San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

SAN DIEGO COUNTY
LOCAL AGENCY FORMATION COMMISSION

REGULAR MEETING AGENDA
Monday, November 6, 2023

Doors Open: 8:00 A.M.

Meeting Starts: 8:15 A.M.

In-Person Participation
County Administration Center
1600 Pacific Highway, Room 302
San Diego, California

Video-Teleconference Participation
https://www.zoom.us/join
Meeting ID 895 6767 7168
Passcode 508649
(669) 900-9128

Video Viewing Only
YouTube Channel
@sandiegolafco9909

San Diego LAFCO		
Commissioner	**Appointing Authority**	**Affiliation**
Chair Jim Desmond	Board of Supervisors	County of San Diego
Vice Chair Stephen Whitburn	Mayor of the City of San Diego	City of San Diego
Joel Anderson	Board of Supervisors	County of San Diego
Kristi Becker	Cities Selection Committee	City of Solana Beach
Jo MacKenzie	Independent Special Districts	Vista ID
Andy Vanderlaan	Commission	General Public
Dane White	Cities Selection Committee	City of Escondido
Barry Willis	Independent Special Districts	Alpine FPD
Alternate David A. Drake	Independent Special Districts	Rincon del Diablo MWD
Alternate Harry Mathis	Commission	General Public
Alternative Nora Vargas	Board of Supervisors	County of San Diego
Alternate Marni von Wilpert	Mayor of the City of San Diego	City of San Diego
Alternate John McCann	Mayor of the City of Chula Vista	City of Chula Vista

Participation Instructions:

In person attendance by the public is welcomed. LAFCO meets in Room 302 in the County Administration Center (1600 Pacific Highway). Three-hour visitor parking is available using the Ash Street entrance. To provide comments on any item, please turn in a speakers slip to LAFCO staff before the item commences.

Remote participation by video or telephone is welcomed through Zoom by following these instructions.

Comments by Video	Comments by Telephone
1. Click or type the link found at the top of the agenda	1. Dial + 1-669-900-9128
2. Type the Meeting ID identified on the top of this agenda followed by the Passcode	2. Dial the Meeting ID identified at the top of the agenda followed by the Passcode
3. Click the raise hand icon	3. Dial *9 to raise your hand
4. LAFCO will announce your name as it appears when it is your turn to speak	4. LAFCO will call out the last 4 digits of your phone number when it is your turn to speak
5. Click the speaker icon to unmute to speak	5. Dial *6 to unmute yourself

Remote participation by e-mail is also welcomed by sending comments to Executive Assistant Erica Sellen at erica.sellen@sdcounty.ca.gov. All e-mails received before 4:00 P.M. one business day before the meeting will be forwarded to the Commission and posted online. These comments will also be referenced at the meeting. All e-mails received during the meeting and before the item concludes will be read into the record subject to standard time limitations and subsequently posted online.

All comments are limited to three minutes for individuals and five minutes for organizations.

The Chair may amend time allowances for public speakers at their discretion.

Public Accommodations:

Assistance for the disabled is available by contacting LAFCO staff. To the extent possible, accommodation requests should be submitted at least 72 hours in advance of the meeting.

Spanish language translation services are available at LAFCO meetings. Translation services covering other languages may be made available upon request at least 72 hours prior to the meeting.

Contact Information:

Erica Sellen
Executive Assistant / Acting Commission Clerk
2550 Fifth Avenue, Suite 725
San Diego, California 92103
T: 619-321-3380
F: 619-404-6508
E: erica.sellen@sdcounty.ca.gov

1. **8:15 A.M. – CALL TO ORDER BY CHAIR**

   a) **Roll Call of Commissioners Present**

   b) **Pledge of Allegiance**

2. **STATEMENT (JUST CAUSE) AND/OR CONSIDERATION OF A REQUEST TO PARTICIPATE REMOTELY (EMERGENCY CIRCUMSTANCES) BY A COMMISSIONER, IF APPLICABLE.**

3. **AGENDA REVIEW**
   The Executive Officer will summarize the agenda as well as to advise of any requested changes. The Chair will also consider requests from Commissioners.

4. **PUBLIC COMMENT AND RELATED REQUESTS**
   Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's growth management duties/interests but not an item listed on the agenda. Three-minute limit. This is also an opportunity for the public to request the Commission pull an item listed on the consent calendar for discussion.

