

Antelope Valley Air Quality Management District

2551 W Avenue H
Lancaster, CA 93536
www.avaqmd.ca.gov

Governing Board Regular Meeting

Agenda

MEETING LOCATION

Antelope Valley Transit Authority
District Office
42210 6th Street West
Lancaster, CA 93534
661.723.8070

**Tuesday April 21, 2026
10:00 A.M.**

BOARD MEMBERS

Marvin Crist, Chair, City of Lancaster
Ken Mann, Vice Chair, City of Lancaster
Austin Bishop, City of Palmdale
Newton Chelette, Public Member
Howard Harris, Los Angeles County
Ron Hawkins, Los Angeles County
Eric Ohlsen, City of Palmdale

IF YOU CHALLENGE ANY DECISION REGARDING ANY OF THE LISTED PROPOSALS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED DURING THE PUBLIC TESTIMONY PERIOD REGARDING THAT PROPOSAL OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE GOVERNING BOARD AT, OR PRIOR TO, THE PUBLIC HEARING.

DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, PUBLIC COMMENTS ARE LIMITED TO FIVE MINUTES PER SPEAKER. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

EXCEPT WHERE NOTED, ALL SCHEDULED ITEMS WILL BE HEARD IN THE DISTRICT OFFICE OF THE GOVERNING BOARD, 42210 6TH STREET WEST, LANCASTER, CA 93534 AND THE TELECONFERENCE LOCATION(S), IF APPLICABLE. PLEASE NOTE THAT THE BOARD MAY ADDRESS ITEMS IN THE AGENDA IN A DIFFERENT ORDER THAN THE ORDER IN WHICH THE ITEM HAS BEEN POSTED.

PUBLIC COMMENTS ON ANY AGENDA ITEM WILL BE HEARD AT THE TIME OF DISCUSSION OF THE AGENDA ITEM. PUBLIC COMMENTS NOT PERTAINING TO AGENDA ITEMS WILL BE HEARD DURING THE PUBLIC COMMENT PERIOD BELOW.

CALL TO ORDER 10:00 A.M.

Pledge of Allegiance.

Roll Call.

Special Announcements/Presentation:

A. Recognition of Board Service.

Items with potential Conflict of Interests — If you believe you have a conflict of interest, please recuse yourself at the appropriate time. If you have a question regarding a potential conflict of interest, please contact District Counsel.

PUBLIC COMMENT

CONSENT CALENDAR

The following consent items are expected to be routine and non-controversial and will be acted upon by the Board at one time without discussion unless a Board Member requests an item be held for discussion under DEFERRED ITEMS.

1. Approve Minutes from Regular Governing Board Meeting of March 17, 2026. Find that the California Environmental Quality Act does not apply to this item.
2. Monthly Grant Funding Summary. Receive and file. Find that the California Environmental Quality Act does not apply to this item.
3. Monthly Activity Report. Receive and file. Find that the California Environmental Quality Act does not apply to this item.

ITEMS FOR DISCUSSION

DEFERRED ITEMS

NEW BUSINESS

4. The annual financial audit for Fiscal Year 2024-25 is complete and presented for review and to receive and file.
5. 1) Approve an award not to exceed \$48,522 in Carl Moyer Program funds to Boething Treeland Farms for the replacement of an older diesel tractor with new, cleaner technology; 2) Authorize the Executive Director/APCO the option to change the funding source if warranted or if other applicable funding sources become available; 3) Authorize the Executive Director/APCO and staff to negotiate target time frames and technical project details and execute agreements, approved as to legal form by the Office of District Counsel; and 4) Find that this item is not a project pursuant to the California Environmental Quality Act.

CLOSED SESSION

6. CONFERENCE WITH LEGAL COUNSEL PENDING LITIGATION Antelope Valley Air Quality Management District v. United States Environmental Protection Agency, et al. 9th Cir. Case No. 23-1614.

RETURN TO ITEMS FOR DISCUSSION

7. Reports: Governing Board Counsel, Executive Director/APCO, Staff.
8. Board Member Reports and Suggestions for Future Agenda Items.
9. Adjourn to Regular Governing Board Meeting of Tuesday, May 19, 2026.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in the Board Meeting, please contact the Executive Director during regular business hours at 661.723.8070 x23. Notification received 48 hours prior to the meeting will enable the District to make reasonable accommodations. All accommodation requests will be processed swiftly and resolving any doubt in favor of accessibility.

I hereby certify, under penalty of perjury, that this agenda has been posted 72 hours prior to the stated meeting in a place accessible to the public. Copies of this agenda and any or all additional materials relating thereto are available at www.avaqmd.ca.gov or by contacting Adrianna Castaneda at 661.723.8070 ext. 21 or by email at acastaneda@avaqmd.ca.gov.

Mailed & Posted on: Thursday, April 16, 2026

Adrianna Castañeda

Adrianna Castaneda



**ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT
GOVERNING BOARD**

******NOTICE OF REGULAR MEETING******

NOTICE IS HEREBY GIVEN that the Governing Board of the Antelope Valley Air Quality Management District (District) will conduct a Regular Meeting on Tuesday, April 21, 2026, at 10:00 a.m.

SAID MEETING will be conducted at the Antelope Valley Transit Authority (AVTA) District Office, 42210 6th Street West, Lancaster, California 93534. Interested persons may attend and submit oral and/or written comments/statements at the meeting. It is requested that written comments/statements be submitted prior to the meeting.

