



**REGULAR MEETING OF THE BOARD OF DIRECTORS  
PICO WATER DISTRICT**

4843 S. Church Street  
Pico Rivera, California, 90660

**5:30 PM Wednesday, November 2, 2022**

**AGENDA**

Pursuant to the provisions of Government Code Section 54953(e), as amended by AB 361, any Board member and any member of the public who desires to participate in the open session items of this meeting may do so by accessing the Zoom link below to join by webcam or teleconference.

Any member of the public wishing to make any comments to the Board may do so through that Zoom link. The meeting Chair will acknowledge such individual(s) at the appropriate time in the meeting prior to making his or her comment. Members of the public wishing to make a comment are asked to state their name for the record and will be provided three (3) minutes to comment, the Board secretary will alert those commenting when they only have 30 seconds remaining. All members of the public will be disconnected from the Zoom link immediately before the Board of Directors adjourns into Closed Session.

**Join Zoom Meeting**

<https://us06web.zoom.us/j/9521779948?pwd=dGNxcXh3YitEc2NlVVdrUzVvNm4rZz09>

Join by Telephone: +1 669 900 6833

Meeting ID: 952 177 9948 Passcode: **421745**

- 1. ROLL CALL.**
- 2. PLEDGE OF ALLEGIENCE.**

**3. INVOCATION.**

**4. TIME RESERVED FOR PUBLIC COMMENTS.**

*Members of the public shall be allowed three minutes to address the Board on any matter on the agenda and/or within the jurisdiction of the District, which is not on the Agenda. All comments should be addressed to the presiding officer of the meeting. Additional public comments shall be allowed when a listed agenda item is being considered, but such comments made at that time must be confined to the subject that is being discussed at the time such comments are made. Members of the public are asked to state their name for the record. Due to all Board Meetings being run as Zoom Meetings all participants will be placed on mute at the start of the meeting and when the meeting is open for public comment the participant will be asked to raise their hand through the button on the video conference screen if participating by video conference or by pressing \*9 on their phone if participating by teleconference.*

**5. ADOPTION OF AGENDA.**

**6. APPROVAL OF CONSENT CALENDAR.**

(All matters on the Consent Calendar are to be approved on one motion, unless a Board Member requests a separate action on a specific item).

- A. Consider approval of October 19, 2022 Regular Board Meeting Minutes.
- B. Consider approval of September 2022 Financial Statement.
- C. Consider the accounts now due and payable, and receive and file bills approved by the General Manager.

**7. ACTION/DISCUSSION ITEMS.**

- A. Consider Board Approval of Resolution 236-R proclaiming a state of emergency persists, re-ratifying the proclamation of a state of emergency by Governor Gavin Newsom, and authorizing continued remote teleconference meetings. *Recommended action – that the Board approve Resolution 236-R proclaiming a state of emergency persists and ratifying the proclamation of a state of emergency by Governor Gavin Newsom. Recommended action – that the Board approve.*
- B. Consider Board Discussion and Approval of General Manager Contract Section 4 Benefits and Special Compensation (C) – The District to provide General Manager with a suitable vehicle for use at all times on District Business. – *Recommended action – that Board Discussion and Approve*

- C. Consider Selection of a Candidate to Fill Voting Member to the Los Angeles County Agency Formation Commission. *Recommended Action – that the Board Discuss and Select.*

**8. REPORTS.**

- A. General Manager.
- B. Legal Counsel.

**9. INFORMATIONAL ITEMS**

- A. District Property Parcel Split – 4852 Church St.

**10. DIRECTOR’S REQUEST OF FUTURE AGENDA ITEMS.**

**11. BOARD MEMBER COMMENTS.**

- A. Report on Meetings Attended/Comments.

**12. CLOSED SESSION.**

- A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9.

**13. CLOSED SESSION REPORT.**

**14. ADJOURNMENT.**

**AGENDA POSTED ON:** October 27, 2022

**Next regularly scheduled meeting:** November 16, 2022

***NOTE: To comply with the Americans with Disabilities Act, if you need special assistance to participate in any Board meeting, please contact the District office at (562) 692-3756 at least 48 hours prior to a Board meeting to inform the District of your needs and to determine if accommodation is feasible.***

***Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public review at the District office, located at 4843 S. Church Street, Pico Rivera, California.***

## CONSENT ITEMS

**REGULAR MEETING OF THE BOARD OF DIRECTORS  
PICO WATER DISTRICT**

4843 S. Church Street  
Pico Rivera, California, 90660

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**AGENDA**

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(All matters on the Consent Calendar are to be approved on one motion, unless a Board Member requests a separate action on a specific item).

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- B. Consider approval of September 2022 Financial Statement.
- C. Consider the accounts now due and payable, and receive and file bills approved by the General Manager.



## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE PICO WATER DISTRICT

A regular meeting of the Board of Directors of the Pico Water District was held in the District's Boardroom located at 4843 South Church Street, Pico Rivera, California, on Wednesday, October 21, 2022 at 5:33 p.m.

The District's General Manager, Mr. Joe Basulto proceeded with the roll call of the attending Board members. Present from the beginning of the meeting was Director Robert Martinez, Director David Gonzales, and President Pete Ramirez. Vice President Rodriguez appeared telephonically and Director Victor Caballero was absent. Mr. Jim Ciampa, Legal Counsel for the District was also present via Zoom.

Director Martinez led everyone in the Pledge of Allegiance.

General Manager, Joe Basulto, gave the invocation.

President Ramirez proceeded to the next item on the Agenda, Public Comments. There were none.

President Ramirez proceeded to the adoption of the Agenda. Director Martinez made the motion to adopt the agenda while reviewing each Consent Item A – E individually and Director Gonzales seconded the motion. The General Manager announced the motion passed by roll-call vote, 4 – 0.

President Ramirez proceeded to the next item on the Agenda, approval of Consent Calendar. By Director Martinez's request each item will be voted on individually. President Ramirez proceeded to the first item on the Consent Calendar:

- A. Consider approval of October 05, 2022 Regular Board Minutes – Director Martinez made the motion to approve and Director Gonzales seconded the motion. The General Manager announced that the motion passed by roll-call vote 3 – 0 – 1, with Director Martinez abstaining.
- B. Consider approval of August 2022 Financial Statement – Director Martinez made the motion to approve and Vice President Rodriguez seconded the motion. The General Manager announced the motion passed by roll-call voter 4 – 0.
- C. Consider approval of Board attendance at AWWA Annual Fall Conference on October 23 – 26, 2022, Sunday – Wednesday at Safe Credit Union Convention

Center in Sacramento, California. Director Gonzales made the motion to approve, there was no second and the motion died.

- D. Consider approval of Board attendance at Water Replenishment District and Los Angeles County Sanitation Districts' 60<sup>th</sup> Anniversary of Recycled Water, Thursday, November 3, 2022 at 5:30 p.m. at the Albert Robles Center, 4320 San Gabriel River Parkway, Pico Rivera, California. Director Martinez made the motion to approve and President Ramirez seconded the motion. The General Manager announced that the motion passed by roll-call vote 4 – 0.
- E. Consider approval of Board attendance at WaterWisePro Maintenance & Construction Expo, November 8 – November 9, 2022 at 8:00 a.m. at Silver Lakes Sports Complex, 5555 Hamner Avenue, Norco, California. Vice President Rodriguez made the motion to approve and Director Gonzales seconded the motion. Vice President Rodriguez informed the Board that the first day is for Water Distribution Operators as it is a training session for them to perform certain tasks as they would in day-to-day operations and the second day is the expo for water vendors to share their products with local agencies. The General Manager announced that the motion passed by roll-call vote, 4 – 0.

President Ramirez proceeded to the next item on the Agenda, consider Board Approval of new work truck per Capital Improvement Projects. The General Manager informed the Board that he would like to table this matter to 2023 as currently Chevrolet does not have extended cab Colorado trucks in red, but will have red crew cab Colorado trucks in 2023.

President Ramirez proceeded to the next item on the Agenda, consider Board Approval for leasing pumping rights to Virginia Country Club for 2023. The General Manager informed the Board that he was contacted by Virginia Country Club to see if we would lease them water rights for the 2023 water year and they would also be interested in entering into a 3-year agreement for water rights. President Ramirez inquired as to the current price for the water lease and whether that price would be negotiable. The General Manager stated that currently we are receiving \$180/acre ft but that we can negotiate our rate. The General Manager stated that he would like to get the Board's approval to enter into a 3-year agreement and then begin negotiations with Virginia Country Club and return to the Board with the agreement. Director Martinez made the motion to move forward with negotiations for a 3-year agreement with Virginia Country Club and Director Gonzales seconded the motion. The General Manager announced that the motion passed by roll-call vote 4 – 0.

