.m. as an in-person and virtual meeting.

- a. 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 on the LAFCO website on Wednesday, October 1, 2025; at the Kenneth Hahn Hall of Administration on Thursday, October 2, 2025; and at the teleconference location at the South Coast Air Quality Management District located at 21865 Copley Drive, Diamond Bar, California, 91765 on Friday, October 3, 2025; in accordance with State law.

## 4 SWEARING-IN OF SPEAKER(S)

(None).

## 5 PUBLIC COMMENT

(None).

## WELCOMING OF NEW COMMISSIONER

Chair Dear welcomed new Commissioner Panida Rzonca as the new San Fernando Valley Alternate Member. Commissioner Rzonca's term expires in May of 2026.

## 6 CONSENT ITEM(S)

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

- a. Approved Minutes of September 10, 2025.

- b. Approved Operating Account Check Register for the month of September 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).  
(None).
- h. Miscellaneous Communications.
  - i. August 28, 2025, Press Release announced that the California Special Districts Association conferred its "Chapter of the Year Award" to the Special Districts Association of North Los Angeles County (SDANLAC).
  - i. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2023-06 (40-161) to the Los Angeles County Waterworks District No. 40, Antelope Valley; Resolution No. 2025-31RMD.

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

7 PUBLIC HEARING(S)

(None).

8 PROTEST HEARING(S)

(None).

[Commissioner Padilla (Alt. for Lee) arrived at 9:15 a.m.]

## 9 OTHER ITEMS

The following item was called up for consideration:

- a. Recommendation to Award a Contract to Policy Consulting Associates, LLC for the Municipal Service Reviews and Sphere of Influence Updates for the County Sanitation District Nos. 14 and 20 of Los Angeles County.

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

The Commission took the following actions:

- Selected PCA to prepare the Municipal Service Reviews (MSRs) and Sphere of Influence (SOI) Updates, as described in the Request For Proposal and the proposal submitted by PCA on August 28, 2025 for "Municipal Service Review(s) and Sphere of Influence Update(s) of the County Sanitation District No. 14 of Los Angeles County and the County Sanitation District No. 20 of Los Angeles County", and as such authorized the Executive Officer to execute the professional services agreement with PCA, which will be substantially in the form attached hereto in an amount not to exceed \$58,520 in FY 2025-26; with said agreement being approved as to form by LAFCO Counsel; and
- Directed the Executive Officer to negotiate a work plan with PCA for the remainder of the County Sanitation Districts MSRs and SOI Updates, and agendize the matter for consideration at a future Commission Meeting.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- b. Selection of Commission Officers.

The EO summarized the staff report on this item.

The Commission took the following actions:

- Nominated and elected Commissioner Dear to serve as LAFCO Chair for a term of one (1) year and until the election of a successor; and

- Nominated and elected Commissioner McCallum to serve as LAFCO First Vice-Chair for a term of one (1) year and until the election of a successor; and
- Nominated and elected Commissioner Finlay to serve as LAFCO Second Vice-Chair for a term of one (1) year and until the election of a successor.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- c. FY 2024-25 Davis Farr LLP Audit Planning Letter to the Commission.

The DEO summarized the staff report on this item.

The Commission took the following action:

- Received and filed the Davis Farr LP Audit Planning Letter to the Commission dated September 22, 2025.

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

## 10 REQUESTED POSITION(S) ON LEGISLATION

The following item was called up for consideration:

- a. Request to Support H.R. 2766 and S. 2014 (Special District Fairness and Accessibility Act).

The EO summarized the staff report on this item.

The Commission took the following actions:

- Took a "SUPPORT" position on H.R. 2766 and S. 2014; and

- Authorized the Chair to sign letters documenting this position; and
- Directed staff to convey this support to legislators and other stakeholders.

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

#### 11 COMMISSIONERS' REPORT

(None).

#### 12 EXECUTIVE OFFICER'S REPORT

The EO indicated that there are two (2) separate proposals (applications) which may be agendaized for the Commission Meeting on Wednesday, December 10, 2025. Staff therefore requests that all Commissioners plan to attend the December 10<sup>th</sup> meeting.

#### 13 PUBLIC COMMENT

(None).

#### 14 FUTURE MEETINGS

November 12, 2025  
December 10, 2025  
January 14, 2026

#### 15 ADJOURNMENT

Chair Dear adjourned the meeting at 9:28 a.m.

Respectfully submitted,



Paul Novak, AICP  
Executive Officer

**RESOLUTION NO. 2025-31RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 2023-06 (40-161) TO THE LOS ANGELES COUNTY WATERWORKS DISTRICT  
NO. 40, ANTELOPE VALLEY (PALMDALE LOGISTICS CENTER)"**

WHEREAS, TDC Palmdale Partners, LLC ("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 Palmdale; and

WHEREAS, the proposed annexation consists of approximately 164.125± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2023-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley"; 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 two (2) 1,500,586 square-foot industrial warehouse buildings, resulting in a total of 3,001,712 square-feet of floor space; 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 October 8, 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, on October 8, 2025, 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. 2023-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley, pursuant to State CEQA Guidelines § 15096, the Commission considered the Final Environmental Impact Report prepared and certified by the City of Palmdale, as lead agency, on August 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 and Reporting Program as applicable, finding that the Mitigation Monitoring and Reporting 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. 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 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 164.125± acres, is uninhabited, and is assigned the following short-form designation:

"Annexation No. 2023-06 to the Los Angeles County Waterworks District  
No. 40, Antelope Valley".

5. Annexation No. 2023-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley, is hereby approved, subject to the following terms and conditions:

- a. TDC Palmdale, LLC, 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 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 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.

6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 40, Antelope Valley.
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 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.*
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 8<sup>th</sup> day of October 2025.

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

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

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