Copies of this agenda and any or all additional materials relating thereto are available at www.avaqmd.ca.gov or by contacting Adrianna Castaneda at 661-723-8070 ext. 21 or by email at acastaneda@avaqmd.ca.gov.

**ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT
GOVERNING BOARD**

**ADRIANNA CASTANEDA
EXECUTIVE ASSISTANT
PHONE: (661)723-8070, Ext. 21.**

Mailed and Posted: **Thursday, April 16, 2026.**
DATE

**ANTELOPE VALLEY AIR QUALITY MANAGEMENT
DISTRICT
GOVERNING BOARD MEETING
TUESDAY, MARCH 17, 2026
ANTELOPE VALLEY TRANSIT AUTHORITY
DISTRICT OFFICE
LANCASTER, CA**

Draft Minutes

Board Members Present:

Marvin Crist, *Chair*, City of Lancaster
Ken Mann, *Vice Chair*, City of Lancaster
Austin Bishop, City of Palmdale
Newton Chelette, Public Member
Howard Harris, Los Angeles County
Ron Hawkins, Los Angeles County

Board Members Absent:

Eric Ohlsen, City of Palmdale

CALL TO ORDER 10:00 A.M.

Chair **CRIST** called the meeting to order at 10:04 a.m. Chair **CRIST** asked Board Member **HARRIS** to lead the Pledge of Allegiance. Chair **CRIST** called for roll call, roll call was taken.

PUBLIC COMMENT

Chair **CRIST** called for **PUBLIC COMMENT**. At this time, no public comment was made in person, or electronically, moved to **CONSENT CALENDAR**.

CONSENT CALENDAR

The following consent items were acted upon by the Board at one time without discussion. Upon motion by Board Member **CHELETTE**, seconded by Board Member **BISHOP**, and carried by the following roll call vote, with six **AYES** votes by Board Members, **MARVIN CRIST, KEN MANN, AUSTIN BISHOP, NEWTON CHELETTE, HOWARD HARRIS**, and **RON HAWKINS** with Board Member **ERIC OHLSEN** absent, on the Consent Calendar, as follows:

Agenda Item #1 – Approve Minutes from Regular Governing Board Meeting of February 17, 2026. Find that the California Environmental Quality Act does not apply to this item.

Approved Minutes from Regular Governing Board Meeting of February 17, 2026.

Agenda Item #2 – Monthly Grant Funding Summary. Receive and file. Find that the California Environmental Quality Act does not apply to this item.

Draft Minutes

Received and Filed Monthly Grant Funding Summary.

Agenda Item #3 – Monthly Activity Report. Receive and file.

Presenter: Barbara Lods, Executive Director/APCO.

Received and Filed Monthly Activity Report.

CONSENT CALENDAR

The following consent items were acted upon by the Board at one time without discussion. Board Member **AUSTIN BISHOP** recused himself from this item due to conflicts of interest and left the room prior to consideration of the item. Upon motion by Board Member **MANN**, seconded by Board Member **HARRIS**, and carried by the following roll call vote, with five **AYES** votes by Board Members, **MARVIN CRIST**, **KEN MANN**, **NEWTON CHELETTE**, **HOWARD HARRIS**, and **RON HAWKINS** with Board Member **ERIC OHLSEN** absent and Board Member **AUSTIN BISHOP** recused, on the Consent Calendar, as follows:

Agenda Item #4 – Approve payments to City of Lancaster in the amount of \$328,317.47 for FY26 Quarter 2 expenditures. Find that the California Environmental Quality Act does not apply to this item.

Presenter: Barbara Lods, Executive Director/APCO.

Approved payments to City of Lancaster in the amount of \$328,317.47 for FY26 Quarter 2 expenditures. Find that the California Environmental Quality Act does not apply to this item.

ITEMS FOR DISCUSSION

DEFERRED ITEMS

PRESENTATIONS

NEW BUSINESS

Agenda Item #5 – 1) Award up to \$405,500 in Mobile Source Emission Reductions Program (AB 2766) funds to the Antelope Valley Fair Association (AV Fair) for the replacement of gasoline-powered small off-road equipment with zero-emission electric equipment, or similar zero-emission equipment that achieves comparable emission reductions; 2) Authorize the Executive Director the option to adjust the funding source if warranted or if other applicable funding sources become available; 3) Authorize the Executive Director and staff to negotiate target time frames and technical project details and to execute an agreement, approved as to legal form by the Office of District Counsel; and 4) Find that the California Environmental Quality Act (CEQA) does not apply to this item.

Presenter: Julie McKeehan, Grants Analyst.

Chair **CRIST** opened the public hearing. Julie McKeehan, Grants Analyst, presented background information and answered questions from the Board. Chair **Crist** called for public comment, no public comment was made in person, or electronically, being none, Chair **CRIST** closed the public hearing. After group discussion and upon motion by member

HARRIS, seconded by Board Member **MANN**, as approved by the following roll call vote, with six **AYES** votes by Board Members, **MARVIN CRIST, KEN MANN, AUSTIN BISHOP, NEWTON CHELETTE, HOWARD HARRIS, and RON HAWKINS** with Board Member **ERIC OHLSEN** absent, the Board, 1) **Awarded** up to \$405,500 in Mobile Source Emission Reductions Program (AB 2766) funds to the Antelope Valley Fair Association (AV Fair) for the replacement of gasoline-powered small off-road equipment with zero-emission electric equipment, or similar zero-emission equipment that achieves comparable emission reductions; 2) **Authorized** the Executive Director the option to adjust the funding source if warranted or if other applicable funding sources become available; 3) **Authorized** the Executive Director and staff to negotiate target time frames and technical project details and to execute an agreement, approved as to legal form by the Office of District Counsel; and 4) **Find** that the California Environmental Quality Act (CEQA) does not apply to this item.