President Ramirez proceeded to the next item on the Agenda, General Manager Report. The General Manager informed the Board that District staff repaired a service line leak on Rosemead Blvd. caused by tree roots; on October 18, 2022 staff worked on a mainline repair on the northeast corner on Rex Road and Rosemead Blvd.; new field staff are working out well and he stated that he believes they are on their way to being a good addition to the District; the new Field Superintendent has accepted the District's offer and is set to start on November 7, 2022.

President Ramirez proceeded to the next item on the Agenda, Legal Counsel Report. Legal Counsel reported that legal staff has finalized the prior rights complaint against the City of Pico Rivera and they have been served but there has not been any further contact with them; there is not need to have closed session tonight as there have been no other further developments; on this

date the State Water Board has adopted regulations regarding water loss and their will be some filing requirements that the District will need to do. Director Gonzales inquired about eight bills that Governor Newsom signed that were authored by Senator Archuleta, Legal Counsel stated that SB 954, a bill allowing the creation of a database of electronic-Certified Payroll Records was signed by Governor Newsom; the other significant matter is the emergency declaration pertaining to Covid will be revoked on February 28, 2023 as of that date the pre-existing Brown Act meeting requirements will return.

President Ramirez proceeded to the next item on the Agenda, Informational Items. The General Manager reviewed the handouts with the Board.

President Ramirez proceeded to the next item on the Agenda, Future Agenda Items. Director Martinez requested that the Board seriously look into selling the vacant lot behind the rental house and use that money to finance radio-read meters.

President Ramirez proceeded to the next item on the Agenda, Board Member Comments. Director Gonzales asked Vice President Rodriguez if he would have time to have a Water Conservation meeting in order to discuss plans regarding the high school scholarship program. President Ramirez stated that he attended the Los Angeles County Sanitation District 2 Board meeting.

There being no further business to come before the Board, the Board meeting adjourned at 6:35 p.m.

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Elpidio Ramirez, President

Attest:

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Joe D. Basulto, Secretary  
(Seal)



**SEPTEMBER 2022 FINANCIALS  
WILL BE DELIVERED  
WEDNESDAY NOVEMBER 2, 2022**



Pico Water District, CA

# Open Payable Report

As Of 10/31/2022

Summarized by Payable Account

Payable Number	Description	Post Date	Payable Amount	Discount Amount	Shipping Amount	Tax Amount	Net Amount
<b>Payable Account:</b>	<a href="#">10-000-2000 - Accounts Payable</a>						
<b>Vendor:</b> <a href="#">1002</a>	<b>ABBA TERMITE &amp; PEST CONTROL</b>				<b>Payable Count: (3)</b>		<b>455.00</b>
<a href="#">51610</a>	Meter Repair & Maint-7451 Bequette Ave Bees Remove	09/21/2022	195.00	0.00	0.00	0.00	195.00
<a href="#">51575</a>	Yard Maint. - Pest Control - Yard	09/27/2022	65.00	0.00	0.00	0.00	65.00
<a href="#">51577</a>	Meter Repair & Maint. - 5324 Los Toros Bee Removed	09/27/2022	195.00	0.00	0.00	0.00	195.00
<b>Vendor:</b> <a href="#">1378</a>	<b>AKM CONSULTING ENGINEERS, INC.</b>				<b>Payable Count: (1)</b>		<b>13,276.00</b>
<a href="#">0011869</a>	SEP 2022 - CIP PFAS TRTMNT ENG SVCS THRU 9/30/22	09/30/2022	13,276.00	0.00	0.00	0.00	13,276.00
<b>Vendor:</b> <a href="#">1375</a>	<b>AUTOMATED WATER TREATMENT</b>				<b>Payable Count: (1)</b>		<b>4,630.50</b>
<a href="#">1186</a>	Chemicals - Well #11 Tablets	10/25/2022	4,630.50	0.00	0.00	0.00	4,630.50
<b>Vendor:</b> <a href="#">1026</a>	<b>BELL PIPE &amp; SUPPLY CO</b>				<b>Payable Count: (1)</b>		<b>-74.10</b>
<a href="#">S26660234.002</a>	JAN 2020 - RETURN OF PRODUCT	01/31/2020	-74.10	0.00	0.00	0.00	-74.10
<b>Vendor:</b> <a href="#">1051</a>	<b>CHEVROLET OF MONTEBELLO</b>				<b>Payable Count: (2)</b>		<b>1,586.64</b>
<a href="#">CVCS361542</a>	Unit # 76 Vehicle Maint. - Oil Change	10/06/2022	86.64	0.00	0.00	0.00	86.64
<a href="#">CVCS361836</a>	Unit # 76 Vehicle Maint.	10/11/2022	1,500.00	0.00	0.00	0.00	1,500.00
<b>Vendor:</b> <a href="#">1069</a>	<b>CV STRATEGIES</b>				<b>Payable Count: (1)</b>		<b>5,972.23</b>
<a href="#">6849</a>	AUG 2022 - COMMUNICATION SERVICES	08/31/2022	5,972.23	0.00	0.00	0.00	5,972.23
<b>Vendor:</b> <a href="#">1077</a>	<b>DIEGO'S AUTO REPAIR</b>				<b>Payable Count: (1)</b>		<b>628.02</b>
<a href="#">28355</a>	Unit #52 - Well Truck Maint.	10/20/2022	628.02	0.00	0.00	0.00	628.02
<b>Vendor:</b> <a href="#">1311</a>	<b>DOTY BROS EQUIPMENT CO.</b>				<b>Payable Count: (1)</b>		<b>6,388.25</b>
<a href="#">78370</a>	SEP 2022 - CIP VALVE RPLCMNT 8833 SANDLOCK	09/30/2022	6,388.25	0.00	0.00	0.00	6,388.25
<b>Vendor:</b> <a href="#">1105</a>	<b>HARRINGTON INDUSTRIAL PLASTICS LLC</b>				<b>Payable Count: (2)</b>		<b>918.45</b>
<a href="#">00127058</a>	Misc. Well Maint. - NaOCl Pump	10/13/2022	642.19	0.00	0.00	0.00	642.19
<a href="#">00127101</a>	Misc. Well Maint. - NaOCl Material	10/14/2022	276.26	0.00	0.00	0.00	276.26
<b>Vendor:</b> <a href="#">1153</a>	<b>NASA SERVICES</b>				<b>Payable Count: (1)</b>		<b>240.42</b>
<a href="#">1041802</a>	Yard Maint. - Disposal of Debris	10/01/2022	240.42	0.00	0.00	0.00	240.42
<b>Vendor:</b> <a href="#">1186</a>	<b>SOUTHERN TIRE MART, INC.</b>				<b>Payable Count: (4)</b>		<b>1,931.82</b>
<a href="#">7080004097</a>	Backhoe Maint. - Tire Repair	08/31/2022	477.71	0.00	0.00	0.00	477.71
<a href="#">7080004206</a>	Backhoe - Tire Repair	09/06/2022	252.64	0.00	0.00	0.00	252.64
<a href="#">7080004808</a>	Unit # 76 - Tire Replacement	10/11/2022	720.88	0.00	0.00	0.00	720.88
<a href="#">7080005005</a>	Unit # 74 - Tire Replacement	10/20/2022	480.59	0.00	0.00	0.00	480.59
<b>Vendor:</b> <a href="#">1222</a>	<b>TANKNOLOGY INC.</b>				<b>Payable Count: (1)</b>		<b>1,213.50</b>
<a href="#">1754301</a>	Fuel Exp. - Inspection & Testing Fuel Tank	10/24/2022	1,213.50	0.00	0.00	0.00	1,213.50
<b>Vendor:</b> <a href="#">1251</a>	<b>WATERLINE TECHNOLOGIES, INC</b>				<b>Payable Count: (1)</b>		<b>1,125.00</b>
<a href="#">5608098</a>	Chemicals - NaOCl for Wells	10/20/2022	1,125.00	0.00	0.00	0.00	1,125.00
<b>Vendor:</b> <a href="#">1256</a>	<b>WESTERN WATER WORKS</b>				<b>Payable Count: (2)</b>		<b>4,890.91</b>
<a href="#">1232519-00</a>	Service Repair - 1" CTS Pex Blue Pipe	09/29/2022	1,160.26	0.00	0.00	0.00	1,160.26
<a href="#">1233115-00</a>	Meter Boxes	10/12/2022	3,730.65	0.00	0.00	0.00	3,730.65
<b>Vendor:</b> <a href="#">1259</a>	<b>WHITTIER FERTILIZER</b>				<b>Payable Count: (1)</b>		<b>121.28</b>
<a href="#">392455</a>	Yard Maint. -Native Refill	10/19/2022	121.28	0.00	0.00	0.00	121.28
<b>Payable Account 10-000-2000</b>					<b>Payable Count: (23)</b>	<b>Total:</b>	<b>43,303.92</b>

