

2.a.
9/25/2025

MINUTES
July 24, 2025

Present Michael Vargas, Chair
Commissioners: Steve Sanchez
Agustin Arreola
Bruce Underwood
Stephen Corona
Jose Medina, Alternate

Absent Yxstian Gutierrez, Vice-Chair
Commissioners: 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.

Commissioner Underwood participated remotely under AB 2449 Just Cause.

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. June 26, 2025

Moved (Corona) seconded (Sanchez) to approve the Minutes of the

June 26, 2025, meeting as recommended by staff.

Chair Vargas called for the vote.

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

NOES: None.

ABSENT: None.

ABSTAINED: Medina.

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

Chair Vargas called for the vote.

AYES: Corona, Sanchez, Medina, Arreola, Underwood, and Vargas.

NOES: None.

ABSENT: None.

ABSTAINED: None.

5. PUBLIC HEARINGS:

Continued: There were no continued public hearing items.

New:

a. LAFCO 2024-12-5-Sphere of Influence Amendment to the San Geronio Pass Water Agency (SGPWA) (Addition) and Concurrent Annexation to the San Geronio Pass Water Agency (Beaumont Pointe Partners, LLC); and

b. LAFCO 2024-13-5-Reorganization to Include Annexation to the City of Beaumont and Concurrent Annexation to Beaumont-Cherry Valley Water District (BCVWD) and Detachment from Riverside County Waste Resources Management District (Beaumont Pointe Partners, LLC) and pursuant to the California Environmental Quality Act the Commission, as responsible agency, will review and consider the Environmental Impact Report prepared by the City of Beaumont, as lead agency, and adoption of a resolution making determinations on the proposal.

(Staff is proposing three different options: 1) Approve with a condition 2) Approve as proposed 3) Continue the proposal to amend the proposal. See the report for details.)

Ms. Craig gave a PowerPoint presentation. She stated that these

two related proposals are to annex the Beaumont Pointe Specific Plan project to provide municipal services and water to the area. She stated that the SOI amendment and annexation to SGPWA were required in order for BCVWD to provide services as their service boundaries need to align.

Ms. Craig stated that the annexation to the City of Beaumont would create an island/pocket between the County and the City. She stated that this would go against LAFCO Policy 2.1.4. She stated that the City and the applicant adopted a resolution making findings to leave out the MSHCP-Norton Younglove Reserve. She provided details to the Commission on three options for LAFCO 2024-13-5: 1) Approve with a condition 2) Approve as proposed 3) Continue the proposal to amend the proposal.

Chair Vargas opened the public hearing.

Michael Canfield, Beaumont Pointe Partners representative. Mr. Canfield thanked staff and stated that this project has taken four years to get to this point. He stated the LAFCO policy is not mandatory, and they provided justification as to why the Reserve should not be annexed. He stated the area in question will not be used for urban development, would remain open space, and does not need municipal services.

Ms. Craig stated that staff found a LAFCO annexation procedure in place between the City and Riverside Conservation Authority (RCA/County) specific to the Reserve. She stated she had asked the applicant if the City had discussion with the County and he replied only with the developer's attorney and the city attorney. She stated that she had just received a letter this week that they had met with RCA on Tuesday. She stated that there was no comment from the City or RCA since the staff report was distributed.

Mr. Canfield said the LAFCO annexation procedure was put in place if the City ever wanted to annex the Reserve, however, that is no longer the case it will permanently be part of the MSHCP and will never be developed. He stated that RCA had previously stated they weren't interested in seeing the property annexed and did get confirmation this week and provided it to LAFCO. Mr. Canfield read from an email from the Riverside County Regional Park and Open Space District stating they were against annexation.

Steve Jones, City of Beaumont Community Development Director. Mr. Jones gave reasons as to why the Reserve should not be annexed. He urged the Commission to support Option 2.

Ron Roy, resident. Mr. Roy suggested a fourth option, to deny the entire project and keep it under County control. He stated that the project is incompatible with surrounding land use and listed fire hazards, and stated there would be an increase in congestion

on the 60 freeway.

Shelby Loomis, resident. Ms. Loomis spoke in support of Option 2. She stated that the fire issues Mr. Roy spoke about have been addressed. She stated she supports growth in the community.

Commissioner Sanchez asked staff if previous open-spaced projects have been approved. Ms. Craig responded no, however, creating islands is not encouraged.