Agenda Item #6 – 1) Award up to \$198,000 in Mobile Source Emission Reductions Program (AB 2766) funds to the Antelope Valley Fair Association (AV Fair) for the replacement of an older diesel boom lift with new, cleaner technology; 2) Authorize the Executive Director the option to adjust the funding source if warranted or if other applicable funding sources become available; 3) Authorize the Executive Director and staff to negotiate target time frames and technical project details and to execute an agreement, approved as to legal form by the Office of District Counsel; and 4) Find that the California Environmental Quality Act (CEQA) does not apply to this item.

Presenter: Julie McKeehan, Grants Analyst.

Chair **CRIST** opened the public hearing. Julie McKeehan, Grants Analyst, presented background information and answered questions from the Board. Chair **Crist** called for public comment, no public comment was made in person, or electronically, being none, Chair **CRIST** closed the public hearing. After group discussion and upon motion by member **CHELETTE**, seconded by Board Member **HAWKINS**, as approved by the following roll call vote, with six **AYES** votes by Board Members, **MARVIN CRIST, KEN MANN, AUSTIN BISHOP, NEWTON CHELETTE, HOWARD HARRIS, and RON HAWKINS** with Board Member **ERIC OHLSEN** absent, the Board, 1) **Awarded** up to \$198,000 in Mobile Source Emission Reductions Program (AB 2766) funds to the Antelope Valley Fair Association (AV Fair) for the replacement of an older diesel boom lift with new, cleaner technology; 2) **Authorized** the Executive Director the option to adjust the funding source if warranted or if other applicable funding sources become available; 3) **Authorized** the Executive Director and staff to negotiate target time frames and technical project details and to execute an agreement, approved as to legal form by the Office of District Counsel; and 4) **Find** that the California Environmental Quality Act (CEQA) does not apply to this item.

Agenda Item #7 – 1) Award an amount not to exceed \$13,500 in Carl Moyer Program funds to Barosh Enterprises to replace an older gasoline utility terrain vehicle (UTV) with a zero-emission UTV; 2) Authorize the Executive Director/APCO the option to change the funding source if warranted or if other applicable funding sources become available; 3) Authorize the Executive Director/APCO and staff to negotiate target time frames and technical project details and execute agreements, approved as to legal form

by the Office of District Counsel; and 4) Find that this item is not a project pursuant to the California Environmental Quality Act.

Presenter: Julie McKeehan, Grants Analyst.

Chair CRIST opened the public hearing. Julie McKeehan, Grants Analyst, presented background information and answered questions from the Board. Chair Crist called for public comment, no public comment was made in person, or electronically, being none, Chair CRIST closed the public hearing. After group discussion and upon motion by member **BISHOP**, seconded by Board Member **HAWKINS**, as approved by the following roll call vote, with six **AYES** votes by Board Members, **MARVIN CRIST, KEN MANN, AUSTIN BISHOP, NEWTON CHELETTE, HOWARD HARRIS, and RON HAWKINS** with Board Member **ERIC OHLSEN** absent, the Board, 1) **Awarded** an amount not to exceed \$13,500 in Carl Moyer Program funds to Barosh Enterprises to replace an older gasoline utility terrain vehicle (UTV) with a zero-emission UTV; 2) **Authorized** the Executive Director/APCO the option to change the funding source if warranted or if other applicable funding sources become available; 3) **Authorized** the Executive Director/APCO and staff to negotiate target time frames and technical project details and execute agreements, approved as to legal form by the Office of District Counsel; and 4) **Find** that this item is not a project pursuant to the California Environmental Quality Act.

Agenda Item #8 – 1) Award an amount not to exceed \$310,000 of Community Air Protection Program funds to Irene Villegas dba Villegas Ranch to replace older diesel agricultural equipment with new, cleaner technology; 2) Authorize the Executive Director/APCO the option to change the funding source if warranted or if other applicable sources become available; 3) Authorize the Executive Director/APCO and staff to negotiate target time frames and technical project details and execute agreements, approved as to legal form by the Office of District Counsel; and 4) Find that this item is not a project pursuant to the California Environmental Quality Act.

Presenter: Julie McKeehan, Grants Analyst.

Chair CRIST opened the public hearing. Julie McKeehan, Grants Analyst, presented background information and answered questions from the Board. Chair Crist called for public comment, no public comment was made in person, or electronically, being none, Chair CRIST closed the public hearing. After group discussion and upon motion by member **BISHOP**, seconded by Board Member **HARRIS**, as approved by the following roll call vote, with six **AYES** votes by Board Members, **MARVIN CRIST, KEN MANN, AUSTIN BISHOP, NEWTON CHELETTE, HOWARD HARRIS, and RON HAWKINS** with Board Member **ERIC OHLSEN** absent, the Board, 1) **Awarded** an amount not to exceed \$310,000 of Community Air Protection Program funds to Irene Villegas dba Villegas Ranch to replace older diesel agricultural equipment with new, cleaner technology; 2) **Authorized** the Executive Director/APCO the option to change the funding source if warranted or if other applicable sources become available; 3) **Authorized** the Executive Director/APCO and staff to negotiate target time frames and technical project details and execute agreements, approved as to legal form by the Office of District Counsel; and 4) **Find** that this item is not a project pursuant to the California Environmental Quality Act.

