



2.a.
2/26/2026

MINUTES
January 22, 2026

Present Commissioners: Michael M. Vargas, Chair
Yxstian Gutierrez, Vice-Chair
V. Manuel Perez
Agustin Arreola
Bruce Underwood
Stephen Corona

Absent Commissioners: Steve Sanchez

Present Staff: Gary Thompson, Executive Officer
Crystal Craig, Assistant Executive Officer
Michael Henderson, LAFCO GIS/Analyst
Elizabeth Valdez, Commission Clerk
Melissa Cushman, Legal Counsel

1.1. CALL TO ORDER AND SALUTE TO THE FLAG.

Chair Vargas called the meeting to order at approximately 9:00 a.m.

1.2. ROLL CALL.

1.3. POTENTIAL REQUEST BY ONE OR MORE COMMISSIONERS TO PARTICIPATE REMOTELY.

1.4. ANNOUNCEMENT CONCERNING CONTRIBUTIONS TO COMMISSION MEMBERS.

Counsel Cushman made a statement to the public regarding the disclosure of contributions made to Commissioners.

2. APPROVAL OF THE MINUTES:

a. December 4, 2025

Moved (Corona) seconded (Arreola) to approve the Minutes of the December 4, 2025, meeting as recommended by staff.

Chair Vargas called for the vote.

AYES: Corona, Perez, Arreola, Underwood, Gutierrez, and Vargas.
NOES: None.
ABSENT: None.
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 (Gutierrez) seconded (Underwood) to approve the Consent Calendar as recommended by staff.

Chair Vargas called for the vote.

- AYES: Corona, Perez, Arreola, Underwood, Gutierrez, and Vargas.
- NOES: None.
- ABSENT: None.
- ABSTAINED: None.

5. PUBLIC HEARINGS:

Continued: There were no continued public hearing items.

New:

a. LAFCO 2025-09-5-Annexation to Beaumont-Cherry Valley Water District (Gutierrez/Aldama) and a finding of exemption pursuant to the California Environmental Quality Act and adoption of a resolution making determinations on the proposal.

Mr. Henderson presented this item. He stated that it was an annexation of 3.8 acres consisting of two parcels. He stated the current wells went dry on the properties therefore needing to connect to the district. He stated both the District and the landowners are in support of the annexation to provide permanent access to potable water.

Chair Vargas asked why there was an irregular boundary. Ms. Craig stated that not all landowners are ready to connect to BCVWD.

Chair Vargas opened the public hearing at 9:06 a.m. and there being no one wishing to speak he closed the public hearing at 9:06 a.m.

Moved (Corona) seconded (Arreola) to approve LAFCO 2025-09-5-Annexation to Beaumont-Cherry Valley Water District (Gutierrez/Aldama) as recommended by staff.

Chair Vargas called for the vote.

- AYES: Corona, Perez, Arreola, Underwood, Gutierrez, and Vargas.
- NOES: None.
- ABSENT: None.
- ABSTAINED: None.

b. LAFCO 2025-10-5- Annexation to Beaumont-Cherry Valley Water District (Xenia Avenue #2) and a finding of exemption pursuant to the California Environmental Quality Act and adoption of a resolution making determinations on the proposal.

Mr. Henderson presented this proposal. He stated that the proposal consisted of 2.6 acres and consists of two parcels. He stated that there was 100% landowner consent as well as from the District.

Chair Vargas opened the public hearing at 9:08 a.m. and there being no one wishing to speak he closed the public hearing at 9:09 a.m.

Moved (Gutierrez) seconded (Corona) to approve LAFCO 2025-10-5-Annexation to Beaumont-Cherry Valley Water District (Xenia Avenue #2) as recommended by staff.

Chair Vargas called for the vote.

AYES: Corona, Perez, Arreola, Underwood, Gutierrez, and Vargas.

NOES: None.

ABSENT: None.

ABSTAINED: None.

6. OTHER BUSINESS:

a. Adoption of Revised Investment Policy.

Mr. Thompson presented this item. He stated that the County revised their policy and LAFCO adopts the County Policy as LAFCO's policy each year.

Moved (Perez) seconded (Arreola) to adopt the Revised Investment Policy as LAFCO's Investment Policy as recommended by staff.

Chair Vargas called for the vote.

AYES: Corona, Perez, Arreola, Underwood, Gutierrez, and Vargas.

NOES: None.

ABSENT: None.

ABSTAINED: None.

b. Adoption of Policy B-4: Change of Organization Registered Voter Petition Policy.

Ms. Craig presented this item. She stated that there was no definitive law that stated how long voter-initiated petitions after they are certified are good for. She stated that staff worked with Counsel and could not find in the statute where the petitions may no longer be valid. Ms. Craig stated that LAFCO is in possession of petitions that were received in 2020 and verified in 2022 however, the chief petitioner has since passed away, and LAFCO has yet to receive a formal application for annexation. She stated that this policy will eliminate any issues that may arise in the future as well as the current proposed annexation as to how long the petitions are valid. She stated concerns include population changes as well as those that may or may not be in support of an annexation. She stated the policy states that the petitions are good for one year once verified and the annexation proposal would need to be submitted within a year. She stated that if the policy is approved today the current petitions that have been submitted will be deemed invalid and would have to be recirculated.

