



**2.a.**  
**7/28/2022**

**MINUTES**  
**June 23, 2022**

Present: Michael Vargas, Chair  
Commissioners: Nancy Wright  
Jeff Hewitt  
Steve Sanchez  
Phil Williams  
Via Teleconference: Stephen Tomanelli, Vice-Chair  
Kevin Jeffries

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

**1. CALL TO ORDER AND SALUTE TO THE FLAG.**

Chair Vargas called the meeting to order at approximately 8:30 a.m.

**1.2. ROLL CALL.**

**1.3. ANNOUNCEMENT CONCERNING CONTRIBUTIONS TO COMMISSION MEMBERS.**

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

**2. APPROVAL OF THE MINUTES:**

a. May 26, 2022

Moved (Wright) seconded (Hewitt) to approve the Minutes of the May 26, 2022, meeting.

Chair Vargas called for the vote.

AYES: Vargas, Tomanelli, Sanchez, Wright, Jeffries, Hewitt, and Williams.

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.

b. AB 361 Renewing the Emergency Declaration pursuant to Resolution No. 01-22 Authorizing Virtual Commission Meetings for Thirty Days Pursuant to the Ralph M. Brown Act and establishing findings that state officials continue to impose or recommend measures to promote social distancing, justifying the ongoing need for virtual meetings. (No written report) (Link to Resolution 01-22).

Moved (Williams) seconded (Sanchez) to approve the consent calendar as recommended by staff.

Chair Vargas called for the vote.

AYES: Vargas, Tomanelli, Sanchez, Wright, Jeffries, Hewitt,  
and Williams.

NOES: None.

ABSENT: None.

ABSTAINED: None.

5. PUBLIC HEARINGS:

**Continued:** There were no continued public hearing items.

**New:**

a. Biennial Review of the 2022 LAFCO Conflict of Interest Code.

Mr. Thompson stated that this was a required review of the Conflict of Interest Code. He stated there was no change to the Code.

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

Moved (Williams) seconded (Sanchez) to approve the 2022 LAFCO Conflict of Interest Code as recommended by staff.

Chair Vargas called for the vote.

AYES: Vargas, Tomanelli, Wright, Jeffries, Hewitt, Sanchez,  
and Williams.

NOES: None.

ABSENT: None.

ABSTAINED: None.

b. LAFCO 2021-06-1,2,3,4&5-Countywide City Municipal Service Review and Sphere of Influence Reviews and Potential Amendments and a finding of exemption pursuant to the California Environmental Quality Act and adoption of resolutions making determinations on the proposal.

Chair Vargas moved to keep the public hearing open and bring the item back next month due to the amount of late information received and number of request to speak forms submitted allowing the Commission more time to review all the information.

The motion was seconded by Commissioner Williams.

Chair Vargas called for the vote.

AYES: Vargas, Tomanelli, Wright, Jeffries, Hewitt, Sanchez, and Williams.

NOES: None.

ABSENT: None.

ABSTAINED: None.

Ms. Craig thanked staff and the consultant RSG, Inc. for all their work on this proposal. She stated it has been a large project that has taken over a year to complete. She then introduced the consultant RSG, Inc.

Jim Simon, RSG Inc. gave a PowerPoint presentation. He gave a background of the consulting firm, and he reviewed the approach taken to complete the report. He stated that that each city was interviewed during the process and were able to provide comment on the report.

Brandon Fendor, RSG Inc., continued with the presentation giving a summary of the MSR and SOI determinations for all 28 cities by region.

Ms. Craig continued with a PowerPoint presentation. She reviewed the Commission Policies pertaining to City SOI's, General Plans, Unincorporated Pockets, and Islands. She went over the changes to the SOI recommendations for the Cities of Coachella, Indio, and Palm Desert.

Chair Vargas opened the hearing.

Scott Bruckner, County Executive Office. Mr. Bruckner thanked staff and commission. He stated that the County was in support of staff recommendations that the County provided comment on. He stated the County would like to continue discussions with the cities and continue engagements with communities within the County.

Kim Wortman, President, Winchester-Homeland Town Association. Mr. Wortman read a letter into the record that was submitted to the

Commission. He stated his concerns with the SOI expansion recommendation for the City of Menifee to the east as the Winchester area would like to incorporate in the future.