CLOSED SESSION

Agenda Item #9 - CONFERENCE WITH LEGAL COUNSEL PENDING LITIGATION Antelope Valley Air Quality Management District v. United States Environmental Protection Agency, et al. 9th Cir. Case No. 23-1614.

Closed session was not held; no reports or updates.

Agenda Item #10 Reports:

Governing Board Counsel –

- Reminded Board Members to complete their Form 700s before April 1st.

Executive Director/APCO –

- FY25 Financial audit is now complete and the Financial Audit team will be presenting at the April Governing Board Meeting.
- California Air Resources Board (CARB) completed an unannounced inspection of the Palmdale and Lancaster Waste Management Landfills, praised the two landfills on being two of the best landfills in California
- AVAQMD's Cannabis plans and diligence in inspections has been noticed as the Golden standard.

Staff – No Report

- No report.

Agenda Item #11 - Board Member Reports and Suggestions for Future Agenda Items.

- Board Member AUSTIN BISHOP shared the Sodium Ion batteries are beginning to come into fruition locally with, BYD.

Agenda Item #12 - Adjourn to Regular Governing Board Meeting of Tuesday, April 21, 2026.

Being no further business, the meeting adjourned at 10:22 a.m. to the next regularly scheduled Governing Board Meeting of Tuesday, April 21, 2026.

Item #2 – Grant Funds Project Summary

March 2026

AB 2766 (\$4 DMV Fee)

\$655,000 Annually by Monthly Distribution

These fees fund the District's Mobile Source Emission Reductions (MSER) Grant Program. The funds must be used on eligible projects that reduce air pollution from motor vehicles and for related planning, monitoring, enforcement, and technical studies necessary for the implementation of the California Clean Air Act of 1988.

Funding Limits: No surplus emission reductions or cost-effectiveness limit requirements.

Current Balance: \$900,553.00

AB 923 (\$2 DMV Fee)

\$614,000 Annually by Monthly Distribution

These fees fund the District's Mobile Source Emission Reductions (MSER) Grant Program. The funds must be used on eligible projects that remediate air pollution harms created by motor vehicles. These funds may also be used on Carl Moyer eligible projects; unregulated agriculture vehicles and equipment; school bus projects; light-duty vehicle retirement program; and alternative fuel and electric infrastructure projects.

Funding Limits: Surplus emission reductions required. Subject to CARB's cost-effectiveness limit.

Current Balance: \$2,096,157.00

Carl Moyer Program (CMP)

\$1,389,487.00 FY 23/24 Allocation Pending

Carl Moyer Program (CMP) funds are used toward projects eligible under the Carl Moyer Program Guidelines.

Program goals are to gain early or extra emission reductions by retrofitting, repowering, or replacing older more polluting engines with newer, cleaner engines including zero and near zero emission technologies. CMP funding categories include on-road heavy-duty vehicles, off-road equipment, light-duty passenger vehicles, lawn mower replacement and alternative fuel infrastructure projects.

Funding Limits: Surplus emission reductions required. Subject to CARB's cost-effectiveness limit.

Current Balance: \$637,906.00

AB 134 Community Air Protection Program (CAPP) Incentives

\$967,560 FY 23/24

Community Air Protection Program (CAPP) funds are used toward eligible projects under the CAPP and CMP Guidelines. Eligible projects must also be needed and supported within the community. These funds are focused on replacing older polluting engines, operating in disadvantaged and low-income communities, with newer, cleaner engines with a priority for zero-emissions. Funding categories include on-road heavy-duty vehicles, off-road equipment, light duty passenger vehicles, lawn mower replacement and alternative fuel infrastructure projects.

Funding Limits: Surplus emission reductions required. Subject to CARB's cost-effectiveness limit.

Current Balance: \$2,350,677.00



Agenda Item # 3

Date: April 21, 2026

Subject: March Operations Activity Report

Permit Inspections - 84

Notices of Violation (NOV) Issued – 0

Vapor Recovery Tests Witnessed – 5

Complaints – 2

Complaint Investigations – 2

Asbestos Notifications – 7

Asbestos Project Inspections - 0

Active Companies - 280

Active Facilities - 591

Active Permits - 1213

Certificate of Occupancy/Building Permit Reviews - 0

CEQA Project Comment Letters - 9

State or Local Air Monitoring Stations (SLAMS) Network Air Monitoring Site:

Lancaster Site (full meteorology, CO, NO_x, O₃, PM₁₀, PM_{2.5})

Full meteorology (exterior temperature, wind speed, wind direction, exterior pressure and relative humidity)

Community Sensors:

13 **PurpleAir** particulate sensors (Del Sur School, Leona Valley Elementary, Anaverde Hills, Esperanza Elementary School, Joe Walker Middle School, Desert Willow Middle School, Amargosa Creek, Eastside High School, Littlerock High School, Knight High School, Westside School District Offices, (2) Wilsona School District.