**Summary****Payable Account Summary**

Account	Count	Amount
10-000-2000 - Accounts Payable	23	43,303.92
Report Total:	23	43,303.92

**Payable Fund Summary**

Fund	Amount
10 - General Operating	43,303.92
Report Total:	43,303.92





Pico Water District, CA

# Check Report

By Check Number

Date Range: 10/01/2022 - 10/31/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: AP-ACCOUNTS PAYABLE</b>						
1378	AKM CONSULTING ENGINEERS, INC.	10/05/2022	Regular	0.00	2,466.00	62466
1043	CARDMEMBER SERVICE	10/05/2022	Regular	0.00	1,548.87	62467
1046	CENTRAL BASIN MUNICIPAL WATER DISTRICT	10/05/2022	Regular	0.00	4,606.52	62468
1053	CINTAS #053	10/05/2022	Regular	0.00	309.80	62469
1054	CINTAS 0168 - ORANGE CA FAS	10/05/2022	Regular	0.00	345.96	62470
1332	COUNTY OF LOS ANGELES - DEPT. OF PUBLIC WOF	10/05/2022	Regular	0.00	401.00	62471
1080	EDISON COMPANY	10/05/2022	Regular	0.00	8,778.78	62472
1090	FRONTIER COMMUNICATIONS	10/05/2022	Regular	0.00	415.94	62473
1372	HUNTER ELECTRIC SERVICE, INC.	10/05/2022	Regular	0.00	1,382.04	62474
1233	JOHNSON CONTROLS	10/05/2022	Regular	0.00	694.11	62475
1419	R & S OVERHEAD DOORS OF COMMERCE	10/05/2022	Regular	0.00	2,586.90	62476
1251	WATERLINE TECHNOLOGIES, INC	10/05/2022	Regular	0.00	1,050.00	62477
1071	DE LAGE LANDEN FINANCIAL	10/05/2022	Regular	0.00	333.55	62478
1245	VERIZON WIRELESS	10/05/2022	Regular	0.00	163.10	62479
1415	APPLIED TECHNOLOGY GROUP, INC.	10/20/2022	Regular	0.00	30.00	62480
1017	AT & T	10/20/2022	Regular	0.00	108.58	62481
1420	BENJAMIN CARAGAN	10/20/2022	Regular	0.00	3,675.00	62482
1373	CARRON DRIVE APARTMENETS, L.P.	10/20/2022	Regular	0.00	1,891.13	62483
1046	CENTRAL BASIN MUNICIPAL WATER DISTRICT	10/20/2022	Regular	0.00	4,900.32	62484
1053	CINTAS #053	10/20/2022	Regular	0.00	77.45	62485
1060	CORE & MAIN	10/20/2022	Regular	0.00	1,323.28	62486
1080	EDISON COMPANY	10/20/2022	Regular	0.00	21,095.79	62487
1088	FERGUSON WATERWORKS #1083	10/20/2022	Regular	0.00	7,860.00	62488
1099	GOLDEN METERS SERVICE, INC.	10/20/2022	Regular	0.00	2,820.00	62489
1111	HOME DEPOT CREDIT SERVICE	10/20/2022	Regular	0.00	1,401.03	62490
1117	INFOSEND	10/20/2022	Regular	0.00	1,804.22	62491
1401	JIMMY C.S.WANG, DDS, INC.	10/20/2022	Regular	0.00	50.00	62492
1135	LAGERLOF, LLP	10/20/2022	Regular	0.00	8,415.00	62493
1399	OCCUPATIONAL HEALTH CTRS OF CA	10/20/2022	Regular	0.00	317.00	62494
1159	ORANGE COAST PETROLEUM EQUIP, INC.	10/20/2022	Regular	0.00	527.55	62495
1142	QUADIENT LEASING USA	10/20/2022	Regular	0.00	80.85	62496
1409	QUEST BUILDING SERVICES	10/20/2022	Regular	0.00	725.00	62497
1183	QUILL CORPORATION	10/20/2022	Regular	0.00	15.73	62498
1357	ROBERT A. MARTINEZ	10/20/2022	Regular	0.00	100.00	62499
1209	SOUTHERN CALIFORNIA GAS COMPANY	10/20/2022	Regular	0.00	26.68	62500
1211	SPECTRUM	10/20/2022	Regular	0.00	97.98	62501
1212	SPRINT	10/20/2022	Regular	0.00	52.79	62502
1237	UNDERGROUND SERVICE ALERT	10/20/2022	Regular	0.00	202.47	62503
1250	WATER REPLENISHMENT DISTRICT OF	10/20/2022	Regular	0.00	102,593.82	62504

## Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	57	39	0.00	185,274.24
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>57</b>	<b>39</b>	<b>0.00</b>	<b>185,274.24</b>

**All Bank Codes Check Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	57	39	0.00	185,274.24
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>57</b>	<b>39</b>	<b>0.00</b>	<b>185,274.24</b>

**Fund Summary**

Fund	Name	Period	Amount
10	General Operating	10/2022	185,274.24
			<b>185,274.24</b>

## **ACTION/DISCUSSION ITEMS**

**REGULAR MEETING OF THE BOARD OF DIRECTORS  
PICO WATER DISTRICT**

4843 S. Church Street  
Pico Rivera, California, 90660

**5:30 PM Wednesday, November 2, 2022**

**AGENDA**

**7. ACTION/DISCUSSION ITEMS.**

- A. Consider Board Approval of Resolution 236-R proclaiming a state of emergency persists, re-ratifying the proclamation of a state of emergency by Governor Gavin Newsom, and authorizing continued remote teleconference meetings. *Recommended action – that the Board approve Resolution 236-R proclaiming a state of emergency persists and ratifying the proclamation of a state of emergency by Governor Gavin Newsom. Recommended action – that the Board approve.*





## **RESOLUTION NO. 236-R**

### **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PICO WATER DISTRICT PROCLAIMING A STATE OF EMERGENCY PERSISTS, RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY GOVERNOR GAVIN NEWSOM, AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE BOARD OF DIRECTORS OF PICO WATER DISTRICT FOR THE PERIOD NOVEMBER 04, 2022 TO DECEMBER 03, 2022 PURSUANT TO BROWN ACT PROVISIONS**

**WHEREAS**, the Pico Water District (the “District”) is committed to preserving and nurturing public access and participation in meetings of its Board of Directors; and

**WHEREAS**, all meetings of the District’s Board of Directors and its standing committees are open and public, as required by the Ralph M. Brown Act (California Government Code Sections 54950 – 54963), so that any member of the public may attend, participate, and watch those bodies conduct their business; and

**WHEREAS**, the Brown Act, in Government Code Section 54953(e), makes provision for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code Section 54953(b)(3), subject to the existence of certain conditions; and

**WHEREAS**, a required condition for application of Section 54953(e) is that a state of emergency is declared by the Governor pursuant to Government Code Section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code Section 8558; and

**WHEREAS**, a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the District’s boundaries, caused by natural, technological or human-caused disasters; and

**WHEREAS**, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

**WHEREAS**, such conditions now exist in the District, specifically, COVID-19, and its Delta, Omicron, BA.2 and other variants, which remain highly contagious and, therefore, a threat

to the health, safety and well-being of the District's employees, directors, vendors, contractors, customers and residents; and

**WHEREAS**, orders from the Los Angeles County Department of Public Health and regulations from the State of California impose limitations on gatherings and provide guidance on best practices with respect to actions to reduce the spread of COVID-19; and

**WHEREAS**, the District's Board of Directors does hereby find that a state of emergency exists within the District's service area as a result of the continuing presence of COVID-19 and resulting local, state and federal orders and guidance, which has caused, and will continue to cause, conditions of peril to the safety of persons within the District that are likely to be beyond the control of services, personnel, equipment, and facilities of the District, and the Board of Directors desires to affirm a local emergency exists and ratify the proclamation of state of emergency by the Governor of the State of California; and

**WHEREAS**, as a consequence of the local emergency, the Board of Directors does hereby find that the District's Board of Directors and all standing committees shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code Section 54953, as authorized by subdivision (e) of Section 54953, and that such legislative bodies shall continue to comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of Section 54953; and

**WHEREAS**, the District will continue to provide proper notice to the public regarding all District Board of Directors' and standing committee meetings, in accordance with Government Code Section 54953(e)(2)(A) and shall provide notice to the public of how they may access any such meeting via call-in number and/or internet link.

