

DRAFT MINUTES

OC LAFCO REGULAR MEETING

Wednesday, May 13, 2026
8:15 a.m.

County Administrative North (CAN)
First Floor Multipurpose Room 101
400 W. Civic Center Drive, Santa Ana, CA 92701

Members of the public may access the audio/video live-streamed meeting at:
<https://www.youtube.com/watch?v=TOYJFKAyvpM>

1. CALL TO ORDER

Chair Bucknum called the meeting of the Local Agency Formation Commission of Orange County (OC LAFCO) to order at 8:15 a.m.

2. PLEDGE OF ALLEGIANCE

Commissioner McGregor led the Pledge of Allegiance.

3. ROLL CALL

The following Commissioners were present:

City Members

Wendy Bucknum (**Chair**)
Peggy Huang
Carol Moore (**Alt.**)

County Member

Donald P. Wagner

Special District Members

Douglass Davert
James Fislser (**Vice Chair**)
Kathryn Freshley (**Alt.**)

Public Member

Derek J. McGregor

The following staff members and general counsel were present:

- Executive Officer Luis Tapia
- Policy Analyst I Aimee Diaz
- Policy Analyst I Leo Lara
- Commission Clerk Cheryl Carter-Benjamin

- General Counsel Scott Smith

4. ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATION (Received After Agenda Distribution)

The Commission Clerk noted that no supplemental communication was received.

5. PUBLIC COMMENT

Chair Bucknum requested public comments on any non-agenda items. The Commission Clerk noted that there were no requests to speak from the public.

Chair Bucknum closed the hearing of public comments.

6. CONSENT CALENDAR

Chair Bucknum called for requests to pull the consent calendar items for discussion. There were no requests from Commissioners, and the Commission Clerk noted that there were no requests from the public to speak on the item. **Chair Bucknum** noted she would abstain from voting on the March 11 minutes as she did not attend the meeting. **Commissioner McGregor** motioned for approval of the consent calendar, and **Commissioner Davert** seconded the motion.

6a. – March 11 - Regular Commission Meeting Minutes

MOTION: Approve Consent Calendar. (Derek J. McGregor)
SECOND: Douglass Davert
FOR: Derek J. McGregor, Douglass Davert, James Fisler,
Peggy Huang, Donald P. Wagner
AGAINST: None
ABSTAIN: Wendy Bucknum

MOTION PASSED: 5-0.

6b. – Fiscal Year 2025-26 Quarterly Financial Report (Third Quarter)

MOTION: Approve Consent Calendar. (Derek J. McGregor)
SECOND: Douglass Davert
FOR: Derek J. McGregor, Douglass Davert, James Fisler, Peggy Huang,
Donald P. Wagner, Wendy Bucknum
AGAINST: None
ABSTAIN: None

MOTION PASSED: 6-0.

7. PUBLIC HEARING

7a. – Final OC LAFCO Fiscal Year 2026-27 Budget

Executive Officer Luis Tapia presented the staff report and recommended actions for Commission consideration.

Chair Bucknum opened the public hearing. The Commission Clerk noted that there were no requests from the public to speak on the item. **Chair Bucknum** closed the public hearing.

Chair Bucknum called for Commission discussion on the item. There were no requests from the Commissioners. **Chair Bucknum** called for a motion on the item. **Commissioner Davert** motioned to approve the staff recommended actions, and **Commissioner Wagner** seconded the motion.

MOTION: Adopt the Final OC LAFCO Fiscal Year 2026-27 Budget; and direct the Executive Officer to transmit the final budget to the Board of Supervisors, cities, independent special districts, and the County Auditor-Controller. (Douglass Davert)
SECOND: Donald P. Wagner
FOR: Douglass Davert, Donald P. Wagner, James Fisler, Peggy Huang, Derek J. McGregor, Wendy Bucknum
AGAINST: None
ABSTAIN: None

MOTION PASSED: 6-0.

7b. – Proposed City of Irvine Annexation of Gateway Development Notch Areas 1 and 2 (CA 25-06)

Policy Analyst Aimee Diaz presented the staff report and recommended actions for Commission consideration, noting that representatives Andrew Pham and Lauren Jung from the City of Irvine were present and available to answer questions.

Chair Bucknum opened the public hearing. The Commission Clerk noted that there were no requests from the public to speak on the item. **Chair Bucknum** invited the City of Irvine's representatives to provide comments.

Andrew Pham, Principal Civil Engineer for the City of Irvine, made general comments.

Chair Bucknum closed the public hearing.

Chair Bucknum called for Commission discussion on the item. Commissioners made general comments and asked clarifying questions regarding irregular jurisdictional boundaries, noticing requirements for uninhabited territories, and protest proceedings. Mr. Tapia responded to the Commissioners' inquiries by noting that the boundary irregularities typically stem from city incorporations. He noted that the noticing requirements were followed in accordance with State law, including posting the notice of the public hearing in the local newspaper, the OC Register. **Chair Bucknum** called for a motion on the item. **Commissioner Davert** motioned to approve the staff recommended actions, and **Commissioner McGregor** seconded the motion.