AVAQMD CEQA PROJECTS						
BOARD MEETING						
4/21/2026						
Date Rec'd	Location	Project Name	Description	Comment	Date Due	Date Sent
2/19/2026	Lancaster	Development of Church Site	Conditional Use Permit 26-001, requesting to develop a previously started Church site in a residential zone (previously approved on CUP 19-008). This project site is located on 1.90 acres at 44746 Challenger Way in the City of Lancaster (APNs: 3147-003-094).	Project Information Form Dust Control Plan (DCP) with Signage Rule 1403- Asbestos/Demolition Rule 219- Permitting CARB Equipment EV Charging Grant	3/12/2026	3/6/2026
2/25/2026	Lancaster	Mixed-use Commercial Project	Conditional Use Permit 26-002 to develop a mixed-use project that includes high-density residential, hospitality, and retail uses in the Commercial zone. This project site is located on 36.76 acres at Valley Central Way & North of Lancaster Blvd in the City of Lancaster (APNs: 3153-015-958, -959, -960, -961, -962, -963, & 3153-067-900, -912, -913, -914, and -915).	Project Information Form Rule 302- Construction Excavation Dust Control Plan (DCP) with Signage Rule 219- Permitting CARB Equipment EV Charging Grant	3/25/2026	3/6/2026
2/25/2026	Lancaster	Costco fuel/Car wash Relocation	Conditional Use Permit 26-003, requesting to relocate the Costco fuel facility and Costco car wash to the south side of West Avenue L. This project site is located on 6.94 acres in the vicinity of Avenue L & 10th Street West in the City of Lancaster (APNs: 3109-026-010, 3109-026-034, 3109-026-045).	Project Information Form Rule 302- Construction Excavation Dust Control Plan (DCP) with Signage Rule 219- Permitting CARB Equipment EV Charging Grant	3/18/2026	3/6/2026
3/2/2026	Palmdale	New Quick Quack Car Wash	Pre-Application 26-0007, requesting to develop a new Quick Quack Car Wash that features a 108-foot tunnel with three (3) point-of-sale vehicle queuing lanes. This project site is located on 2.45 acres at the northwest corner of Town Center Dr. & Rancho Vista Blvd in the City of Palmdale (APN: 3001-089-087).	Project Information Form Dust Control Plan (DCP) with Signage Rule 219- Permitting CARB Equipment EV Charging Grant	3/25/2026	3/6/2026

AVAQMD CEQA PROJECTS						
BOARD MEETING						
4/21/2026						
Date Rec'd	Location	Project Name	Description	Comment	Date Due	Date Sent
3/16/2026	Palmdale	284 Affordable Multi-family Units	Pre-Application 26-0009, requesting to develop 284 affordable multi-family units on two vacant parcels. This project site is located on ~9 acres at the south side of Avenue N and west of 50th Street West in the City of Palmdale (APNs: 3001-138-010, -011, -012).	Project Information Form Dust Control Plan (DCP) with Signage Rule 219- Permitting CARB Equipment EV Charging Grant	3/25/2026	3/17/2026
3/23/2026	Lancaster	77 Single-family Residential Lots	Tentative Tract Map 22-003 (61573), requesting to subdivide 20 acres into 77 single-family residential lots in the R-7,000 zone. This project site is located on approximately 20 acres at the southeast corner of 20th Street East and Avenue H-8 in the City of Lancaster (APN: 3154-002-094).	Project Information Form Rule 302- Construction Excavation Dust Control Plan (DCP) with Signage Rule 219- Permitting CARB Equipment	4/17/2026	3/26/2026
3/23/2026	Lancaster	47-lot Single-family Residential Subdivision	Tentative Tract Map No. 23-010 (83740), requesting to develop a 47-lot single-family residential subdivision on approximately 11 gross acres. This project site is located on the west side of 20th Street West, south of Avenue H in the City of Lancaster (APN: 3114-012-069).	Project Information Form Rule 302- Construction Excavation Dust Control Plan (DCP) with Signage Rule 219- Permitting CARB Equipment	4/17/2026	3/26/2026
3/25/2026	Palmdale	182 Single-family Residences	Pre-Application 26-0011, requesting to develop the subdivision of an approximately 43.3-acre property into 182 single-family residences and a detention basin. This project site is located southwest of 62nd Street East and Avenue S in the City of Palmdale (APN: 3051-013-017).	Project Information Form Rule 302- Construction Excavation Dust Control Plan (DCP) with Signage Rule 219- Permitting CARB Equipment	4/18/2026	3/26/2026

**MINUTES OF THE GOVERNING BOARD
OF THE ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT
LANCASTER, CALIFORNIA**

AGENDA ITEM # 4

DATE: April 21, 2026

RECOMMENDATION: Receive and file. Find that the California Environmental Quality Act does not apply to this item.

SUMMARY: The annual financial audit for Fiscal Year 2024-25 is complete and presented for review and to receive and file.

BACKGROUND: C.J. Brown and Company, CPAs performed the audit services for the District. The audit was conducted in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the State Controller's Minimum Audit Requirements for California Special Districts.

In their opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Antelope Valley Air Quality Management District, as of June 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

REASON FOR RECOMMENDATION: The audit process is complete, and the information is provided to the Governing Board for review to receive and file.

REVIEW BY OTHERS: This item was reviewed by Allison E. Burns, Special Counsel to the Governing Board as to legal form and by Barbara Lods, Executive Director/APCO on or about April 8, 2026.

FINANCIAL DATA: Funds were budgeted for the service provided and sufficient funds were available to pay the obligation.

PRESENTER: Barbara Lods, Executive Director/APCO, with a representative from C.J. Brown and Company.