**NOW, THEREFORE, THE BOARD OF DIRECTORS OF PICO WATER DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Proclamation Regarding Local Emergency. The Board of Directors hereby considers the conditions of the state of emergency in the District and proclaims that a local emergency now exists throughout the District, and that conducting District Board of Directors and standing committee meetings virtually will minimize the possible spread COVID-19 and any variant thereof.

Section 3. Ratification of Governor's Proclamation of a State of Emergency. The Board hereby ratifies the Governor of the State of California's Proclamation of State of Emergency regarding COVID-19, dated March 4, 2020.

Section 4. Remote Teleconference Meetings. The District's General Manager, or his delegate, and the Board of Directors and standing committees of the District are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this

Resolution including, continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 5. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) the expiration of thirty (30) days from the date this Resolution is adopted, or (ii) such time as the Board of Directors adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Board of Directors and standing committees of the District may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

**PASSED AND ADOPTED** by the Board of Directors of Pico Water District this 2nd day of November, 2022, by the following vote:

Ayes:

Nays:

Abstains:

Absent:

By: \_\_\_\_\_  
Elpidio Ramirez, President

Attest:

\_\_\_\_\_  
Joe Basulto, Secretary

(Seal)



**REGULAR MEETING OF THE BOARD OF DIRECTORS  
PICO WATER DISTRICT**

4843 S. Church Street  
Pico Rivera, California, 90660

**5:30 PM Wednesday, November 2, 2022**

**AGENDA**

**7. ACTION/DISCUSSION ITEMS.**

- B. Consider Board Discussion and Approval of General Manager Contract Section 4 Benefits and Special Compensation (C) – The District to provide General Manager with a suitable vehicle for use at all times on District Business. – *Recommended action – that Board Discussion and Approve*

## ***STAFF REPORT***

**To:** Honorable Board of Directors

**From:** Joe D. Basulto, General Manager

**Meeting Date:** November 02, 2022

**Subject:** Action Item 7B – Consider Board Discussion and Approval of General Manager Contract Section 4 Benefits and Special Compensation (E) – The District to provide General Manager with a suitable vehicle for use at all times on District Business. – *Recommended action – that Board Discussion and Approve*

### **Recommendation**

To be discuss / considered at the Board Meeting for Approval

### **Fiscal Impact**

Salaries Car Allowance -

### **Background**

Per previous meeting, it was decided and acknowledge by both parties we would revisit this subdivision after staffing changes are implemented that would necessitate the use of current vehicle to another District employee.

Starting on November 7<sup>th</sup> our new Field Superintendent shall begin employment with the Pico Water District and would need a vehicle provided to conduct District business during and after hours, in response to emergencies as well. Therefore, I would relinquish my District vehicle to the new Field Superintendent.

As the duties of the General Manager require travel to meetings and conferences and other locations in connection with District business. I would like to discuss monthly compensation for General Manager for automobile allowance, which is intended to cover all the operating and maintenance expenses associated with use of the General Manager's vehicle for District business, including registration and license fees, maintenance, repairs, gasoline, insurance, and normal wear and tear.

Recommend allowance of \$500.00 – \$700.00 (Negotiable)



**REGULAR MEETING OF THE BOARD OF DIRECTORS  
PICO WATER DISTRICT**

4843 S. Church Street  
Pico Rivera, California, 90660

**5:30 PM Wednesday, November 2, 2022**

**AGENDA**

**7. ACTION/DISCUSSION ITEMS.**

- C. Consider Selection of a Candidate to Fill Voting Member to the Los Angeles County Agency Formation Commission. *Recommended Action – that the Board Discuss and Select.*





PAID - REC'D  
PICO WATER DIST.  
22 OCT -4 AM 9:26

**Lagerlof** LLP

**MEMORANDUM**

TO: PRESIDING OFFICER OF EACH INDEPENDENT SPECIAL DISTRICT IN  
LOS ANGELES COUNTY

FROM: WILLIAM F. KRUSE *WFK*

RE: BALLOT; SPECIAL DISTRICT LAFCO REPRESENTATIVE

DATE: September 26, 2022

Enclosed is the Ballot and the supplementary materials submitted for each of the candidates for Special District LAFCO **VOTING MEMBER** for the term expiring in May 2026. Nominations closed as of 5:00 p.m. on September 21, 2022.

Please vote for ONE candidate for the position. The marked ballots should be placed in the envelope marked "Ballot Envelope" and sealed. Please write the name of your agency and sign your name on the outside of the ballot envelope and return the completed ballots by mail to:

**William F. Kruse, Esq.  
Lagerlof, LLP  
155 N. Lake Avenue, 11th Floor  
Pasadena, CA 91101.**

**No ballot will be counted if it is missing the name of the voting agency and the signature of the Presiding Officer on the ballot envelope.**

The candidate receiving the highest number of votes will be declared the special district voting member to LAFCO.

**Ballots must be returned by 5:00 p.m. on November 30, 2022.**

WFK/dc  
Enclosures

cc: Paul Novak, w/enc.

Lagerlof LLP  
155 N Lake Avenue, 11th Flr  
Pasadena, CA 91101

Lagerlof.com  
Email: wkruse@lagerlof.com

T: (626)-793-9400  
F: (626)-793-5900

# BALLOT

## SPECIAL DISTRICT LAFCO **VOTING MEMBER**

**Please vote for no more than one candidate.**

☐

**STEVEN APPLETON**

Occupation: Board of Trustee Member

Sponsor: Greater Los Angeles County Vector Control District

☐

**ROBERT W. LEWIS**

Occupation: Water District Director

Sponsor: Rowland Water District

☐

**SHARON RAGHAVACHARY**

Occupation: Water District Director

Sponsor: Crescenta Valley Water District

☐

**YVETTE STEVENSON-RODRIGUEZ**

Occupation: Board President

Sponsor: Orchard Dale Water District

NOMINATION  
OF  
INDEPENDENT SPECIAL DISTRICT **VOTING MEMBER**  
TO THE  
LOS ANGELES COUNTY LOCAL AGENCY FORMATION COMMISSION

To: Independent Special District Selection Committee

From: GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT

Date: SEPTEMBER 21, 2022

Name of Candidate: STEVEN APPLETON

GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT is pleased to nominate  
STEVEN APPLETON as a candidate for appointment as special district **voting**  
**member** to the Los Angeles Local Agency Formation Commission. The nominee is an elected official or  
a member of the board of an independent special district appointed for a fixed term. For your  
consideration, we submit the following additional information together with a resume of the candidate's  
qualifications.

Elective office: BOARD OF TRUSTEE, LOS ANGELES CITY

Agency: GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT

Type of Agency: SPECIAL DISTRICT

Term Expires: JANUARY 6, 2025

Residence Address: 2825 BENEDICT STREET

LOS ANGELES, CA 90039

Telephone: 310-740-7294

PLEASE ATTACH RESUME OR CANDIDATE STATEMENT (limit one page)

GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT

(Name of Agency)

By: Mary-Joy Coburn

Its: Mary-Joy Coburn, Communications Director / Board Liaison



Steve Appleton

**I am running for the position of Special District Voting Member on LAFCO. If I am elected, you can trust that I will be an effective and engaged representative for Special Districts.**

As the Trustee for the City of Los Angeles and former President of the Greater Los Angeles County Vector Control District, I have participated in annexation decisions that gave me a small window into one aspect of LAFCO's work.

Mosquitoes do not read "City Limit" signs. Spheres of influence for vector control are often better drawn by physical and social bounds versus municipal lines. When we have considered annexations, our board and staff took a scientific approach. Would extending our outreach, prevention and treatment area increase efficiency of regional control of mosquito-borne disease? To approve an annexation request we also considered if eliminating isolated pockets of vectors reduced our net cost per parcel or area. As the new environmental control of Sterile Insect Technique (SIT) emerges, our board and staff have created cooperative agreements with adjacent vector control districts to help fund initial development.