Commissioner Sanchez asked who handles fire in the area. Ms. Craig responded that the City of Beaumont Fire Department in conjunction with the County/CalFire.

Commissioner Sanchez asked what the feedback was when Options 1 & 2 were presented to the agencies and if there was no feedback why bother with Option 3. Ms. Craig stated that she had not heard from the City, and that Option 3 was to continue the project and let the agencies coordinate amending the project to include the Reserve.

Commissioner Medina communicated on behalf of Commissioner Gutierrez stating that he had been in contact with the City and indicates that both he and the City are in favor of Option 2.

Commissioner Corona stated that MSHCP is spread out all over the county and multiple cities and whether they are in the city or county everyone has a responsibility to participate in it.

Chair Vargas closed the public hearing.

Chair Vargas stated his concern was if there was communication between the City and the applicant, and there was. He stated that the Reserve will be protected whether in the city or county.

Moved (Corona) seconded (Underwood) to approve Option 3 of the staff recommendation for LAFCO 2024-13-5-Reorganization to Include Annexation to the City of Beaumont and Concurrent Annexation to Beaumont-Cherry Valley Water District (BCVWD) and Detachment from Riverside County Waste Resources Management District (Beaumont Pointe Partners, LLC) to give all parties time to meet and potentially amend their project and staff will agendaize the project for a future date.

Chair Vargas called for the vote.

AYES: Corona, Sanchez, and Underwood.

NOES: Medina, Arreola, and Vargas.

ABSENT: None.

ABSTAINED: None.

The vote was a tie and the motion failed.

The Commission voted next on 5.a.

Moved (Medina) seconded (Corona) to approve LAFCO 2024-12-5-Sphere of Influence Amendment to the San Geronio Pass Water Agency (Addition) and Concurrent Annexation to the San Geronio Pass Water Agency (Beaumont Pointe Partners, LLC) as recommended by staff.

Chair Vargas called for the vote.

AYES: Corona, Sanchez, Medina, Arreola, Underwood, and Vargas.

NOES: None.

ABSENT: None.

ABSTAINED: None.

Chair Vargas stated that he voted no on 5.b. because all representatives were here to voice their positions and there was no need to go back to discussions.

Commissioner Sanchez stated that he wasn't opposed to the project but was in favor of giving all parties one more chance. He asked if someone could make another motion. Chair Vargas replied yes, as the first one failed since it was a tie.

Moved (Sanchez) seconded (Arreola) to approve Option 2 of the staff recommendation for LAFCO 2024-13-5-Reorganization to Include Annexation to the City of Beaumont and Concurrent Annexation to Beaumont-Cherry Valley Water District and Detachment from Riverside County Waste Resources Management District (Beaumont Pointe Partners, LLC).

Mr. Thompson stated that before they vote the Commission will need to make findings as to why they should waive Policy 2.1.4.

The Commission discussed justifications to waive Policy 2.1.4. including: 1) This annexation is in the public interest, and there will be a community benefit resulting from the annexation and the proposed development 2) Annexation of the area without the island/corridor area that would be created is appropriate in that creation of the island, or strip will not affect the provision of services to the annexation area and would not be detrimental to the orderly development of the community 3) Within the island/corridor that will be created, only the SR 60 freeway, the Norton Younglove Reserve, and a railroad right-of-way exist, which are not anticipated to be developed or to require services from the City in the foreseeable future.

The motion was amended to include the justifications to waive Policy 2.1.4 to and approve Option 2 of the staff recommendation for LAFCO 2024-13-5-Reorganization to Include Annexation to the

City of Beaumont and Concurrent Annexation to Beaumont-Cherry Valley Water District and Detachment from Riverside County Waste Resources Management District (Beaumont Pointe Partners, LLC).

Chair Vargas called for the vote.

AYES: Sanchez, Medina, Arreola, and Vargas.

NOES: Corona and Underwood.

ABSENT: None.

ABSTAINED: None.

- c. LAFCO 2024-14-3-Reorganization to Include Sphere of Influence Amendment for Eastern Municipal Water District (115th Fringe) & Concurrent Annexations to the Eastern Municipal Water District (Sewer), Rancho California Water District (Water) & Metropolitan Water District of Southern California (City of Murrieta) and pursuant to the California Environmental Quality Act the Commission, as responsible agency, will review and consider the Negative Declaration prepared by the Rancho California Water District, as lead agency and adoption of a resolution making determinations on the proposal.

