



RIVERSIDE LOCAL AGENCY FORMATION COMMISSION
6216 BROCKTON AVENUE, SUITE 111-B, RIVERSIDE, CA 92506 • PHONE (951) 369-0631 • www.lafco.org

Chair Vargas called for the vote.

AYES: Corona, Sanchez, Gutierrez, Tomanelli, Underwood, and Vargas.

NOES: None.

ABSENT: Perez.

ABSTAINED: None.

3. PUBLIC COMMENTS ON ANY ITEMS NOT ON THE AGENDA.

There were no public comments.

4. CONSENT CALENDAR (NON-HEARING ITEMS):

a. LAFCO Monthly Expenditure Review.

Moved (Tomanelli) seconded (Corona) to approve the Consent Calendar as recommended by staff.

Chair Vargas called for the vote.

AYES: Corona, Sanchez, Gutierrez, Tomanelli, Underwood, and Vargas.

NOES: None.

ABSENT: Perez.

ABSTAINED: None.

5. PUBLIC HEARINGS:

Continued: There were no continued public hearing items.

New:

a. LAFCO 2025-01-2-Annexation to Elsinore Valley Municipal Water District (Water & Wastewater) (Tri Pointe Homes, Canyon Hills Estates / Heights) (TR 34249) and pursuant to the California Environmental Quality Act the Commission, as responsible agency, will review and consider the Final Environmental Impact Report prepared by the City of Lake Elsinore, as lead agency and approval of a resolution making determinations on the proposal.

Ms. Craig presented this item. She stated that the associated extra-territorial service provision for the area was approved last month. She stated that the annexation consists of 81 acres for the provision of water and wastewater services. She stated that EVMWD will have sufficient water supply for the project. She stated that in the staff recommendation there was a condition of approval that Tri Pointe Homes had to pay a past due balance to LAFCO and that condition had been met.

Chair Vargas opened the public hearing there being no one wishing to speak he closed the public hearing.

Moved (Gutierrez) seconded (Corona) to approve LAFCO 2025-01-2-Annexation to Elsinore Valley Municipal Water District (Water & Wastewater) (Tri Pointe Homes, Canyon Hills Estates / Heights) (TR 34249) as recommended by staff.

Chair Vargas called for the vote.

AYES: Corona, Sanchez, Gutierrez, Tomanelli, Underwood, and Vargas.

NOES: None.

ABSENT: Perez.

ABSTAINED: None.

- b. LAFCO 2025-03-1,2,3,4,&5-Countywide Municipal Service Review and Sphere of Influence Review and Potential Updates - Independent Public Cemetery Districts: Coachella Valley Public Cemetery District, Elsinore Valley Cemetery District, Murrieta Valley Cemetery District, Palm Springs Cemetery District, Palo Verde Cemetery District, San Jacinto Valley Cemetery District, Summit Cemetery District, and Temecula Public Cemetery District and finding of exemptions pursuant to the California Environmental Quality Act and approval of resolutions making determinations on the proposal.

Mr. Thompson gave a PowerPoint presentation. He stated that the last Review was done in 2005. He thanked Ms. Craig and stated she was instrumental in completing the Review due to her knowledge over the years of the Cemetery Districts.

Mr. Thompson stated that there were eight cemetery districts reviewed, and seven determinations were written for each district as part of the MSR and five determinations for the SOI's.

Mr. Thompson stated that several districts have SOIs that overlap jurisdictional boundaries of adjacent cemetery districts. He presented two options for each district; maintain the current SOI and encourage the districts to eliminate the overlaps. He then reviewed each district and their boundaries.

Commissioner Sanchez asked how the districts are formed. Ms. Craig stated that they are formed through the Public Resources Code and have their own government act and board of trustees appointed by the Board of Supervisors.

Commissioner Gutierrez asked for clarification on the recommendation. Mr. Thompson stated that they may want to make a recommendation for each district.

Chair Vargas opened the public hearing.

Josh Bonner, District Manager, Coachella Valley Public Cemetery District. Mr. Bonner stated that a letter was sent requesting to keep their SOI the same. He stated that no annexations were initiated as they haven't been a concern for some time. He stated the district is planning an expansion on the north side soon. He stated that customers don't want to worry about what cemetery district they are in and ultimately want to keep families together.