There was discussion amongst the Commissioners whether an extension to the one-year time limit to submit a petition should be part of the policy. The Commission decided one year was enough time and if they needed more time they could bring it to the Commission for a final decision. Staff clarified that the one-year time frame was to submit a complete application after the petitions are certified, not for it to be completed/recorded.

Moved (Perez) seconded Arreola (seconded) to adopt Policy B-4: Change of organization Registered Voter Petition Policy as recommended by staff.

Chair Vargas called for the vote.

AYES: Corona, Perez, Arreola, Underwood, Gutierrez, and Vargas.

NOES: None.

ABSENT: None.

ABSTAINED: None.

c. Consideration and Approval of New Office Lease.

Ms. Craig presented this item. She stated that at last month's meeting the Commission approved moving forward with securing a lease for new office space. She stated that the lease agreement includes the agreed upon tenant improvements that would be paid for by both the building owner and LAFCO. She stated that this would be for a 10-year lease. She stated that the Administrative Review Committee met and approved moving forward with presenting the lease to present to the full Commission.

Moved (Perez) seconded (Corona) to approve the New Office Lease as recommended by staff.

Chair Vargas called for the vote.

AYES: Corona, Perez, Arreola, Underwood, Gutierrez, and Vargas.

NOES: None.

ABSENT: None.

ABSTAINED: None.

d. SB 707 and Related Brown Act Changes in 2026.

Counsel Cushman presented this item. She stated that SB 707 made significant changes to the Brown Act. She reviewed the changes that apply to LAFCO which include restrictions on social media and teleconferencing exemptions for meetings. She stated that the traditional Brown Act requirements are still in effect. Counsel Cushman stated that if the Commission have any questions to reach out to staff and/or counsel.

This was an information-only item, no action was taken by the Commission.

e. Selection of Commission Officers for 2026.

Moved (Perez) seconded (Corona) to nominate and appoint Vice-Chair Gutierrez as Chair to take effect at the next LAFCO meeting in February.

Chair Vargas called for the vote.

AYES: Corona, Perez, Arreola, Underwood, Gutierrez, and Vargas.
 NOES: None.
 ABSENT: None.
 ABSTAINED: None.

Moved (Gutierrez) seconded (Perez) to nominate and appoint Commissioner Arreola as Vice-Chair to take effect at the next LAFCO meeting in February.

Chair Vargas called for the vote.

AYES: Corona, Perez, Arreola, Underwood, Gutierrez, and Vargas.
 NOES: None.
 ABSENT: None.
 ABSTAINED: None.

f. Committee Assignments for 2026:

i. Administrative Review Committee.

Commissioner Perez asked how often the committees meet. Mr. Thompson replied only as needed but usually twice a year. He stated there is the potential for the Legislative Committee to meet more as staff is considering proposing new legislation.

Moved (Perez) seconded (Arreola) to nominate and appoint Commissioner's Gutierrez, Sanchez, and Underwood to the Administrative Review Committee.

Chair Vargas called for the vote.

AYES: Corona, Perez, Arreola, Underwood, Gutierrez, and Vargas.
 NOES: None.
 ABSENT: None.
 ABSTAINED: None.

ii. Legislative Committee

Moved (Perez) seconded (Gutierrez) to nominate and appoint Commissioner's Perez, Vargas, and Sanchez to the Legislative Committee.

Chair Vargas called for the vote.

AYES: Corona, Perez, Arreola, Underwood, Gutierrez, and Vargas.
 NOES: None.
 ABSENT: None.
 ABSTAINED: None.

g. Appointment of a Voting Delegate for the CALAFCO Special Membership Meeting

Mr. Thompson stated that in February there will be a special meeting to vote on the CALAFCO By-laws. He stated that they would conduct the

business meeting first and then all LAFCOs would have a vote on the By-laws. He stated that the meeting would be virtual.

Moved (Arreola) seconded (Perez) to appoint Commissioner Gutierrez as the voting delegate and Commissioner Perez as the alternate for the CALAFCO Special Membership Meeting.

Chair Vargas called for the vote.

AYES: Corona, Perez, Arreola, Underwood, Gutierrez, and Vargas.
NOES: None.
ABSENT: None.
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.

b. Report on Conducting Authority Proceedings.

Ms. Craig gave an update on the conducting authority proceedings.

8. LEGISLATIVE UPDATE AND POTENTIAL POSITIONS. (No Report)

9. EXECUTIVE OFFICER REPORTS.

Mr. Thompson stated that staff would be working on bringing legislation forward on how long the signatures are valid for petitions. He thanked the Commission for approving the Office Lease.

Commissioner Perez left the meeting at 9:56 a.m.

10. COMMISSIONER COMMENTS/FUTURE ITEMS.

There were no commissioner comments.

11. ADJOURNMENT.

The Commission adjourned the meeting at approximately 9:57 a.m.

Respectfully submitted,


Elizabeth R. Valdez
Commission Clerk