Gabriel Perez, Development Service Director, City of Coachella. Mr. Perez gave a presentation that included exhibits. He stated that the City of Coachella is requesting an amendment to their sphere of influence. He spoke about a 2005 amendment to the City's SOI.

Castulo Estrada, Utilities Manager, City of Coachella. Mr. Estrada continued with the presentation. He spoke about the City's water and wastewater services, the City's agreement with Coachella Valley WD, and future water and sewer improvements.

Scott Bruckner, County Executive Officer Mr. Bruckner spoke about the Winchester community and stated the County supports keeping it out of the proposed Menifee expansion. He spoke about the Winchester/Homeland MAC and how they working towards future incorporation.

Gabriel Martin, City Manager, City of Coachella. Mr. Martin stated over the years LAFCO has unjustly reduced the City's SOI. He spoke about the City's housing market and proposed annexation.

Steven Hernandez, Mayor, City of Coachella. Mr. Hernandez spoke about the 2005 SOI Review, Commission Policy 2.3.4, and against any reduction in the City's SOI.

Kevin Snyder, Director of Community Development, City of Indio. Mr. Snyder thanked staff and RSG, Inc. for their collaboration with the city during the review. He stated the City's concerns were addressed. He stated that the City was in support of the staff recommendation. Mr. Snyder also stated the City was not in support of detachment of 40 acres east of the Dillon Road focus area. He stated that the City is against the City of Coachella's proposed encroachment into Indio and was not aware of it until the staff report was published.

Kathleen Rollings-McDonald, Consultant, City of Indio. Ms. Rollings-McDonald thanked staff and RSG Inc. She stated that the City is against the encroachment to the north by the City of Coachella. She stated the City was not aware of the proposed change until the staff report was published.

Jane Anderson, Board of Directors, Jurupa Community Services District. Ms. Anderson spoke about JCSD's services and accreditations. She stated that the City of Eastvale benefits from the high-end parks and services provided by JCSD.

Lupe Nava, Board of Directors, Jurupa Community Services District. Ms. Nava stated that JCSD provides quality parks and recreation

services to the City of Eastvale. She stated that the Eastvale's growth has been directly affected by JCSD's services.

Michael Riddell, Best Best & Krieger, Counsel, Jurupa Community Services District. Mr. Riddell stated that JCSD is opposed to the City of Eastvale's proposed transition of park facilities, programs, and labor force from JCSD to the City. He spoke about JCSD's services provided to the City.

Cheryl Kitzerow, Community Development Director, City of Menifee. Ms. Kitzerow thanked staff and RSG, Inc. She stated the City was in favor of the MSR and the city's expansion to the east and will move forward with a future proposal with LAFCO. She stated the City provided community outreach and will continue to work with stakeholders during the process. She stated that the City has improved both its level of municipal services and financially.

Tommy Fowlkes, Development Services Supervisor, Coachella Valley Water District. Mr. Fowlkes spoke about the service boundary and service agreement between the City of Coachella and CVWD. He stated that CVWD would like to continue to work with the City and is open to any modifications to that agreement to correct any problems LAFCO may have with the existing agreement.

Andy Domenigoni, Winchester-Homeland Municipal Advisory Council. Mr. Domenigoni requested the City of Menifee map be shown. He stated that the proposed expansion by the city would destroy any proposed incorporation efforts by the MAC.

Angela Little. Ms. Little provided written questions. She asked staff and the Commission to consider the policy ending "smoothing of a transition for future annexations". She asked questions about Policies 2.1.5, 2.3.8, and 2.3.6 and how it relates to the City of Menifee's proposed SOI expansion.

Rochelle Clayton, Assistant City Manager, City of Menifee. Ms. Clayton stated that the City did pause on efforts with stakeholders in the community until the MSR was complete. She stated that city staff does attend the Winchester-Homeland MAC meetings. She stated that a SOI application was not a part of this action today.

There were no more public comments. Chair Vargas kept the public hearing open until the next meeting.

Commissioner Williams asked that all the information provided be sent to the Commission in one package.

Mr. Thompson stated that a list of comments would be provided as well as all the correspondence gathered and will be posted on the website. He stated the project was very extensive and there were only a few

cities that requested a change to their SOI. He stated this project opened up opportunities for discussion amongst cities and communities.

