



Local Agency Formation Commission  
for the County of Los Angeles

**Voting Members**

Donald Dear  
Chair  
  
Gerald McCallum  
1st Vice-Chair  
  
Margaret Finlay  
2nd Vice-Chair

Kathryn Barger  
John Lee  
Robert Lewis  
John Mirisch  
Holly Mitchell  
Francine Oschin

**Alternate Members**

Anthony Bell  
Michael Davitt  
Hilda Solis  
Vacant  
(City of Los Angeles)  
Vacant  
(Public Member)  
Vacant  
(Special District  
Member)

**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.lalafco.org](http://www.lalafco.org)

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

July 12, 2023

Present:

Donald Dear, Chair

Margaret Finlay  
Robert Lewis  
Gerard McCallum  
John Mirisch  
Holly Mitchell

Anthony Bell, Alternate

Paul Novak, Executive Officer  
Tiffani Shin, Legal Counsel

Absent:

Kathryn Barger  
John Lee  
Francine Oschin

Michael Davitt, Alternate  
Hilda Solis, Alternate

Vacant:

City of Los Angeles, Alternate Member  
Alternate General Public Member  
Independent Special District, Alternate Member

## 1 CALL MEETING TO ORDER

The meeting was called to order at 9:04 a.m. as both an in-person and virtual meeting.

The following item was called up for consideration:

- a. Commissioners request to participate remotely pursuant to Government Code § 54953(f)(2):

(None).

## 2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

## 3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The Executive Officer (EO) read an announcement, asking if any Commissioners had received a campaign contribution that would require disclosure or any other issue requiring recusal from any item on today's agenda (None).

## ANNOUNCEMENT

The EO announced that, consistent with State law, the agenda for today's meeting was posted at the Kenneth Hahn Hall of Administration, and on the LAFCO website, on Wednesday, July 5, 2023.

## 4 SWEARING-IN OF SPEAKER(S)

No speakers provided testimony.

## 5 PUBLIC COMMENT

(None).

## 6 CONSENT ITEM(S)

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

- Approved Minutes of June 14, 2023.
- Approved Operating Account Check Register for the month of June 2023.
- Received and filed update on Pending Proposals.

- Received and filed the Legislative Update.
- Received and filed the Executive Officer Written Update.
- Information Item(s) – Government Code §§ 56751 (city proposal).  
(None).
- Received and filed Information Item(s) – Government Code §§ 56857 (district proposal).
  - i. Annexation No. 2023-05 to the Los Angeles County Waterworks District No. 40, Antelope Valley.
- Received and filed Miscellaneous Communications:
  - i. Letter of June 27, 2023 appointing Bill Kruse to conduct the appointment process for the Independent Special District Alternate Member.
- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2022-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley; Resolution No. 2023-10RMD.

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

#### 7 PUBLIC HEARING(S)

(None).

#### 8 PROTEST HEARING(S)

(None).

#### 9 OTHER ITEMS

The following item was called up for consideration:

- a. Oral Report of Summary of Recommendations for Final Action on Executive Officer Salary and Proposed Contract Amendment No. 4 to Executive Officer Employment Agreement.

Tiffani Shin (Legal Counsel) summarized the staff report on this item.

The Commission took the following action:

- Approved Amendment No. 4 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: Bell (Alt. for Oschin)      APPROVED: 7-0-0  
AYES:              Bell (Alt. for Oschin), Finlay, Lewis, McCallum, Mirisch, Mitchell, Dear  
NOES:              None.  
ABSTAIN:          None.  
ABSENT:          Barger, Lee, Oschin

## 9 OTHER ITEMS

The following item was called up for consideration:

- b. Service Recognition.

The EO presented Alisha O'Brien (Government Analyst) with a 20-year service pin. The Commission and staff congratulated Alisha O'Brien for 20 years of exemplary and dedicated service with LAFCO.

## 9 OTHER ITEMS

The following item was called up for consideration:

- c. Appointment of the Alternate Public Member.

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

The Commission received no testimony on this item.

The Commission took the following actions:

- Directed staff to re-open the application process and expand outreach for the Alternate Public Member vacancy;
- Directed staff to keep the fourteen (14) original applicants who met the Monday, March 13, 2023 deadline for the Alternate Public Member vacancy; and
- Directed staff to report back to the Commission with a new appointment schedule for the vacancy of the Alternate Public Member.