Such agreements may harken the new future of regional cooperation and technology sharing in an era where climate change is affecting all levels of government services. Water resources, fire suppression and park equity all require new thinking. In this context LAFCO's role may shift from facilitating "orderly growth" to the more nuanced idea of "sustainable growth." I am poised to be a student of the issues who listens to all sides of any issue and represents Special Districts in this process.

***Resume:***

- Public artist who has created award-winning civic art works for LA Metro, the Los Angeles Community Redevelopment Agency, City of Denver, City of Seattle, and internationally.
- Founder of *Water Institute of Science Policy (WISP)* in 2019 to focus academic and community discussion on sustainable urban park, habitat, and water issues. Affiliated with the Institute for Sustainability, California State University, Northridge.
- 2021-2022 organized five events that brought together academic researchers with local communities. Sponsors included: Cal State University Northridge, Berggruen Institute, California State University's 13th Annual Conference, *"Water Connects: Justice, Resilience, and Innovation."*
- Founder of LA River Kayak Safari (LARKS) that has led more than 12,000 people on tours of a naturalized section of our urban waterway. Leading a native plant restoration project with indigenous collaborators. Technical stakeholder for recreational water testing of LA City Sanitation (LA San) and the "State of the Watershed" report of the "Council for Watershed Health."

NOMINATION  
OF  
INDEPENDENT SPECIAL DISTRICT **VOTING MEMBER**  
TO THE  
LOS ANGELES COUNTY LOCAL AGENCY FORMATION COMMISSION

To: Independent Special District Selection Committee

From: Rowland Water District

Date: September 6, 2022

Name of Candidate: Robert W. Lewis

Rowland Water District is pleased to nominate  
Robert W. Lewis as a candidate for appointment as special district **voting member** to the Los Angeles Local Agency Formation Commission. The nominee is an elected official or a member of the board of an independent special district appointed for a fixed term. For your consideration, we submit the following additional information together with a resume of the candidate's qualifications.

Elective office: Director, Division IV

Agency: Rowland Water District

Type of Agency: Special District Water Agency

Term Expires: December 2, 2022

Residence Address: 2231 S. Fullerton Road Unit #8, Rowland Heights, CA 91748

Telephone: (626) 964-0875

PLEASE ATTACH RESUME OR CANDIDATE STATEMENT (limit one page)

Rowland Water Agency

(Name of Agency)

By: Tom Coleman

Its: General Manager



## LAFCO Candidate Statement: Robert W. Lewis

As the longest-serving board member at Rowland Water District, I understand the need for effective oversight and informed decision making to best serve the public. With this knowledge and my extensive experience in local government, I respectfully seek appointment as the special district representative to the Local Agency Formation Commission of Los Angeles County.

One of my first political positions was on the City of Fullerton's Redevelopment Commission. Since then, I have committed nearly 30 years to Rowland Water District and its customers. I endeavor to represent my community the way I would want to be represented. Beyond my board of directors experience I represent Rowland Water District on numerous other public agencies, including:



Association of California Water Agencies (ACWA) Region 8 Board Member; ACWA is a statewide industry group that monitors and influences legislation and policies affecting water supply



ACWA/Joint Powers Insurance Authority Alternate Voting Representative



Puente Basin Water Agency Board of Commissioners; this commission coordinates and secures supplemental funding for projects that improve regional water quality



California Municipal Utilities Association (CMUA); this association represents its members' interests on energy and water issues before the California Legislature, the Governor's Office, and regulatory bodies



San Gabriel Valley Regional Chamber of Commerce Government Affairs Committee Member



Several LAFCO Committees. Of importance, I was a member of the Special Districts Ad Hoc Committee in the 1990's which worked in establishing the LAFCO Special Districts seat.

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During my Board tenure, I advocated for expanding the water supply by tapping into a local groundwater source to be used for irrigation and saving drinking water. This commitment has reduced Rowland's dependence on water that is imported hundreds of miles to our area.

Supply and reliability are pressing issues facing my District. Upon my re-election this fall, my goals at Rowland are to meet the challenge of a drier California future, expand water supply sources, and educate customers about the value of water and conservation to stretch water supplies. I work with my fellow board members, general manager and leadership team in a cohesive and effective manner, which I would like to do in a larger capacity with LAFCO.

I take pride in contributing to my community. My pledge to my constituents will always be that when money is planned for projects and programs at my agency, I want to know that it is justified, and then I support it.

I would be honored to be appointed to the open position to help guide decision-making for LAFCO for the County of Los Angeles.





NOMINATION  
OF  
INDEPENDENT SPECIAL DISTRICT **VOTING MEMBER**  
TO THE  
LOS ANGELES COUNTY LOCAL AGENCY FORMATION COMMISSION

To: Independent Special District Selection Committee

From: President James D. Bodnar and Member of the Board of Directors

Date: July 23, 2022

Name of Candidate: Sharon S. Raghavachary

The Board of Directors of the Crescenta Valley Water District is pleased to nominate Sharon S. Raghavachary as a candidate for appointment as special district **voting member** to the Los Angeles Local Agency Formation Commission. The nominee is an elected official or a member of the board of an independent special district appointed for a fixed term. For your consideration, we submit the following additional information together with a resume of the candidate's qualifications.

Elective office: Director of the Board of Directors of

Agency: Crescenta Valley Water District

Type of Agency: Water and Sewer District

Term Expires: December 2025

Residence Address: 2209 Maurice

La Crescenta, CA 91214

Telephone: 818 541-9071

PLEASE ATTACH RESUME OR CANDIDATE STATEMENT (limit one page)

Crescenta Valley Water District

(Name of Agency)

By:   
Its: Chairman of the Board of Directors

---

## **Sharon S. Raghavachary**



Director Raghavachary has been active in the La Crescenta Community for 20 years and has a background in accounting and computer systems.

Ms. Raghavachary has been a member of the Crescenta Valley Water District Board of Directors since June of 2019 and served as President in 2021.

Ms. Raghavachary is a founder of the Crescenta Valley Community Association. She served for seven years on the Crescenta Valley Town Council, during which time she was co-chair of the Foothill Design Committee that wrote design standards for Foothill Boulevard and was a member of Supervisor Antonovich's Library Committee. She also served as Council Vice President and Land Use Committee Chair.

Additionally, Director Raghavachary served three years on the Parent Advisory Council for Children's Hospital Los Angeles, providing input for the new hospital tower. She has been a volunteer for the Los Angeles County Sheriff's Department and Treasurer of the Crescenta Valley Arts Council, as well as a Girl Scout troop leader for ten years. For over five years she wrote a featured column for the Glendale News Press and the Crescenta Valley Weekly. She is currently serving her second year on the Clark Magnet High School's School Site Council.

Ms. Raghavachary has teenage twins, a boy, and a girl, who attend Clark Magnet High School and Crescenta Valley High School.

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NOMINATION  
OF  
INDEPENDENT SPECIAL DISTRICT VOTING MEMBER  
TO THE  
LOS ANGELES COUNTY LOCAL AGENCY FORMATION COMMISSION

To: Independent Special District Selection Committee

From: Orchard Dale Water District

Date: September 7, 2022

Name of Candidate: YVETTE STEVENSON-RODRIGUEZ

Orchard Dale Water District

is pleased to nominate

YVETTE STEVENSON-RODRIGUEZ as a candidate for appointment as special district voting member to the Los Angeles Local Agency Formation Commission. The nominee is an elected official or a member of the board of an independent special district appointed for a fixed term. For your consideration, we submit the following additional information together with a resume of the candidate's qualifications.

Elective office: LAFCO SPECIAL DISTRICT Representative

Agency: Orchard Dale Water District

Type of Agency: Special District

Term Expires:

11 / 2024

Residence Address:

14036 Mystic St. Whittier

CA 90604

Telephone:

562-447-6909 / 562-941-0114

PLEASE ATTACH RESUME OR CANDIDATE STATEMENT (limit one page)

Orchard Dale Water District

(Name of Agency)

By: 

Its: \_\_\_\_\_

Yvette Stevenson Rodriguez  
LAFCO Candidate, 2022

[ysr@odwd.org](mailto:ysr@odwd.org)  
(562)447-6909  
Whittier, California

Director, President, Orchard Dale Water District  
Member of the Board

Currently, I preside as President of the Board, with 15+ years as a Member of the Board with various achievements completed as follows:

- Achieved completion of two regional multi-million dollar water reliability projects on behalf of Orchard Dale Water District in collaboration with LA County and Water Replenishment District.
- Authored the first Investment policy for Orchard Dale Water District and developed additional policies such as the Safety Work Boots program for field staff and Education Enrichment program for all eligible employees.
- Assessed water resources, reviewed financials and constructed scenarios with executive staff to develop a water resource plan to mitigate interruptions of service due to infrastructure and prolong droughts.