MOTION: Confirm that OC LAFCO has reviewed the information contained within the Environmental Impact Report prepared by the City of Irvine and filed with the Orange County Clerk-Recorder; Direct the Executive Officer to file the Notice of Determination for the "City of Irvine Annexation of Gateway Development Notch Areas 1 and 2 (CA 25-06)"; Adopt OC LAFCO Resolution No. CA 25-06 approving the "City of Irvine Annexation of Gateway Development Notch Areas 1 and 2 (CA 25-06)"; Waive protest proceedings for the "City of Irvine Annexation of Gateway Development Notch Areas 1 and 2 (CA 25-06)". (Douglass Davert)

SECOND: Derek J. McGregor

FOR: Douglass Davert, Derek J. McGregor, James Fisler, Peggy Huang, Donald P. Wagner, Wendy Bucknum

AGAINST: None

ABSTAIN: None

MOTION PASSED: 6-0.

8. COMMISSION DISCUSSION AND ACTION

8a. – Legislative Report (May 2026)

Policy Analyst Aimee Diaz presented the staff report and recommended actions for Commission consideration.

Chair Bucknum called for Commission discussion and public comments. There was no noted discussion from the Commissioners, and the Commission Clerk noted that there were no public requests to speak on the item.

Chair Bucknum called for a motion on the item. **Commissioner Wagner** motioned to approve the staff recommended actions, and **Commissioner Davert** seconded the motion.

MOTION: Adopt a Support position on Assembly Bill 1821, and Senate Bills 1440, 1441, 1442; Direct staff to send letters of support to Assembly Member Pacheco and the Senate Local Government Committee. (Donald P. Wagner)

SECOND: Douglass Davert

FOR: Donald P. Wagner, Douglass Davert, James Fisler, Peggy Huang, Derek J. McGregor, Wendy Bucknum

AGAINST: None

ABSTAIN: None

MOTION PASSED: 6-0.

8b. – Professional Consultant Services Agreement with Davis Farr LLP

Policy Analyst Leo Lara presented the staff report and recommended action for Commission consideration.

Chair Bucknum called for Commission discussion and public comments. Commissioners made general comments and asked whether a new partner would be assigned to conduct OC LAFCO’s audit, noting that the Commission has worked with the same auditing firm for several years. Mr. Tapia noted that staff would monitor to ensure the agency remains in compliance with State law. The Commission Clerk noted that there were no public requests to speak on the item.

Chair Bucknum called for a motion on the item. **Commissioner McGregor** motioned to approve the staff recommended action, and **Commissioner Davert** seconded the motion.

MOTION: Approve the professional services agreement with Davis Farr LLP for professional auditing services. (Derek J. McGregor)

SECOND: Douglass Davert

FOR: Derek J. McGregor, Douglass Davert, James Fisler, Peggy Huang, Donald P. Wagner, Wendy Bucknum

AGAINST: None

ABSTAIN: None

MOTION PASSED: 6-0.

8c. – Conflict of Interest Code Biennial Review and Amendments

Executive Officer Luis Tapia presented the staff report and recommended action for Commission consideration.

Chair Bucknum called for Commission discussion and public comments. There was no noted discussion from the Commissioners, and the Commission Clerk noted that there were no public requests to speak on the item.

Chair Bucknum called for a motion on the item. **Commissioner Davert** motioned to approve the staff recommended action, and **Commissioner McGregor** seconded the motion.

MOTION: Adopt Resolution No. CP 26-03 adopting the amended Conflict of Interest Code pursuant to the Political Reform Act of 1974. (Douglass Davert)
SECOND: Derek J. McGregor
FOR: Douglass Davert, Derek J. McGregor, Donald P. Wagner, Peggy Huang, James Fisler, Wendy Bucknum
AGAINST: None
ABSTAIN: None

MOTION PASSED: 6-0.

8d. – The Pulse (Spring 2026)

Policy Analyst Leo Lara presented the staff report and recommended action for Commission consideration.

Chair Bucknum called for Commission discussion and public comments. **Chair Bucknum** noted a change to The Pulse, Commissioners made general comments, and the Commission Clerk noted that there were no requests from the public to speak on the item. **Chair Bucknum** noted this is a receive and file report and requires no action by the Commission.

9. COMMISSIONER COMMENTS

Commissioners made general comments.

10. EXECUTIVE OFFICER’S REPORT

The Executive Officer noted that there were no additional items to report.

11. INFORMATIONAL ITEMS & ANNOUNCEMENTS

11a. – Protest Hearing Results for the Activation of Latent Powers for Three Arch Bay Community Services District (LP 25-02)

Executive Officer Luis Tapia provided a summary of the protest hearing results and noted that a resident submitted an email in opposition to the proposal. Mr. Tapia noted that he contacted the resident and discussed his opposition, which is tied to ongoing litigation between the resident and the District. Lastly, Mr. Tapia noted that staff will move forward

with recording the certificate of completion with the County Recorder’s Office to finalize the activation of latent powers.

12. ADJOURNMENT OF THE REGULAR COMMISSION MEETING

Chair Bucknum adjourned the Regular Commission Meeting at 8:46 a.m. to June 10, 2026.

Wendy Bucknum, Chair
Local Agency Formation Commission of Orange County

ATTEST:

By: _____
Cheryl Carter-Benjamin
Commission Clerk