Mr. Henderson presented this item. He stated that this reorganization was to provide water services to upgrade an existing City of Murrieta Public Works Yard and he was recommending approval.

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 2024-14-3-Reorganization to Include Sphere of Influence Amendment for Eastern Municipal Water District (115th Fringe) & Concurrent Annexations to the Eastern Municipal Water District (Sewer), Rancho California Water District (Water) & Metropolitan Water District of Southern California (City of Murrieta) as recommended by staff.

Chair Vargas called for the vote.

AYES: Corona, Sanchez, Medina, Arreola, Underwood, and Vargas.

NOES: None.

ABSENT: None.

ABSTAINED: None.

- d. LAFCO 2024-16-4-Reorganization to Include Annexation to the City of Coachella, the Coachella Fire Protection District (subsidiary), the Coachella Sanitary District (subsidiary), and Detachments from the Coachella Valley Water District, County Service Area 125 (Thermal) and the Riverside County Waste Resources Management District (P7 & Mesquite) and pursuant to the California Environmental Quality Act the Commission, as responsible agency,

will review and consider the Negative Declaration prepared by the City of Coachella, as lead agency, and adoption of a resolution making determinations on the proposal.

Ms. Craig gave a PowerPoint presentation. She stated the SOI that included P7 was approved in February 2024. She reviewed specifics on the proposal. She stated that the reorganization includes four parcels that are in an active Williamson Act Preserve and per LAFCO Policy 1.2.2 she notified the Department of Conservation, and City of Coachella filed a notice of non-renewal and adopted a resolution succeeding the contract and now in compliance with the Policy. Ms. Craig recommended approval and stated that this reorganization would require a protest hearing.

Chair Vargas opened the public hearing.

Ron Goldman, consultant for the City of Coachella. Mr. Goldman stated that representatives from the City are in attendance today. He thanked staff and stated the City was in support of the project.

Commissioner Corona asked if the property owners have to file for non-renewal on the Williamson Act contracts for this to be approved. Ms. Craig replied that yes they already filed, and yes, if in an active Williamson Act then it could not be approved unless they do so.

Commissioner Corona asked if the County allows agriculture in all zones, why can't people keep farming if they decide to develop could they get out later. Ms. Craig replied that it was per State law.

Chair Vargas closed the public hearing.

Moved (Sanchez) seconded (Arreola) to approve LAFCO 2024-16-4-Reorganization to Include Annexation to the City of Coachella, the Coachella Fire Protection District (subsidiary), the Coachella Sanitary District (subsidiary), and Detachments from the Coachella Valley Water District, County Service Area 125 (Thermal) and the Riverside County Waste Resources Management District (P7 & Mesquite) as recommended by staff.

Chair Vargas called for the vote.

AYES: Corona, Sanchez, Medina, Arreola, Underwood, and Vargas.

NOES: None.

ABSENT: None.

ABSTAINED: None.

- e. 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) 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 a reorganization of 20.7 acres to EMWD for water and wastewater services for a planned town home project. He stated that it has 100% approval by all landowners and staff is recommending approval.

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 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) as recommended by staff.

Chair Vargas called for the vote.

AYES: Corona, Sanchez, Medina, Arreola, Underwood, and Vargas.

NOES: None.

ABSENT: None.

ABSTAINED: None.

6. OTHER BUSINESS:

- a. Fiscal Year 2024/25 Annual Action Plan Update and Approval of the Fiscal Year 2025/26 Annual Action Plan.

Mr. Thompson gave the status of what was completed last year. He stated the new Plan could always be updated or changed. He spoke about projects that are being worked on such as the Palo Verde Healthcare District MSR and island annexations. He stated the new projects would be implemented and added to the 5-Year Strategic Plan.

Moved (Arreola) seconded (Sanchez) to receive and file the Fiscal Year 2024/25 Annual Action Plan Update and approve the Fiscal Year 2025/26 Annual Action Plan as recommended by staff.

Chair Vargas called for the vote.

AYES: Corona, Sanchez, Medina, Arreola, Underwood, and Vargas.

NOES: None.

ABSENT: None.

ABSTAINED: None.

- b. CALAFCO Board of Directors Nominations.