Stephanie Garcia, District Manager, Elsinore Valley Cemetery District. Ms. Garcia thanked staff and supported the staff recommendation. She stated she would like to work with Perris Valley Cemetery District to proceed with annexation and clean-up to achieve the appropriate boundary lines.

Michael Sauer, District Manager, Murrieta Valley Cemetery District. Mr. Sauer spoke about the alignment with Perris Valley Cemetery District. He stated that they do have concerns with capacity and will need to be addressed. He stated that the costs of annexation would put a constraint on any land acquisition. He stated that they would like to wait until the next review to work with Perris Valley Cemetery District.

Cindi Beaudet, District Manager, Temecula Valley Cemetery District. Ms. Beaudet spoke in opposition. She stated she had concerns about the costs of working with the districts on cleaning up the overlaps and had concerns about who would collect property taxes after annexation.

Chair Vargas closed the public hearing.

Mr. Thompson stated that after listening to the speakers he would recommend keeping each SOI as they are by reaffirming each existing SOI. He stated that he would add a recommendation in the resolution encouraging the districts to pursue with aligning to their city and discussing the overlap in their SOI's. He stated that any changes and potential annexations would then be reviewed in the next round of MSR/SOI Reviews in five years. He stated additionally, to accept the MSR recommendation and determinations.

Ms. Craig stated that during a city annexation process these kinds of overlapping boundaries are caught and can be cleaned up at that time.

Commissioner Sanchez asked about taxes and assessments. Mr. Thompson responded if an area was annexed to a district the property taxes would be transferred to the district.

Commissioner Sanchez stated that LAFCO's job is to look at

efficient or inefficient boundaries. He stated that the Board of Supervisors appoint the board members for the cemetery district and asked if the districts could align to the supervisorial districts. He stated, for instance, that there was no reason to have three cemetery districts in the Coachella Valley. He stated that it is logical to have only five cemetery districts. He asked staff to look into see if it would be possible and potentially expanding the cemetery boards from five to seven. Commissioner Sanchez agreed with the speakers today.

Commissioner Gutierrez thanked staff and the speakers. He stated he accepted Mr. Thompson's verbal recommendation as stated earlier. He stated that getting into the options of making changes today, he would like to speak to those districts in his supervisorial district before proceeding.

Commissioner Corona stated if Temecula Cemetery District wanted to continue to expand, that one site is not within their SOI. He also agreed with Mr. Thompson's verbal recommendation.

Commissioner Sanchez asked if the recommendation be tabled to a date certain. Mr. Thompson replied no he would not recommend that.

Mr. Thompson stated that moving forward a letter should go out to each County Supervisor encouraging them to engage with the cemetery districts within their supervisorial district.

Commissioner Underwood thanked staff and the district managers for all their work in the Reviews. He agreed that discussions need to move forward, and the districts need to have the opportunity to annex areas within their SOI's.

Chair Vargas stated that he supports keeping the district within the city boundary, however, the concern would be that families could be separated. He stated that staff should meet with the districts to find out what path each would like to take. He stated he agrees with Mr. Thompson's verbal recommendation.

Commissioner Gutierrez motioned to accept the reports, and the recommendation to leave the SOI's the way they are and to start the communication process.

Commissioner Sanchez seconded the motion and asked Commissioner Gutierrez to amend it to include having staff look into the process on reorganizing the districts.

Commissioner Gutierrez amended the motion and Commissioner Sanchez seconded it.

Ms. Craig stated that in 2005 staff did move forward with a recommendation from the Commission to consolidate two districts

which included retaining a consultant due to the complexity of the project.

Chair Vargas closed the public hearing.

Moved (Gutierrez) seconded (Corona) approve the following recommendations for LAFCO 2025-03-1,2,3,4,&5-Countywide Municipal Service Review and Sphere of Influence Review and Potential Updates - Independent Public Cemetery Districts: Coachella Valley Public Cemetery District, Elsinore Valley Cemetery District, Murrieta Valley Cemetery District, Palm Springs Cemetery District, Palo Verde Cemetery District, San Jacinto Valley Cemetery District, Summit Cemetery District, and Temecula Public Cemetery District:

1. Receive and file the MSR/SOI Report.
2. Adopt the Statement of Determinations for each district subject to the MSR and the SOI Reviews
3. Find the MSR and SOI Reviews are exempt from CEQA.
4. Keep each SOI as they are by reaffirming each existing SOI.
5. Encourage the districts to pursue with aligning to their city and discuss the overlap in their SOI's.
6. Direct staff look into the process to reorganize the districts.