Antelope Valley Air Quality Management District

Management Report

June 30, 2025

DRAFT

Antelope Valley Air Quality Management District

Management Report

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DRAFT

CONFIDENTIAL

Governing Board
Antelope Valley Air Quality Management District
Lancaster, California

Dear Members of the Governing Board:

In planning and performing our audit of the basic financial statements of the Antelope Valley Air Quality Management District (District) as of and for the year ended June 30, 2025, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, we considered District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we do not express an opinion on the effectiveness of District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control over financial reporting, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A reasonable possibility exists when the likelihood of an event occurring is either reasonably possible or probable as defined as follows:

- *Reasonably possible.* The chance of the future event or events occurring is more than remote but less than likely.
- *Probable.* The future event or events are likely to occur.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Our comments, all of which have been discussed with the appropriate members of management, are summarized as follows:

Current Year Comment and Recommendation

Disclosure of Audit Adjustments and Reclassifications

As your external auditor, we assume that the books and records of the District are properly adjusted before the start of the audit. In many cases, however, audit adjustments and reclassifications are made in the normal course of the audit process to present the District's financial statements in conformity with accounting principles generally accepted in the United States of America.

Current Year Comment and Recommendation, continued

Disclosure of Audit Adjustments and Reclassifications, continued

For the Board of Directors to gain a full and complete understanding and appreciation of the scope and extent of the audit process we have presented these audit adjustments and reclassifications as an attachment to this letter. There can be very reasonable explanations for situations of having numerous adjustments as well as having no adjustments at all. However, the issue is simply disclosure of the adjustments and reclassifications that were made and to provide the Board of Directors with a better understanding of the scope of the audit.

Management's Response

We have reviewed and approved all of the audit adjustment and reclassification entries provided by the auditor and have entered those entries into the District's accounting system as of June 30, 2025.

* * * * *

This communication is intended solely for the information and use of management, the Board of Directors, and others within the District, and is not intended to be, and should not be, used by anyone other than these specified parties. This restriction is not intended to limit the distribution of this letter, which is a matter of public record.

We appreciate the courtesy and cooperation extended to us during our examination. We would be pleased to discuss the contents of this letter with you at your convenience. Please do not hesitate to contact us.

C.J. Brown & Company, CPAs
Cypress, California
March 17, 2026

APPENDIX

Antelope Valley Air Quality Management District

Audit/Finance Committee Letter

June 30, 2025

Governing Board
Antelope Valley Air Quality Management District
Lancaster, California

We have audited the financial statements of the Antelope Valley Air Quality Management District (District) as of and for the year ended June 30, 2025, and have issued our report thereon dated March 17, 2026. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated April 13, 2025, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding significant control deficiencies over financial reporting, if applicable, and material noncompliance, and other matters noted during our audit in a separate letter to you dated March 17, 2026.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence.

An auditor that is not involved in the engagement performed an independent review of the financial statements that was prepared by us based on the information provided by management. This safeguard reduces the threat of self-review risk to an acceptable level.

Required Risk Assessment Procedures per Auditing Standards

As auditors of the District, we are required per AU-C Section 240, "Consideration of Fraud in a Financial Statement Audit", to "ordinarily" presume and consider the following risks in designing our audit procedures:

- Management override of controls
- Revenue recognition

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2025. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments. The most sensitive accounting estimates affecting the financial statements are as follows:

- Management's estimate of the fair value of cash and investments which is based on information provided by financial institutions. We evaluated the key factors and assumptions used to develop the fair value of cash and investments in determining that they are reasonable in relation to the financial statements taken as a whole.
- Management's estimate of capital assets depreciation which is based on historical estimates of each capitalized item's useful life expectancy or cost recovery period. We evaluated the key factors and assumptions used to develop the capital asset depreciation calculations in determining that they are reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements relate to:

- The disclosure of fair value of cash and investments in Note 2 to the basic financial statements which represents amounts susceptible to market fluctuations.
- The disclosure of capital assets, net in Note 3 to the basic financial statements which is based on historical information which could differ from actual useful lives of each capitalized item.

Significant Unusual Transactions

For purposes of this communication, professional standards require us to communicate to you significant unusual transactions identified during our audit. No significant unusual transactions were identified as a result of our audit procedures that were brought to the attention of management.

Identified or Suspected Fraud

We have not identified or have not obtained information that indicates that fraud may have occurred.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards also require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. There were no uncorrected misstatements whose effects in the current and prior periods, as determined by management, are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. All journal entries, including material misstatements (if any), that we identified as a result of our audit procedures were brought to the attention of, and corrected by, management and are included on the Schedule of Audit Adjusting and Reclassifying Journal Entries on pages 5 through 7.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Circumstances that Affect the Form and Content of the Auditor's Report

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report. There were no circumstances that affect the form and content of the auditor's report.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated March 17, 2026.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

C.J. Brown & Company, CPAs
Cypress, California
March 17, 2026

DRAFT

Antelope Valley Air Quality Management District
Schedule of Audit Adjusting Journal Entries
June 30, 2025

Adjusting Journal Entries JE # 1

To reverse expense from prepaid that was paid in FY 2026.

10-2000-00-0000 Accounts Payable System	\$ 22,825.16	
10-1310-00-0000 Pre Paid Insurance		22,825.16

Adjusting Journal Entries JE # 2

To accrue Qtr 4 accounting services at year-end.

10-6000-10-1040 Program Staff PERP	16,324.06	
10-6000-10-1100 Subvention	120,289.28	
10-6000-10-1100 Subvention	33,860.93	
10-6000-10-1134 AB134 Admin	31,429.39	
10-6000-10-1230 Farmers Admin	7,288.70	
10-6000-10-1617 AB617 Admin	7,123.94	
10-6000-10-1901 Program Staff City of Lancaster	8,746.86	
10-6000-10-1909 AB923 Admin (Payroll)	8,444.25	
10-6000-10-2000 AB2766 Admin (Payroll)	107,233.60	
10-6000-10-3000 Carl Moyer - Admin (Payroll)	31,729.25	
10-2000-00-0000 Accounts Payable System		372,470.26

Adjusting Journal Entries JE # 3

To reverse FY 2026 expenses accrued at year-end.