Director, Development, Non Profit Education TCS Foundation

Directed and Managed a Non Profit Education Foundation established for K-12 grade students to provide both academic enrichment programs, a summer school program and an experiential learning grant program for classroom teachers.

- Developed and executed a successful citywide fundraising program, contributions raised from this campaign funded 200 experiential learning grants awarded to Teachers for classroom enrichment.
- Collaborated and assisted with developing Summer School Programs,

Education  
University of Phoenix

Memberships  
California Special Districts Association  
Central Basin Municipal Water Association

Notables  
Proud Mom of Bosco Brave student

## **INFORMATIONAL ITEMS**

**REGULAR MEETING OF THE BOARD OF DIRECTORS  
PICO WATER DISTRICT**

4843 S. Church Street  
Pico Rivera, California, 90660

**5:30 PM Wednesday, November 2, 2022**

**AGENDA**

**9. INFORMATIONAL ITEMS**

- A. District Property Parcel Split – 4852 Church St.

OFFICERS  
**DAVID R. GONZALES**, PRESIDENT  
**VICTOR CABALLERO**, VICE PRESIDENT  
**MARK J. GRAJEDA**, GEN. MGR./SECRETARY  
**LORRAINE D. LAIBLE**, TREASURER

**Pico Water District**  
P.O. BOX 758 4843 CHURCH ST.  
PICO RIVERA, CALIFORNIA 90660  
TEL: (562) 692-3756 FAX: (562) 695-5627  
[www.picowaterdistrict.net](http://www.picowaterdistrict.net)

DIRECTORS  
**VICTOR CABALLERO**  
**DAVID R. GONZALES**  
**ROBERT A. MARTINEZ**  
**E. A. "PETE" RAMIREZ**

December 22, 2020

Ms. Susan Hernandez  
Planning Technician  
City of Pico Rivera  
6615 Passons Boulevard  
Pico Rivera, CA 90660

Subject: Tentative Parcel Map Fees – PL Tentative Map – 2020-00001571

Dear: Ms. Hernandez,

Enclosed is a check for five thousand one hundred forty dollars (\$5,140.00) for the work to create a new parcel map to split our parcel located at 4852 Church Street.

Please call or email me should you have any questions.

Sincerely,

  
Mark J. Gajeda  
General Manager

# **EXHIBIT "A"**

AGENCY: PICO WATER DISTRICT  
ASSESSOR'S PARCEL No.: 6375-020-900  
PREPARED BY: KABBARA ENGINEERING, NABIL KABBARA, L.S. 6624

## **PARCEL 1 DESCRIPTION FOR WAIVED PARCEL MAP No.82914**

THAT PORTION OF LOT B OF TRACT NO. 10171, IN THE CITY OF PICO RIVERA; COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN MISCELLANEOUS MAP BOOK 144 PAGES 17 TO 18 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT B; SAID POINT BEING ON THE EASTERLY LINE OF CHURCH STREET; SAID LINE BEING 25.00 FEET EAST OF THE CENTER LINE OF CHURCH STREET; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 15 OF SAID TRACT No. 10171 ; THENCE ALONG THE NORTHERLY LINE OF SAID LOT B SOUTH 65° 38' 27" EAST 100.73 FEET ; THENCE SOUTH 23° 54' 50" WEST 70.03 FEET TO A POINT; SAID POINT BEING ON THE SOUTHERLY LINE OF SAID LOT B ; SAID LINE BEING ON THE NORTHERLY LINE OF TRACT No. 5932, IN THE CITY OF PICO RIVERA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN MISCELLANEOUS MAP BOOK 90 PAGES 70 TO 71 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER; THENCE ALONG SAID LINE NORTH 65° 38' 15" WEST 100.65 FEET TO A POINT ON THE EASTERLY LINE OF CHURCH STREET; THENCE NORTH 15° 07' 31" EAST 4.09 FEET ALONG THE SAID EASTERLY LINE OF CHURCH STREET TO A POINT; THENCE CONTINUING ALONG THE SAID EASTERLY LINE OF CHURCH STREET NORTH 24° 23' 15" EAST 65.98 FEET TO THE POINT OF BEGINNING;

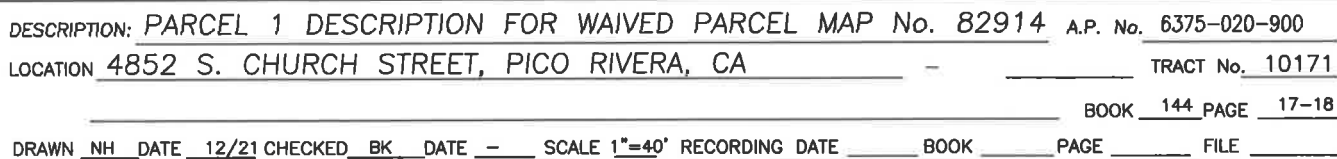
SAID PORTION OF LAND DESCRIBED HEREIN ABOVE CONTAINING AN AREA OF 7072.12 SQUARE FEET, MORE OR LESS.

WAIVED TENTATIVE PARCEL MAP 82914 APPROVED BY THE CITY OF PICO RIVERA PLANNING AND ENGINEERING DEPARTMENTS ON 04- 05-2022.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

  
NABIL KABBARA, LS 6624      4-4-2022  
LICENSE EXPIRES 12-31-23      DATE







# EXHIBIT "A"

AGENCY: PICO WATER DISTRICT

ASSESSOR'S PARCEL No.: 6375-020-900

PREPARED BY: KABBARA ENGINEERING, NABIL KABBARA, L.S. 6624

## PARCEL 2 DESCRIPTION FOR WAIVED PARCEL MAP No. 82914

THAT PORTION OF LOT B OF TRACT NO. 10171, IN THE CITY OF PICO RIVERA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN MISCELLANEOUS MAP BOOK 144 PAGES 17 TO 18 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT B; SAID POINT BEING ON THE EASTERLY LINE OF CHURCH STREET; SAID LINE BEING 25.00 FEET EAST OF CENTERLINE OF CHURCH STREET; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 15 OF SAID TRACT No. 10171 ; THENCE ALONG THE NORTHERLY LINE OF SAID LOT B SOUTH 65° 38' 27" EAST 100.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY LINE, SOUTH 65° 38' 27" EAST 100.80 FEET TO A POINT ON THE WESTERLY LINE OF TOBIAS AVENUE; SAID WESTERLY LINE BEING 25.00 FEET WEST OF THE CENTERLINE OF TOBIAS AVENUE; SAID POINT BEING THE SOUTHEAST CORNER OF LOT 35 OF SAID TRACT No. 10171; THENCE ALONG SAID WESTERLY LINE OF TOBIAS AVENUE SOUTH 24° 22' 14" WEST 70.03 FEET TO A POINT ON THE SOUTHEAST CORNER OF SAID PARCEL B; SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 27 OF TRACT No. 5932, IN THE CITY OF PICO RIVERA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN MISCELLANEOUS MAP BOOK 90 PAGES 70 TO 71 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY LINE OF LOT B NORTH 65° 38' 15" WEST 100.24 FEET TO A POINT; THENCE NORTH 23° 54' 50" EAST 70.03 FEET TO THE TRUE POINT OF BEGINNING.

SAID PORTION OF LAND DESCRIBED HEREIN ABOVE CONTAINING AN AREA OF 7038.96 SQUARE FEET, MORE OR LESS.