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

Chair Dear appointed four (4) members to an Ad Hoc Committee of the Commission to screen the new round of applicants, in addition to the applicants who previously applied for the Alternate Public Member position, as follows:

- Commissioner Barger (Board of Supervisors representative)
- Commissioner Finlay (City representative)
- Commissioner Mirisch (City representative)
- Commission Mitchell (Board of Supervisors representative)

## 9 OTHER ITEMS

The following item was called up for consideration:

- d. Report to the Commission concerning the City Selection Committee (continued from the June 14, 2023 Meeting).

The EO summarized the staff report on this item.

The Commission took the following action:

- Directed staff to draft a letter, to be signed by Chair Dear, to the Assembly Speaker and the Senate President Pro Tem, with copies to the Los Angeles County delegation (those assemblymembers and senators whose districts include portions of Los Angeles County), asking that the Legislature introduce, consider, and adopt legislation to authorize the Los Angeles County City Selection Committee to meet virtually.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- e. Voting Members for the Southern Region of CALAFCO.

The EO summarized the staff report on this item.

The Commission took the following action:

- Appointed Chair Dear, as voting member for the Southern Region of CALAFCO group, and alternates, as follows:
  - i. 1<sup>st</sup> Vice-Chair, or
  - ii. 2<sup>nd</sup> Vice-Chair, or
  - iii. Any other Commissioner in attendance, or in their absence
  - iv. Executive Officer, or in Executive Officer's absence
  - v. Deputy Executive Officer.

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

## 10 REQUESTED POSITION(S) ON LEGISLATION

- a. Request to Oppose Assembly Bill (AB) 399.

The EO summarized the staff report on this item.

The Commission took the following action:

- Took a position OPPOSING AB 399 (Boerner), authorized the Chair to sign letters documenting this position, and directed staff to convey this opposition to legislators, the Governor, and other stakeholders.

MOTION: Dear                      SECOND: Mitchell                      APPROVED: 6-1-0  
AYES: Bell (Alt. for Oschin), Finlay, Lewis, Mitchell, Mirisch, Dear  
NOES: McCallum  
ABSTAIN: None.  
ABSENT: Barger, Lee, Oschin

11 COMMISSIONERS' REPORT

(None).

12 EXECUTIVE OFFICER'S REPORT

The EO indicated that the California Local Agency Formation Commissions (CALAFCO) is currently conducting an election to appoint a County Supervisor and a Special District representative for the CALAFCO Southern Region to the CALAFCO 16-member Board of Directors. The deadline to submit an application is Monday, September 18, 2023.

Additionally, the EO thanked staff for working diligently with applicants and managing the influx of new applications received within the last few months before the new LAFCO fee schedule took effect July 1, 2023.

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

August 9, 2023  
September 13, 2023  
October 11, 2023

15 ADJOURNMENT

Chair Dear adjourned the in-person and virtual meeting, in memory of former Commissioner Jerry Gladbach, who passed away last year, at 9:47 a.m.

Respectfully submitted,



Paul Novak, AICP  
Executive Officer

**RESOLUTION NO. 2023-10RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 2022-01 TO THE LOS ANGELES COUNTY WATERWORKS DISTRICT  
NO. 40, ANTELOPE VALLEY"**

WHEREAS, Western Funding, LLC, submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the Los Angeles County Waterworks District No. 40, Antelope Valley (District), all within the City of Lancaster; and

WHEREAS, the proposed annexation consists of approximately 30.7± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2022-01 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 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 water service to 109 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 July 12, 2023 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; and

WHEREAS, on July 12, 2023, 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. 2022-01 to the District, 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 August 26, 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 project as shown in the Mitigated Negative Declaration; and adopts the Mitigation Monitoring and Reporting Program for the project, 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.
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 30.7± acres, is uninhabited, and is assigned the following short form designation: "Annexation No. 2022-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley".
- 5. Annexation No. 2022-01 to the Los Angeles County Waterworks District No, 40, Antelope Valley is hereby approved, subject to the following terms and conditions:
  - a. Western Funding, 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'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 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 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 12<sup>th</sup> day of July 2023.

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

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



---

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