10-2000-00-0000 Accounts Payable System	4,240.00	
10-7000-00-0000 Software Expenditure		4,240.00

Adjusting Journal Entries JE # 4

To recognize Moyer grant revenue that was earned at year-end.

10-2610-00-3000 Carl Moyer Admin - Deferred Revenue	31,729.25	
10-4100-00-3000 Carl Moyer Admin - Revenue		31,729.25

Adjusting Journal Entries JE # 5

To adjust balance of prepaid expenses at year-end.

10-7135-00-0000 Tech Support	1,012.50	
10-1300-00-0000 Pre Paid Expenses		1,012.50

Adjusting Journal Entries JE # 6

To reclassify prior years' Subvention revenues from unassigned fund balance.

10-3300-00-0000 Unassigned Fund Balance	359,871.96	
10-2610-00-1100 Subvention Admin - Deferred Revenue	\$	359,871.96

Antelope Valley Air Quality Management District
Schedule of Audit Adjusting Journal Entries, continued
June 30, 2025

Adjusting Journal Entries JE # 7

To recognize various grant revenue that was earned at year-end.

10-2610-00-1040 PERP - Admin Deferred Revenue	\$ 16,324.06	
10-2610-00-1134 AB134 Admin - Deferred Revenue	31,429.39	
10-2610-00-1909 AB923 Admin - Deferred Revenue	8,444.25	
10-2610-00-2000 AB2766 Admin - Deferred Revenue	107,233.60	
10-4100-00-1134 AB134 - Admin Revenue		31,429.39
10-4100-00-2050 AB923 - Admin Revenue		8,444.25
10-4110-00-2000 AB2766 - Admin Revenue		107,233.60
10-4400-00-1040 PERP - Admin Revenue		16,324.06

Adjusting Journal Entries JE # 8

To properly recognize admin and project revenues at year-end.

10-1010-00-0000 Wells Fargo Operating	169,985.23	
10-1250-00-0000 Due From Other Gov't	169,985.23	
20-1100-10-0000 Cash Held For Other Fund	56,656.08	
25-1100-10-0000 Cash Held For Other Fund	53,120.38	
10-1100-20-0000 Cash Held For Other Fund		56,656.08
10-1100-25-0000 Cash Held For Other Fund		53,120.38
10-1250-00-0000 Due From Other Gov't		169,985.23
10-4100-00-2050 AB923 - Admin Revenue		3,535.69
10-4110-00-2000 AB2766 - Admin Revenue		56,673.08
20-4110-00-2000 AB2766 - Project Revenue		56,656.08
25-4130-00-2050 AB923 - Project Revenue		53,120.38

Adjusting Journal Entries JE # 9

To properly recognize admin and project revenues at year-end.

10-1010-00-0000 Wells Fargo Operating	145,855.35	
10-1250-00-0000 Due From Other Gov't	145,855.35	
20-1100-10-0000 Cash Held For Other Fund	48,613.59	
25-1100-10-0000 Cash Held For Other Fund	45,579.80	
10-1100-20-0000 Cash Held For Other Fund		48,613.59
10-1100-25-0000 Cash Held For Other Fund		45,579.80
10-1250-00-0000 Due From Other Gov't		145,855.35
10-4100-00-2050 AB923 - Admin Revenue		3,033.79
10-4110-00-2000 AB2766 - Admin Revenue		48,628.17
20-4110-00-2000 AB2766 - Project Revenue		48,613.59
25-4130-00-2050 AB923 - Project Revenue	\$	45,579.80

**Antelope Valley Air Quality Management District
Schedule of Audit Adjusting Journal Entries, continued
June 30, 2025**

Adjusting Journal Entries JE # 10

To properly adjust grant revenues at year-end.

10-4420-00-1100 Subvention - Admin Revenue	\$	122,196.59	
10-1250-00-0000 Due From Other Gov't			122,196.59

Adjusting Journal Entries JE # 11

To reclassify prior years' Subvention revenues as restricted fund balance.

10-2610-00-1100 Subvention Admin - Deferred Revenue		359,871.96	
10-3000-00-1100 Restricted Fund Balance Subvention	\$		359,871.96

DRAFT



**Board of Directors Meeting
April 21, 2026**

2025 Audit Presentation

C.J. Brown and Company, CPAs



Professional Guidance

- **The Audit Process is Governed by:**
 - **The AICPA's Statements of Auditing Standards**
 - **Federal and State Requirements**
- **GAAP (Generally Accepted Accounting Principles) is Established By The Governmental Accounting Standards Board (GASB)**

The Audit Process

- **Interim Fieldwork – Assess the District’s Internal Controls and Effectiveness**
 - **Gain and Understanding of the District’s Control Framework**
 - **Test of Controls Testing – Accounting Cycles**
- **Final Fieldwork**
 - **Agree Balance to Supporting Documentation**
 - **Perform Analysis of Key Account Relationships**
- **Consideration of Fraud per AU-C Section 240, “Consideration of Fraud in a Financial Statement Audit”**
 - **Professional Skepticism**
 - **Interview of Board and Management**

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Independent Auditor's Report

► Unmodified “CLEAN” Opinion

- In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Antelope Valley Air Quality Management District as of June 30, 2025....

