



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.lalafco.org

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

December 10, 2025

Present:

Donald Dear, Chair

Margaret Finlay
John Lee
Robert Lewis
Gerard McCallum
John Mirisch

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

Paul Novak, Executive Officer
Miguel Dager, Legal Counsel

Absent:

Ryan Altoon
Kathryn Barger
Hilda Solis

Angie Reyes English, Alternate
Holly Mitchell, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:06 a.m. as an in-person and virtual meeting.

- a. The Executive Officer noted that Commissioner Micah Ali is participating remotely pursuant to Government Code § 54953.(b) at a location fully accessible to the public and equipped with a speaker phone such that any comments or testimony could be given by anyone present at that location, including any members of the public. This participation does not require Commission approval.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

(None).

ANNOUNCEMENTS

The Executive Officer (EO) announced that the agenda for today's meeting was posted to the LAFCO website on Wednesday, December 3, 2025; at the Kenneth Hahn Hall of Administration on Thursday, December 4, 2025; and at the teleconference location at the Compton Unified School District located at 501 South Santa Fe Avenue, Compton, California, 90221 on Wednesday, December 3, 2025; in accordance with State law.

4 SWEARING-IN OF SPEAKER(S)

The EO swore-in ten (10) members of the public who planned to testify, in-person, and four (4) members of the public who planned to testify, remotely.

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

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

- a. Approved Minutes of November 12, 2025.
- b. Approved Operating Account Check Register for the month of November 2025.
- c. Received and filed the Update on Pending Proposals.

- d. Legislative Update (None).
- e. Executive Officer's Written Report (None).
- 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).

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

[Commissioner Lee arrived at 9:12 a.m.]

7 PUBLIC HEARING(S)

- a. Reorganization No. 2024-08 to the City of Lancaster and consideration of the
Environmental Impact Report, as a responsible agency.

Doug Dorado (Senior Government Analyst) summarized the staff report on this item.

Mr. Dorado indicated that staff received comments from the Center for Biological Diversity in which they are against the reorganization and have requested the Commission to disapprove Reorganization No. 2024-08 to the City of Lancaster. That letter was emailed to info@lalafo.org, yesterday at 2:11 p.m. The Executive Officer forwarded the correspondence to all Commissioners, and a hard copy was provided to all Commissioners today.

The public hearing was opened to receive testimony.

Ten (10) members of the public provided testimony, in person, supporting Reorganization No. 2024-08 to the City of Lancaster:

- Veto Basurto (member of a local church)
- Jayson Biaz (member of the Laborers' International Union of North America, LiUNA!)
- Allison Burns (City Attorney, City of Lancaster)
- Brenda Campos
- Kateleen Luna

- Samuel Nieto
- Ernesto Pantoja (member of the Laborers' International Union of North America, LiUNA!)
- Jose Radillo (member of the Laborers' International Union of North America, LiUNA!)
- Dwight Scott (member of the International Association of Sheet Metal, Air, Rail, and Transportation Workers, SMART, Local 105)
- Amy Smith (representative, CREED Los Angeles)

Two (2) members of the public provided testimony, remotely, supporting Reorganization No. 2024-08 to the City of Lancaster:

- John Condas (Attorney with Allen Matkins representing NorthPoint Development)
- Paul Moreno (Iron Workers 33)

One (1) member of the public provided testimony, remotely, in opposition to Reorganization No. 2024-08 to the City of Lancaster:

- Harrison Beck (Attorney, Center for Biological Diversity)

There being no further testimony and no further 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:

- There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waive the protest proceedings pursuant to Government Code § 56663 and Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Reorganization No. 2024-08 to the City of Lancaster; Annexation of Area 1 to the City of Lancaster, Area 2 to the Antelope Valley Mosquito and Vector Control District, Area 3 to the Los Angeles County Waterworks District No. 40, Antelope Valley, and Area 4 (parcel 1) and Area 5 (parcel 2) to the Los Angeles County Sanitation District No. 14 of Los Angeles County; Resolution No. 2025-35RMD.

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

8 PROTEST HEARING(S)

(None).

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

9 OTHER ITEMS

The following item was called up for consideration:

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

The EO summarized the staff report on this item.

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

The Commission took the following actions:

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

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

9 OTHER ITEMS

The following item was called up for consideration:

- b. Position Salary Ranges.

The EO summarized the staff report on this item.

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

9 OTHER ITEMS

The following item was called up for consideration:

- c. Proposed Commission Meeting Schedule for 2026.

The EO summarized the staff report on this item.

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

The Commission took the following actions:

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

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

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

(None).

12 EXECUTIVE OFFICER'S REPORT

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

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

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

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

15 ADJOURNMENT

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

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Novak", with a stylized flourish at the end.

Paul Novak, AICP
Executive Officer