

2.a.
5/22/2025

MINUTES
April 24, 2025

Present Michael Vargas, Chair
Commissioners: Stephen Corona
Steve Sanchez
Stephen Tomanelli
Bruce Underwood

Absent
Commissioners: Yxstian Gutierrez, Vice-Chair
V. Manuel Perez

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 9:00 a.m.

1.2. ROLL CALL.

1.3. POTENTIAL REQUEST BY ONE OR MORE COMMISSIONERS TO PARTICIPATE REMOTELY AND UTILIZE AB 2449'S JUST CAUSE OR EMERGENCY CIRCUMSTANCES, POTENTIAL VOTE ON LATTER.

No requests were made.

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. March 27, 2025

Moved (Tomanelli) seconded (Corona) to approve the Minutes of the March 27, 2025, meeting as recommended by staff.
Chair Vargas called for the vote.

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

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

Natasha Revilla, resident, City of Hemet. Ms. Revilla spoke about a potential City of Hemet annexation. She spoke about concerns about the validity of a petition that had been deemed sufficient by LAFCO in 2022. She stated that the chief petitioner has since passed away. She stated that Hemet Rising was now using the petition as their own.

Chair Vargas asked Ms. Revilla to send him an email regarding this topic.

4. CONSENT CALENDAR (NON-HEARING ITEMS):

- a. LAFCO Monthly Expenditure Review.
- b. LAFCO 2024-15-3-Annexation to Valley-Wide Recreation and Park District (TR 38034- KB Homes, LLC) (French Valley) and pursuant to the California Environmental Quality Act the Commission, as responsible agency, will review and consider the Mitigated Negative Declaration prepared by the County of Riverside as lead agency, and adoption of a resolution making determinations on the proposal.
- c. Adoption of Revised LAFCO Investment Policy.

Commissioner Underwood asked for point-of-order to add an item to the agenda.

Chair Vargas stated that to add a future agenda item to do so during the Commissioner Comments.

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

Chair Vargas called for the vote.

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

5. PUBLIC HEARINGS:

Continued: There were no continued public hearing items.

New:

- a. LAFCO 2024-11-5-Reorganization to Include Detachment from Edgemont Community Services District and Annexation to Eastern Municipal Water District (Sewer) (21711 Box Springs Rd.) and a finding of exemption pursuant to the California Environmental Quality Act and CEQA and approval of a resolution making determinations on the proposal.

Ms. Craig presented this item. She stated this was a 3-acre detachment from Edgemont Community Services District (ECSD) and concurrent annexation to Eastern Municipal Water District (EMWD) for sewer services for a proposed self-storage facility. She stated that topography is the main reason for this project as EMWD has the existing facilities to extend to this site. She stated this is the most cost-effective route for the landowner. She stated that part of the staff recommendation included a condition of approval that prior to recording the project an outstanding invoice needed to be paid by the applicant to the Riverside County Survey Department.

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

Moved (Corona) seconded (Sanchez) to approve LAFCO 2024-11-5-Reorganization to Include Detachment from Edgemont Community Services District and Annexation to Eastern Municipal Water District (Sewer) (21711 Box Springs Rd.) as recommended by staff.

Chair Vargas called for the vote.

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

NOES: None.

ABSENT: Gutierrez and Perez.

ABSTAINED: None.

b. LAFCO Proposed Budget for Fiscal Year 2025-26.

Mr. Thompson gave a PowerPoint presentation on the Proposed Budget. He thanked Ms. Craig and stated that she was instrumental in the preparation of the Budget. He reviewed the required dates of approval for the Proposed and Final budgets. He reviewed how the Auditor-Controller collects the Local Agency Share (LAS). He stated that the LAS will increase 9.3%. He reviewed revenue, prior year fund balance carryover, and interest revenue. He reviewed salaries and CalPERS. He stated that there is money budgeted for a consultant for the water/wastewater MSR/SOI review. He stated that the largest increase to expenditures was for IT upgrades and support. Mr. Thompson stated that the reserves were funded per commission policy.

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

Commissioner Tomanelli stated that as a member of the Administrative Review Committee he reviewed the Budget, considered the Mr. Thompsons comments and had no concerns or questions.

Chair Vargas agreed and stated that there are some higher expenditures, but they were all explained in the presentation.

Moved (Tomanelli) seconded (Sanchez) approve the LAFCO Proposed Budget for Fiscal Year 2025-26 as recommended by staff.

Chair Vargas called for the vote.

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

NOES: None.

ABSENT: Gutierrez and Perez.

ABSTAINED: None.

6. OTHER BUSINESS:

There were no other business items.

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 2025-04-3-Reorganization to Include Concurrent Annexations to Eastern Municipal Water District (Water & Wastewater) and the Metropolitan Water District of Southern California (117th Fringe/Sancerra Whitewood)

Ms. Craig gave a brief overview of the project.

b. Report on Conducting Authority Proceedings.

Ms. Craig stated that LAFCO 2023-05-5-Moreno Valley had been recorded. She continued with the update on the remaining conducting authority proceedings.

8. LEGISLATIVE UPDATE AND POTENTIAL POSITIONS.

Mr. Thompson stated that the CALAFCO Legislative Committee met. He spoke about SB 489 and stated that they took his recommendation for the consultant get together with the LAFCO EO's and a lobbyist to discuss LAFCO's responsibility. He stated that it had been amended to remove LAFCO requirements. He reviewed SB 777, cemetery districts, a bill that would transfer the responsibility to absorb a failed private cemetery district from the County. He stated this bill would make LAFCO decide on the successor agency. He reviewed SB 5, to automatically create a city in Solano County without going through LAFCO.

Commissioner Sanchez asked what happens now when a cemetery fails. Mr. Thompson stated that if a private cemetery fails the County decides.

There was no action taken by the Commission.

9. EXECUTIVE OFFICER REPORTS.

Mr. Thompson stated that the Public Member appointments were not made this month since a county member was not here to vote today as required. He stated it would be on the May agenda.

Mr. Thomspon stated that after 5 years the Rio Vista project will be before the Commission next month.

Ms. Craig stated that in regard to the proposed Hemet annexation, that

staff has received numerous emails and phone calls and she wanted to reiterate that LAFCO has not received an application yet. She stated that staff is working with legal counsel to provide a FAQ on the Commission's website.

10. COMMISSIONER COMMENTS/FUTURE ITEMS.

Commissioner Underwood stated that he was approved to go on the CALAFCO Staff Mobile Workshop and was told it was not a LAFCO event, and he would not receive reimbursement for attending. He also stated that it started at 7:30 a.m. and he requested reimbursement for a room for one night and transportation.

Commissioner Underwood asked if there was a committee for the public member appointment.

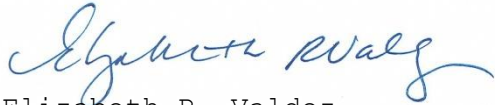
Chair Vargas replied that he could petition for reimbursement and then staff would put it on the agenda for approval of the Commission. He stated the conference was not for LAFCO commissioners, was not protocol, and not part of the Commission's policy that was recently updated.

Mr. Thompson stated that the Staff Mobile Workshop was originally put together as something for those attending to do prior to the conference starting. He stated it is not part of the conference.

11. ADJOURNMENT.

The Commission adjourned the meeting at approximately 9:43 a.m.

Respectfully submitted,



Elizabeth R. Valdez
Commission Clerk