Chair Vargas called for the vote.

AYES: Corona, Sanchez, Gutierrez, Tomanelli, Underwood, and Vargas.

NOES: None.

ABSENT: Perez.

ABSTAINED: None.

6. OTHER BUSINESS:

a. Pension/OPEB Unfunded Liability 5-Year Reserve Allocation Plan

Mr. Thompson stated that the Auditor and the County wanted LAFCO to fund our portion of the unfunded pension and OPEB liability. He stated that the original 5-year plan called for an 80% funding level in reserve. He stated that the liability has increased due, for example LAFCO being fully staffed, and after reviewing the last data for the last 5 years the allocation has been increased to meet the 80% level.

Commissioner Guttierrez left the meeting at 10:08 a.m.

Mr. Thompson stated that the recommendation is to approve this plan and to potentially update the allocation as needed when the audit and budget are prepared. He stated that this could impact the local agency share.

Commissioner Gutierrez returned to the meeting at 10:11 a.m.

Commissioner Underwood asked how to ultimately get to the 80% without falling short.

Mr. Thompson stated that numbers are based on the previous year. He stated that if the CalPERS portfolio doesn't do well then, the liability amount changes. He stated that the allocation can be reviewed during the budget process.

Moved (Underwood) seconded (Sanchez) to approve the Pension/OPEB Unfunded Liability 5-Year Reserve Allocation Plan as recommended by staff.

Chair Vargas called for the vote.

AYES: Corona, Sanchez, Gutierrez, Tomanelli, Underwood, and Vargas.

NOES: None.

ABSENT: Perez.

ABSTAINED: None.

7. INFORMATION ITEMS: No action to be taken by the Commission.

- a. Proposals Received and/or LAFCO Initiated (Government Code Sections 56751 and 56857):

There were no new proposals received.

- b. Report on Conducting Authority Proceedings.

Ms. Craig stated that the SBE fees for LAFCO 2023-05-5 have been paid, however, the required address range information has not been submitted in order to issue and record a Certificate of Completion.

Mr. Thompson reviewed the remaining items. He stated that a protest hearing will be set for LAFCO 2024-09-5.

Chair Vargas asked about having the entire agenda and reports available to them on the screen on the dais.

Ms. Valdez stated that it would be difficult if at all possible due to the file size, however, the agenda is currently on the screens. RCIT staff stated that the way LAFCO uses the program he did not believe it would work.

Commissioner Gutierrez stated he believed it was based on the digital program package that the agency used.

Chair Vargas directed staff to look into it further.

8. LEGISLATIVE UPDATE AND POTENTIAL POSITIONS.

Mr. Thompson stated that the CALAFCO Legislative Committee met and there were discussions on the Omnibus Bill. He stated another bill was discussed to add language into annexation regarding water district agencies. He stated that the Tracking List attached to the staff report was the only one on the CALAFCO website, however, it has not been recently updated. Mr. Thompson stated there was a letter submitted on the current status of CALAFCO provided to the Commission.

There was no action taken by the Commission.

9. EXECUTIVE OFFICER REPORTS.

There were no Executive Officer Reports.

10. COMMISSIONER COMMENTS/FUTURE ITEMS.

Commissioner Underwood asked about the public member recruitment and the appointment procedure.

Mr. Thompson stated that the public alternate and regular member terms are up this year, and LAFCO is currently advertising and accepting applications.

Commissioner Underwood stated that he requested to attend the CALAFCO Workshop next month. He stated that there is no written policy or procedure but that the Interim CALAFCO Director said no, and he would like to pursue looking into having a policy put in place.

11. ADJOURNMENT.

The Commission adjourned the meeting at approximately 10:28 a.m.

Respectfully submitted,



Elizabeth R. Valdez
Commission Clerk