Management Report

- ▶ **Our communication of control deficiencies:**
 - ▶ **No material weaknesses or significant deficiencies.**

Financial Highlights – Page 5

Condensed Statements of Net Position

	<u>2025</u>	<u>2024</u>	<u>Change</u>
Assets:			
Current assets	\$ 16,365,816	14,526,465	1,839,351
Capital assets, net	175,377	225,463	(50,086)
Total assets	<u>16,541,193</u>	<u>14,751,928</u>	<u>1,789,265</u>
Liabilities:			
Current liabilities	7,644,522	7,065,129	579,393
Total liabilities	<u>7,644,522</u>	<u>7,065,129</u>	<u>579,393</u>
Net position:			
Net investment in capital assets	175,377	225,463	(50,086)
Restricted	6,821,454	6,312,522	508,932
Unrestricted	1,899,840	1,148,814	751,026
Total net position	<u>\$ 8,896,671</u>	<u>7,686,799</u>	<u>1,209,872</u>

Financial Highlights – Page 6

Condensed Statements of Activities

	<u>2025</u>	<u>2024</u>	<u>Change</u>
Revenues:			
Program revenues:			
Charges for services	\$ 1,607,316	1,469,715	137,601
Operating grants	3,447,115	3,357,643	89,472
Total program revenues	5,054,431	4,827,358	227,073
General revenues	130,595	141,935	(11,340)
Total revenues	<u>5,185,026</u>	<u>4,969,293</u>	<u>215,733</u>
Expenses:			
General	1,961,567	2,173,786	(212,219)
Mobile emission program AB 2766	192,536	345,928	(153,392)
Mobile emission program AB 923	490,941	207,128	283,813
Carl Moyer program	1,330,110	1,207,470	122,640
Total expenses	<u>3,975,154</u>	<u>3,934,312</u>	<u>40,842</u>
Changes in net position	1,209,872	1,034,981	174,891
Net position – beginning of year	<u>7,686,799</u>	<u>6,651,818</u>	<u>1,034,981</u>
Net position – end of year	<u>\$ 8,896,671</u>	<u>7,686,799</u>	<u>1,209,872</u>

Summary – Financial Highlights

In 2025:

- ❑ The District received an unmodified “CLEAN” opinion**
- ❑ Net position increased by \$1.2M as result of operations.**
- ❑ Total revenues increased by \$216K primarily due to:**
 - Program revenues – Charges for services and Operating grants were up compared to the prior year.**
- ❑ Total expenses increased by \$41K as a result of greater grant expenditures spent (AB 923 grants) compared to the prior year.**

Questions



**ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT
LANCASTER, CALIFORNIA**

AGENDA ITEM # 5

DATE: April 21, 2026

RECOMMENDATION: 1) Approve an award not to exceed \$48,522 in Carl Moyer Program funds to Boething Treeland Farms for the replacement of an older diesel tractor with new, cleaner technology; 2) Authorize the Executive Director/APCO the option to change the funding source if warranted or if other applicable funding sources become available; 3) Authorize the Executive Director/APCO and staff to negotiate target time frames and technical project details and execute agreements, approved as to legal form by the Office of District Counsel; and 4) Find that this item is not a project pursuant to the California Environmental Quality Act.

SUMMARY: Staff recommends awarding up to \$48,522 in Carl Moyer Program funds to Boething Treeland Farms to replace one older diesel tractor with a new diesel tractor certified to meet Final Tier 4/current emission standards, resulting in cleaner, lower-emission operations.

BACKGROUND: Boething Treeland Farms submitted an application for grant funding to replace an older diesel tractor under the Carl Moyer Off-Road Equipment Replacement Program. Although not subject to the diesel off-road regulation, the applicant is voluntarily participating to accelerate fleet turnover and reduce emissions through the early retirement of higher-polluting equipment used in agricultural operations. District staff reviewed the proposal in accordance with program guidelines and determined the project eligible for an estimated 56 percent funding toward the cost of replacement equipment. The project is expected to achieve approximately 0.29 tons per year of early emission reductions, contributing to the region's progress toward meeting national ambient air quality standards.

REASON FOR RECOMMENDATION: Governing Board approval is needed for the use of District funds. Additionally, Governing Board authorization is needed for the Executive Director/APCO and staff to negotiate and execute an agreement with the grant recipient.

REVIEW BY OTHERS: This item was reviewed by Allison E. Burns, Special Counsel to the Governing Board, as to legal form and by Barbara Lods, Executive Director/APCO on or before April 13, 2026.

**ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT
LANCASTER, CALIFORNIA**

AGENDA ITEM # 5

PAGE 2

FINANCIAL DATA: Funding is available from the District’s Carl Moyer Program funds.

LEVINE ACT: The Levine Act (Gov. Code Section 84308) prohibits AVAQMD officials from participating in certain decisions regarding licenses, permits, and other entitlements for use if the official has received a campaign contribution of more than \$500 from a party, participant, or agent of a party or participant in the previous 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the FPPC website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

SUBJECT TO THE LEVINE ACT	EXEMPT FROM THE LEVINE ACT
<input type="checkbox"/> Permit, license, or entitlement for use	<input type="checkbox"/> Competitively bid contract
<input checked="" type="checkbox"/> Contract or grant	<input type="checkbox"/> Labor or personal employment
	<input type="checkbox"/> General policy and legislative actions

INTERESTED PARTIES: Boething Treeland Farms

PRESENTER: Julie McKeehan, Grants Analyst