Mr. Thompson stated that there is an open County position on the

CALAFCO Board. He stated it was currently held by Commissioner Gutierrez and suggested the Commission make a nomination.

Moved (Medina) seconded (Arreola) to nominate Commissioner Gutierrez to the CALAFCO Board of Directors.
Chair Vargas called for the vote.

AYES: Corona, Sanchez, Medina, Arreola, Underwood, and Vargas.

NOES: None.

ABSENT: None.

ABSTAINED: None.

c. CALAFCO Annual Conference Attendance and Designation of Voting Delegate for the Regional Caucus and the Annual Business Meeting.

Mr. Thompson stated that the Annual Conference would be held October 22-24 in San Diego and asked who may want to attend. He stated that the Commission should delegate both a voting member and alternate for the Annual Business Meeting.

Commissioners Underwood, Sanchez, Vargas, Arreola, Molina, and Ryan expressed interest in attending the Annual Conference.

Moved (Corona) seconded (Arreola) to designate Chair Vargas as the voting delegate and Commissioner Sanchez as the alternate voting delegate for the CALAFCO Regional Caucus and the Annual Business Meeting.

Chair Vargas called for the vote.

AYES: Corona, Sanchez, Medina, Arreola, Underwood, and Vargas.

NOES: None.

ABSENT: None.

ABSTAINED: None.

d. Establishment of Future Budget Parameters for Commissioner Attendance and Stipends at CALAFCO and Other Conferences.

Mr. Thompson stated that there is increased interest from the commission for conference attendance. He stated that stipends are paid for conferences that are CALAFCO related. He stated he wanted to clarify today if a commissioner should receive a full stipend for attending a two-hour webinar.

Commissioner Corona stated that parameters were set recently and that the policy should not change.

No action was taken as there was no change in the current policy regarding stipends.

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 2025-05-1,2,3,4,5-Countywide Municipal Service Review and Sphere of Influence Review and Potential Updates - Independent Resource Conservation Districts: Coachella Valley Resource Conservation District, Palo Verde Resource Conservation District, Riverside-Corona Resource Conservation District, San Jacinto Basin Resource Conservation District, and Temecula-Elsinore-Anza-Murrieta (TEAM) Resource Conservation District
- ii. LAFCO 2025-06-4-Municipal Service Review-Palo Verde Healthcare District.

Ms. Craig reviewed the new proposals received.

Commissioner Sanchez stated he was following the status on the Palo Verde Healthcare District and that agencies were asking him for an update. He asked if mileage would be reimbursed for meetings in Blythe. Mr. Thompson replied yes, if he was asked to attend on behalf of LAFCO.

b. Report on Conducting Authority Proceedings.

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

8. LEGISLATIVE UPDATE AND POTENTIAL POSITIONS.

Ms. Craig stated that CALAFCO is watching three bills. She stated that SB 489 regarding the California BIA is a watch bill as CALAFCO is not sure why LAFCOs have been included in the bill. She stated that there were amendments made to SB 777 and that a working group, that would include CALAFCO as well as other agencies, is required to discuss options and provide the legislature of who would be the successor agency for a failed private cemetery. She stated that SB 858, Omnibus bill, corrects references to Government Code Sections.

9. EXECUTIVE OFFICER REPORTS.

Mr. Thompson stated that the October meeting date will need to be moved due to the CALAFCO Annual Conference. He stated the December meeting location will need to be moved and that staff will look for a location in the desert.

Mr. Thompson gave an update on the status of the Palo Verde MSR and stated it will be on the September agenda.

Commissioner Sanchez suggested that LAFCO hold a meeting with the

Palo Verde Healthcare District, Desert Healthcare District, Blythe council members, LAFCO Commissioners, and staff to discuss how to move forward. Mr. Thompson stated that after the draft report is circulated would be a good time to meet and discuss the options provided in the report.

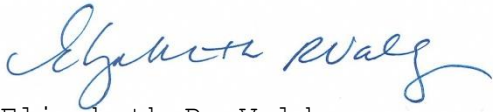
10. COMMISSIONER COMMENTS/FUTURE ITEMS.

There were no commissioner comments.

11. ADJOURNMENT.

The Commission adjourned the meeting at approximately 10:39 a.m.

Respectfully submitted,



Elizabeth R. Valdez
Commission Clerk