WAIVED TENTATIVE PARCEL MAP 82914 APPROVED BY THE CITY OF PICO RIVERA PLANNING AND ENGINEERING DEPARTMENTS ON 04-05-2022.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

  
NABIL KABBARA, LS 6624  
LICENSE EXPIRES 12-31-23

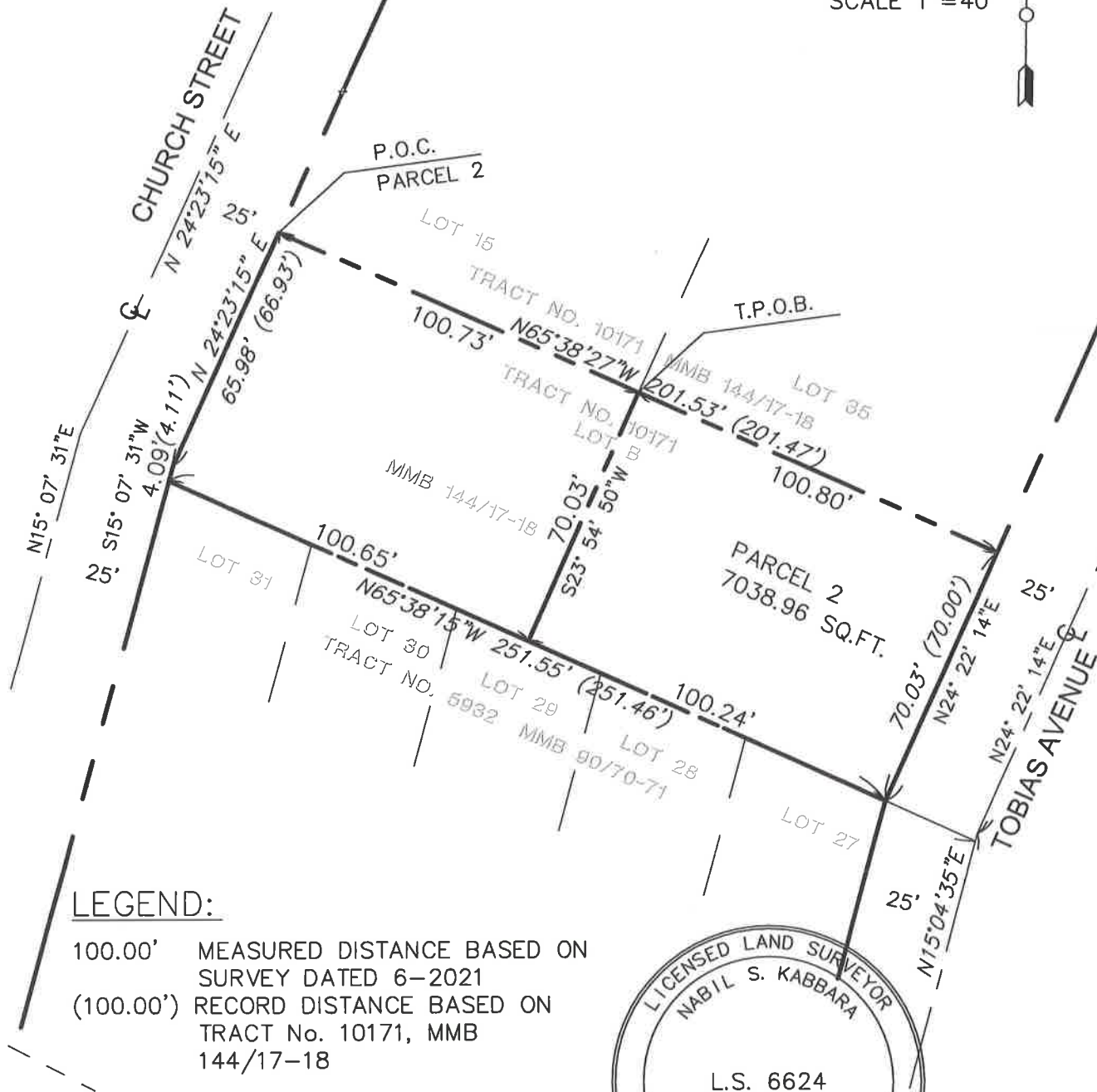
4-4-2022  
DATE





# EXHIBIT "B"

SCALE 1"=40'



## LEGEND:

100.00' MEASURED DISTANCE BASED ON  
SURVEY DATED 6-2021  
(100.00') RECORD DISTANCE BASED ON  
TRACT No. 10171, MMB  
144/17-18



4/4/2022

DESCRIPTION: PARCEL 2 DESCRIPTION FOR WAIVED PARCEL MAP No.82914 A.P. No. 6375-020-900  
LOCATION 4852 S. CHURCH STREET, PICO RIVERA, CA TRACT No. 10171  
BOOK 144 PAGE 17-18  
DRAWN NH DATE 12/21 CHECKED BK DATE - SCALE 1"=40' RECORDING DATE - BOOK - PAGE - FILE -

This page is part of your document - DO NOT DISCARD



**20220574136**



Pages:  
0009

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

05/27/22 AT 11:04AM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
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PAID:	0.00



LEADSHEET



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SEQ:  
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DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

**RECORDING REQUESTED BY**

Pico Water District, Mark J. Grajeda 4843 Church Street, Pico Rivera, Ca 90660

**AND WHEN RECORDED MAIL DOCUMENT TO:**NAME City of Pico Rivera**STREET ADDRESS**6615 Passons Boulevard**CITY, STATE &  
ZIP CODE**Pico Rivera, CA 90660-1016

05/27/2022



\*20220574136\*

SPACE ABOVE FOR RECORDER'S USE ONLY

**Certificate of Compliance**

Title of Document

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars (\$2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

**THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)**

**RECORDING REQUESTED BY AND MAIL TO:**

**Name:** City of Pico Rivera

**Street:** 6615 Passons Boulevard PO Box 1016

**City:** Pico Rivera, CA 90660-1016

**Re:** Certificate of Compliance No. 565

**Property Address:** 4852 Church Street  
Pico Rivera, CA 90660

**CERTIFICATE OF COMPLIANCE**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

I/We, the undersigned is/are the owner(s) of record of real property within the City of Pico Rivera, County of Los Angeles described as follows: **See attached Exhibits "A" (Legal) and "B" (Plat).**

And, pursuant to the provisions of the Subdivision Map Act (Section 664.10 et. seq., Government Code, State of California) and the City of Pico Rivera Subdivision Ordinance 533 and Zoning Ordinance No. 534, Request the City of Pico Rivera to certify that such real property complies with the requirements of the Subdivision Map Act and the City of Pico Rivera Subdivision Ordinance of real property for the sale, lease, financing or transfer of the parcels comprising the division.

See attached form for signature

(Signature)

(Signature)

(Name- printed or typed)

(Name – printed or typed)

(Address - printed or typed)

(Address)

**DETERMINATION OF COMPLIANCE**

I hereby certify that I have reviewed the above described real property and have found it substantially conforms to all requirements of the Subdivision Map Act and of the City Subdivision Map Ordinance. THE ABOVE DESCRIBED LOTS EXISTED BY METES AND BOUNDS DESCRIPTIONS PRIOR TO THE SUBDIVISION MAP ACT. FILING OF A PARCEL MAP OR TRACT MAP IS WAIVED AND THE PARCELS DESCRIBED ABOVE MAY BE SOLD, LEASED, FINANCED, OR TRANSFERRED IN FULL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND OF THE CITY SUBDIVISION ORDINANCE.

City of Pico  
Rivera

*Michael L. Garcia*

By: Michael L. Garcia


Title: Director of Community and  
Economic Development

Date: 5/3/2022

**DOCUMENT MUST BE NOTARIZED PRIOR TO RECORDATION**

Signature block for Certificate of Compliance  
4852 Church Street, Pico Rivera CA 90660

PICO WATER DISTRICT  
a Special County Water District  
4843 Church Street  
P.O. Box 758  
Pico Rivera, CA 90660

By:   
Name: Mark J. Grajeda  
Title: General Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On April 14, 2022 before me, Bert Yoshito Matsuzaki, Notary Public  
(Insert Name of Notary Public and Title)

personally appeared Mark J. Grapeda,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

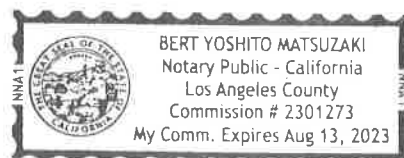
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Bert Matsuzaki

(Seal)



Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

DOC ANALYSIS & RECORDING

NORWALK DEPARTMENT HEADQUARTER

Cashier: D. MOLINA



Friday, May 27, 2022 11:04 AM

Item(s)

Fee	Qty	Total
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Recorded Document Count = 1

20220574136		
FREE RECORDING	1	\$0.00
AB 1168 REDACTION FEE	1	\$0.00
Electronic Recording Fee	1	\$0.00
Micrographics Fee	1	\$0.00
Days of Operation Fee	1	\$0.00
Indexing	1	\$0.00
ADDITIONAL PAGE FEE (REVE 7		\$0.00
ADDITIONAL PAGE FEE (STAT 7		\$0.00
ADDITIONAL PAGE FEE (IMPR 7		\$0.00
First Page Fee (Improveme 1		\$0.00

