



LAFCO Unincorporated Areas Program

Westminster –Westminster Islands (ID #32-#35)

Sphere of Influence – City of Westminster

Strategic Opportunities for County Unincorporated Areas

Since 2000, OC LAFCO has successfully annexed several unincorporated county areas to adjacent cities. Today the collaboration with the County and cities adjacent to these areas continues with the remaining unincorporated areas involving a combination of challenges (e.g., historical resident and agency opposition, lack of infrastructure financing, differences in city/county development standards) that requires a strategic partnership facilitated by OC LAFCO. Current demographic and fiscal data are critical to this effort and a better understanding of issues related to municipal service delivery to unincorporated communities.

The information below provides an overview of current service-related costs and revenues as well as potential opportunities for the Westminster Islands located within the City of Westminster's sphere of influence.

Overview of the Westminster Islands (ID#32 - #35)

The Westminster Islands include four individual islands consisting of a total of approximately 391.60 acres of unincorporated territory surrounded by the City of Westminster. The islands are generally located along the southern part of the City of Westminster. The islands consist of residential properties including approximately 2,725 single-family detached units and 1,323 other dwelling units, 8,894 residents, and 4,511 registered voters.¹

Island Name	Island ID #	Location	Acreage
Beach/McFadden	ID#32 (W-3)	Located west of Beach Boulevard and North of McFadden Avenue.	40.77
Bolsa/Midway	ID#33 (W-2)	Located East of Beach Boulevard and South of Hazard Avenue.	296.85
Bolsa/Pacific	ID#34 (W-1)	Located South of Bolsa Avenue and West Beach Boulevard.	21.14
McFadden/Monroe	ID#35 (W-4)	Located South of McFadden Avenue and West of Van Burner St.	32.84

¹ Information provided by the Center for Demographic Research, Cal State Fullerton.

The chart below highlights current municipal service provision to the area.

Service Category	Current Service provider
Retail Water	City of Westminster / Midway City Mutual Water / Eastside Water Association / South Midway City Mutual Water Company
Sewer	Midway City Sanitation District
Fire Protection & Prevention	Orange County Fire Authority
Law Enforcement	Orange County Sheriff
Solid Waste Collection	Midway City Sanitary District
Street Sweeping	County of Orange
Library	County of Orange
Animal Control	County of Orange
Planning	County of Orange
Code Enforcement	County of Orange
Parks & Recreation	OC Parks (Regional)
Education	Westminster School District (K-8) Huntington Beach Union High School District (9-12)

County Costs/Revenues

The County has worked with various departments to develop an annual accounting of County General Fund municipal service revenues and expenditures for each of the unincorporated areas. Attachment A provides a snapshot of the County's recent 2023-24 costs to provide municipal services and revenue generated for the Westminster Islands. The Westminster Islands currently result in a negative impact to the County General Fund of approximately \$3,295,476 per year (excluding capital project expenditures). Primary service expenses for the island include animal control, law enforcement, and infrastructure maintenance. The allocation of property taxes to the County general fund is the major revenue source consisting of approximately \$66,308 for fiscal year 2023-24. The Westminster Islands consist of built-out residential neighborhoods and a small commercial area with opportunity for additional revenues.

Annexation Opportunity

Annexation of the islands by the City could result in several benefits to the residents and the commercial area related to City service levels and the proximity of City service providers and emergency responders. Annexation of the Westminster Islands would require LAFCO approval and would result in the transfer of municipal services currently provided by the County to the City. The islands that are less than 150 acres and qualify for the streamlined "small island" provisions of State law under which LAFCO cannot deny an application submitted by the City and protest proceedings are waived.² For several years, OC LAFCO has adopted policies and provided incentives for the annexation of small islands through the waiving the LAFCO application fee and resources that bridge information gaps and align the efforts of local stakeholders. OC LAFCO staff is available to facilitate discussions among stakeholders and participate in community workshops, when requested, to ensure that the residents and landowners are informed on the annexation process. Additionally, the State Board Equalization currently supports the streamlining of small island annexations through its waiver of the requirement for a map and legal description of the annexation territory.

²Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Section 56375.3 (a)

Attachment A

Orange County Revenue & Expenditure Data Westminster Unincorporated Islands (ID#32 - #35)

County Revenue (FY 2023-24)

Island	Island ID#	Sales Tax	Property Tax	Total Taxes
Beach/McFadden	ID# 32 (Westminster – 4)	\$17,359	\$7,133	\$24,492
Bolsa/Midway	ID# 33 (Westminster – 2)	\$278,458	\$48,846	\$327,304
Bolsa/Pacific	ID# 34 (Westminster – 1)	\$661	\$5,748	\$6,409
McFadden/Monroe	ID# 35 (Westminster – 3)	\$271	\$4,581	\$4,852
Total Revenue:		\$296,749	\$66,308	\$363,057

Potential Property Tax Revenue upon annexation (based on the City/County Master Property Tax Exchange Agreement adopted on October 28, 1980):

Island	Island ID#	City Tax %	County Tax %	City Revenue	County Revenue
Beach/McFadden	ID#32 (Westminster – 4)	~39%	~61%	\$2,781	\$4,351
Bolsa/Midway	ID#33 (Westminster – 2)	~39%	~61%	\$19,050	\$29,796
Bolsa/Pacific	ID#34 (Westminster – 1)	~39%	~61%	\$2,242	\$3,506
McFadden/Monroe	ID#35 (Westminster – 3)	~39%	~61%	\$1,787	\$2,794

County Expenditures (FY 2023-24)

	Operations and Maintenance					
	OC Waste & Recycling	Animal Care Services	Sheriff	OCPW Road Maint.	OCPW Infra. Maint.	Code Enf.
Beach / McFadden	\$--	\$4,340	\$168,379	\$191,473 ¹	\$188,677 ²	\$181,454 ³
Bolsa / Midway	\$--	\$44,346	\$2,161,768			
Bolsa / Pacific	\$--	(\$9)	\$198,856			
McFadden/ Monroe	\$--	\$ 1,392	\$154,800			
Total Expenditures	\$--	\$50,069	\$2,683,803	\$191,473	\$188,677	\$181,454
Total Operation and Maintenance Expenditures: \$3,295,476						

¹ Includes the total cost of OCPWD Road Maintenance for the following islands: Beach-McFadden, Bolsa-Midway, Bolsa-Pacific, and McFadden-Monroe.

² Includes the total cost of OCPWD Infrastructure Maintenance for the following islands: Beach-McFadden, Bolsa-Midway, Bolsa-Pacific, and McFadden-Monroe.

³ Includes the total cost of Code Enforcement for the following islands: Beach-McFadden, Bolsa-Midway, Bolsa-Pacific, and McFadden-Monroe.

Bolsa/Midway Island (ID #33)



General Information

Sphere of Influence	City of Westminster
Supervisory District	1 st
Acreage	296.85
Within City of Westminster's General Plan?	Yes
City of Westminster Pre-zoning Designation	Residential Low, Medium, and High Density / Urban Industrial
Fire Stations (within 1-mile radius)	OCFA Fire Station #25 and #66
Parks (within ½ mile radius)	Blakely (Westminster), John Land (Westminster), Oasis (Westminster), Park West (Westminster), Russell C. Paris (Westminster), Goldstein Freedom (Westminster)
Flood Control Channels (miles)	2.609

Demographics

Population	7,164
Housing Units	2,134

Westminster

residential

Landers

Reece

atinwood

Whitley

Westminster

Natoma

Greasewood

Peachwood

Devilwood

Torchwood

Pacheco

Rathburn



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

City of Westminster Bolsa / Midway Island



0 0.3
Miles



Legend

Bolsa / Midway Island