**6. OTHER BUSINESS:**

- a. Fiscal Year 2021-22 Budget Revenue and Appropriations Amendments.
- b. Approval of Professional Services Agreement with Dopudja & Wells, Inc., a California Corporation, for the "Alternative Governance and Electricity Service Study - Imperial Irrigation District".

Mr. Thompson spoke about items a. and b. together. He stated that the check was cut and when it is received the budget amendments will need to be done. He stated if the check is received next fiscal year, then he will bring the amendments back at the next meeting.

Mr. Thompson stated that an RFP was issued last year in anticipation of the Bill being signed by the Governor with a deadline to complete the study within a year. He stated the consultant Dopudja & Wells, Inc. was selected by staff. He stated that the contract would be contingent on the receipt of the funds.

Kevin Snyder, Director of Community Development, City of Indio. Mr. Snyder asked the Commission to approve the PSA. He stated that the City is a stakeholder in the study. He stated a recent meeting between three cities, IID, and the County was held discussing potential new electrical infrastructure.

Moved (Hewitt) seconded (Sanchez) to approve the Fiscal Year 2021-22 Budget Revenue and Appropriations Amendments and the Professional Services Agreement with Dopudja & Wells, Inc., a California Corporation, for the "Alternative Governance and Electricity Service Study - Imperial Irrigation District" to start contingent on receipt of the funds for the study.

Chair Vargas called for the vote.

AYES: Vargas, Tomanelli, Wright, Jeffries, Hewitt, Sanchez, and Williams.

NOES: None.

ABSENT: None.

ABSTAINED: None.

- c. Discussion and Setting a Date to Hold a Special Meeting for Renewing the Emergency Declaration pursuant to Resolution No. 01-22. (Oral Report)

Mr. Thompson stated that to hold the July meeting pursuant to Resolution No. 01-22 then a special meeting would need to be held

prior to that date to renew the Emergency Declaration.

The Commission discussed dates and the time to hold the meeting. They decided on July 19<sup>th</sup> at 8:30 a.m.

Moved (Williams) seconded (Wright) to hold a special meeting on July 19, 2022 at 8:30 a.m. for renewing the emergency declaration pursuant to Resolution No. 01-22.

Chair Vargas called for the vote.

AYES: Vargas, Tomanelli, Wright, Jeffries, Hewitt, Sanchez, and Williams.

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):

- i. LAFCO 2022-07-3-Annexation to Valley-Wide Recreation and Park District (TR 37439 Canterwood).
- ii. LAFCO 2022-08-3-Sphere of Influence Amendments to City of Murrieta (addition), Murrieta Fire Protection District (subsidiary) (addition), Perris Valley Cemetery District (removal), and Murrieta Cemetery District (addition); and
- iii. LAFCO 2022-09-3-Reorganization to Include Detachment from Perris Valley Cemetery District and Concurrent Annexations to the Murrieta Cemetery District, the City of Murrieta, and Murrieta Fire Protection District (subsidiary).

Ms. Craig gave a brief overview of each of the new and/or LAFCO initiated proposals.

b. Report on Conducting Authority Proceedings.

There was no Conducting Authority Proceedings Report.

**8. LEGISLATIVE UPDATE AND POTENTIAL POSITIONS.**

Mr. Thompson gave an update on pending legislation. He stated that AB 2957 was signed by the Governor. He stated SB 938 should be through to the Governor in the next few days. He stated that he would continue to watch the items on the tracking list.

**9. EXECUTIVE OFFICER REPORTS.**

Mr. Thompson stated there were new proposals coming in. He stated he would be starting the park and recreation districts MSR soon.

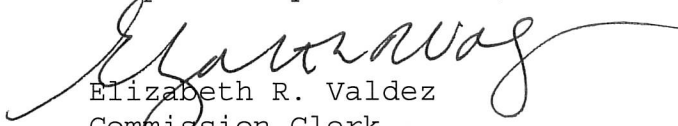
**10. COMMISSIONER COMMENTS/FUTURE ITEMS.**

Commissioner Wright congratulated Commissioner Williams for being re-elected to the Commission. She also asked if the late correspondence received would be incorporated into the Report. Mr. Thompson stated staff would gather them all together and submit it to the Commission as well as consider all comments in the Final Report.

**11. ADJOURNMENT.**

The Commission adjourned the meeting at 10:38 a.m.

Respectfully submitted,



Elizabeth R. Valdez  
Commission Clerk