Subtotal	=	\$0.00
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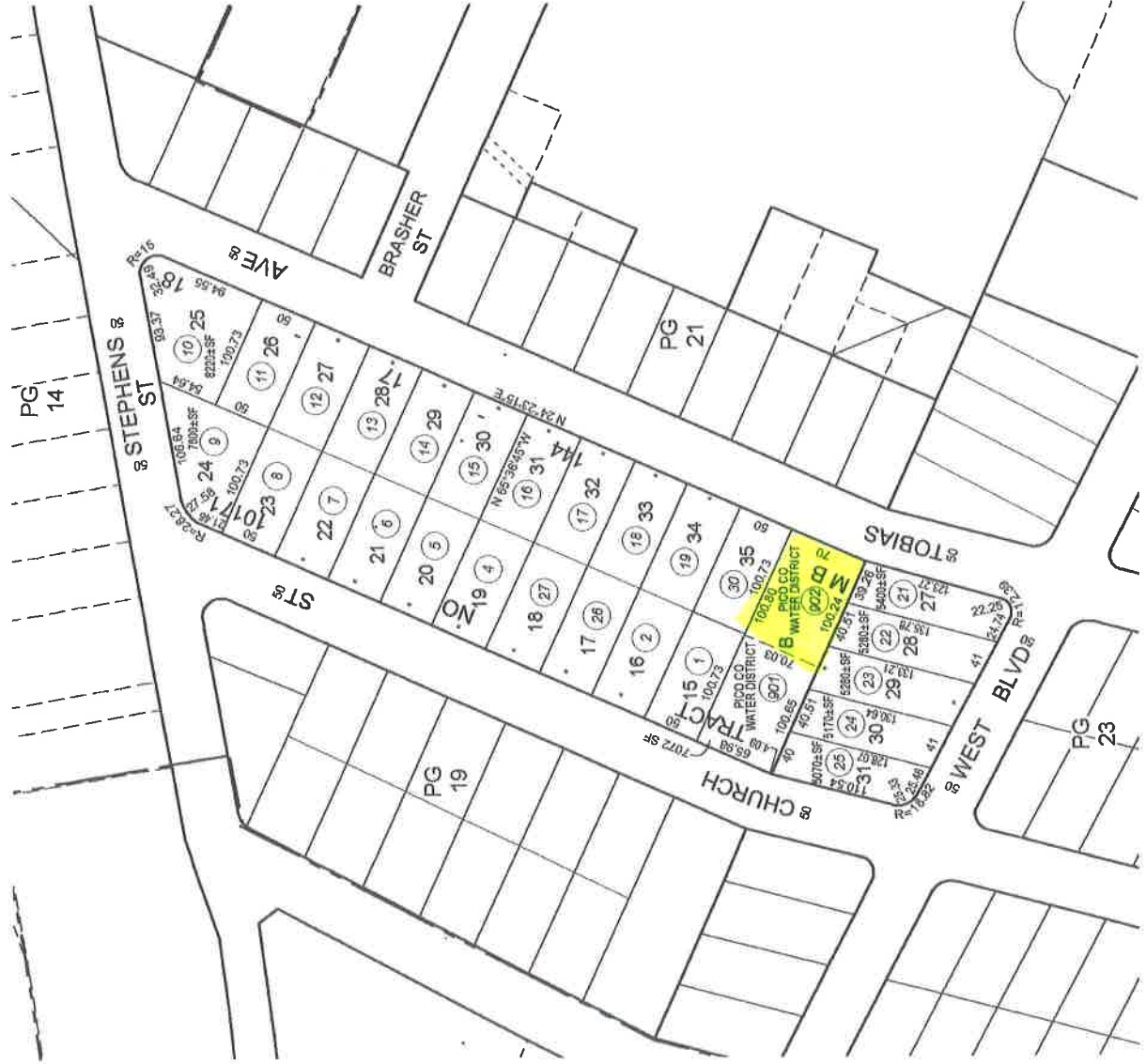
<b>Total</b>		<b>\$0.00</b>
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Customer payment(s):

2023



MAPPING AND GIS  
SERVICES  
SCALE 1" = 100'





OFFICERS  
**E.A. "PETE" RAMIREZ**, PRESIDENT  
**RAYMOND RODRIGUEZ**, VICE PRESIDENT  
**MARK J. GRAJEDA**, GEN. MGR./SECRETARY  
**LORRAINE D. LAIBLE**, TREASURER

**Pico Water District**  
P.O. BOX 758 4843 CHURCH ST.  
PICO RIVERA, CALIFORNIA 90660  
TEL: (562) 692-3756 FAX: (562) 695-5627  
[www.picowaterdistrict.net](http://www.picowaterdistrict.net)

DIRECTORS  
**VICTOR CABALLERO**  
**DAVID R. GONZALES**  
**ROBERT A. MARTINEZ**  
**E. A. "PETE" RAMIREZ**  
**RAYMOND RODRIGUEZ**

March 31, 2022

Mr. Hector Hernandez  
Senior Planner  
City of Pico Rivera  
6615 Passons Boulevard  
Pico Rivera, CA 90660

RE: Request for Wavier of Final Parcel Map

Dear Mr. Hernandez:


In accordance with the City of Pico Rivera Municipal Code Section 17.16.150, we, as the owners of record of the land comprising Tentative Parcel Map No. 82914, hereby request that the Final Parcel Map for Tentative Parcel Map No. 82914 be waived. Enclosed is a complete Certificate of Compliance application consisting of descriptions of each parcel comprising the subject tentative parcel map and plat map showing sufficient ties, dimensions and bearings to adequately establish the boundaries of the minor land division and each proposed parcel.

Pico Water District guarantees that all conditions of approval for Tentative Parcel Map No. 82914 shall be completed as if Final Parcel Map No. 82914 were to be filed. All conditions of approval as provided by the City of Pico Rivera are included with this letter.

It is further agreed that Pico Water District shall pay a sum of money equal to the amount required by law for the filing with the County Recorder a Certificate of Compliance for the parcels comprising this subdivision.

If you have any questions, please feel free to contact me at (562) 692-3756.

Respectfully,



Mark J. Grajeda  
General Manager

Enclosed:  
Conditions of Approval  
Legal description of parcels  
Plat map

Letter for Waiver of Final Parcel Map (Tentative Parcel Map No. 82914)

April 5th, 2022

Page 2 of 3

**Conditions of Approval:**

1. Applicant shall record Certificate of Compliance No. 565 with the Los Angeles County Recorder's Office within 15 days of approval date by the Division of Land Committee.
2. The property shall be subdivided in accordance with Tentative Parcel Map No. 82914, date stamped April 5th, 2022.
3. Applicant to pay all fees per Chapter 17.36.030 of the Subdivision Ordinance of the Pico Rivera Municipal Code.
4. Provide written request for new address assignment for parcel two (2) as depicted on the Tentative Parcel Map.
5. Applicant shall comply with all requirements of the Pico Rivera Municipal Code.
6. Applicant shall comply with all requirements of Southern California Edison.
7. Applicant shall comply with all requirements of Los Angeles County Sanitation District.
8. Applicant shall comply with all requirements of Southern California Gas Company
9. The applicant shall defend, indemnify, and hold harmless the city, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceedings (brought against the city, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the City's process or approval of applicant's project, Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice (including administrative or alternative dispute resolution) (collectively referred to as "Proceedings"). Applicant agrees to indemnify and reimburse the city for any and all costs incurred in defense of such Proceedings or actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant. This indemnity provision shall include the applicant's obligation to indemnify the city for all the city's costs, fees, and damages that the city incurs in

enforcing the indemnification provisions set forth herein. The city shall have the right to choose its own legal counsel to represent the city's interest in the proceedings.

10. The Applicant shall sign, notarize, and return to the Community and Economic Development Department an affidavit accepting all Conditions of Approval for the waiver of Tentative Parcel Map No. 82914 within 15 days from the date of the approval. The Applicant acknowledges and understands that all conditions set forth in the findings for the waiver of a Final Parcel Map are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render this waiver non-binding and shall confer Applicant no legal rights under the law.
11. Failure to comply with the above conditions will cause this waiver for a Final Parcel Map to become null and void.