5. **CONSENT ITEMS**
   All items calendared as consent are considered ministerial and subject to a single motion approval. The Chair will entertain requests by Commissioners to pull any items for discussion.

   a) **Approval of Meeting Minutes for October 2, 2023 (action)**
   The Commission will consider action minutes prepared by the Executive Assistant for the October 2, 2023 meeting. Recommendation to approve as presented. (Pages 7-16)

   b) **Commission Ratification | Recorded Payments for September 2023 (action)**
   The Commission will review a report identifying all payments made and received for September 2023. Recommendation to ratify payments as presented. (Pages 17-22)

   c) **Budget Update for 2023-2024 | 1st Quarter Actuals with Year-End Projections (action)**
   The Commission will review a report comparing budgeted and actual transactions through the first quarter of 2023-2024 and related analysis. The report is being presented to the Commission to formally accept and provide direction to staff as needed. (Pages 23-28)

   d) **Proposed "Escondido North LLC-Stanley Avenue Reorganization - B" (Ash) | Annexation to the City of Escondido with Concurrent Detachment from County Service Area No. 135 and Related Actions (RO23-07-B) (action)**
   The Commission will consider a reorganization proposal initiated by landowner petition with the principal action to annex 5.35 unincorporated acres to the City of Escondido. A concurrent detachment from County Service Area No. 135 and its regional communication service function is also part of the reorganization. The affected territory includes two non-contiguous legal parcels with the larger of the two undeveloped and subject to a tentatively approved 20-unit subdivision ("Ash Residential Subdivision"). The purpose of the proposal is to accommodate the planned development for the larger parcel while also extending wastewater service to the other parcel already developed with a single-family residence. Staff recommends conditional approval of the proposal as submitted to include removal of the affected territory from Rincon del Diablo Municipal Water District's authorized fire protection and emergency medical service

CONSENT ITEMS CONTINUED…

5d Continued…

area (Improvement District E). Other standard terms would apply. It is also recommended the Commission waive protest proceedings along with making parallel findings to the mitigated negative declaration adopted by Escondido. The affected parcel is identified by the County Assessor's Office as 224-130-45 (508 Stanley) and 224-130-10 (0 North Ash). (Pages 29-58)

e) **Proposed "Cambier - West El Norte Parkway Reorganization" | Concurrent Annexation to the Vallecitos Water District and Detachment from Vista Irrigation District (RO23-05) (action)**
The Commission will consider a reorganization proposal filed by landowner petition with the principal action to annex approximately 0.17 acres of incorporated territory to the Vallecitos Water District. A concurrent detachment from Vista Irrigation District is also part of the reorganization. The affected territory as submitted involves one legal parcel presently undeveloped and located in northwest Escondido. The proposal purpose is to make available Vallecitos' wastewater and water services to accommodate the planned development of a new single-family residence as part of a recently approved lot split. Staff recommends conditional approval of the proposal as submitted along with waiving protest proceedings. It is also recommended the Commission make an exemption finding as lead agency under the California Environmental Quality Act. The affected parcel is identified by the County Assessor's Office as 226-040-62. (Pages 59-86)

f) **Progress Report on the Adopted Workplan (action)**
The Commission will receive a progress report on accomplishing the 30 projects included in the adopted workplan for 2023-2024. The report is being presented to the Commission to receive and file with the opportunity to identify potential amendments for future consideration. (Pages 87-92)

g) **Report on Active Proposals and Related Activities (information)**
The Commission will receive a status report on active proposals currently on file with LAFCO. Information only. (Pages 93-106)

6. **PUBLIC HEARING ITEMS | COMMISSIONER DISCLOSURE OF EX PARTE COMMUNICATIONS**
Public hearing items require expanded public notification per provisions in State law or have been voluntarily scheduled by the Executive Officer to ensure opportunity for public input. All public hearing items require verbal disclosures by Commissions regarding any material communications.

a) **Proposed "Yerba Valley Road Reorganization" | Concurrent Annexations to Lakeside Water District, San Diego County Water Authority, and the Metropolitan Water District and Related Actions (RO23-02) (action)**
The Commission will consider a reorganization proposal filed by resolution from the Lakeside Water District with the principal action to annex approximately 80.34 unincorporated acres in the Lakeside community. Concurrent annexations to the San Diego County Water Authority and Metropolitan Water District of Southern California are also proposed. The purpose of the proposal is to make available potable wholesale and retail water services to 17 developed parcels within the affected territory and in doing so remedy uncertain…

PUBLIC HEARING ITEMS CONTINUED…

6a Continued…

groundwater flows. No new development is proposed as part of the reorganization. Staff recommends conditional approval of the proposal along with conforming sphere of influence amendments for all three subject agencies. It is also recommended the Commission waive protest proceedings assuming no written objections from landowners or registered voters with the affected territory are received through the close of the hearing. Exemption findings are also recommended under the California Environmental Quality Act. (Pages 107-136)

b) CANCELLED
"AJX Homes LLC- Carmichael Drive Reorganization" |
Proposed Annexation to the City of La Mesa with Concurrent Detachment from San Miguel Fire Protection District and Related Sphere of Influence Actions (RO22-04)
This reorganization has been initiated by a landowner petition with the principal action to annex approximately 0.27 acres of unincorporated territory to the City of La Mesa. A concurrent detachment from San Miguel Consolidated Fire Protection District is also part of the reorganization. The affected territory as submitted comprises one entire legal parcel presently developed with a single-family residence within the unincorporated community of Valle De Oro. Sphere of influence amendments for both subject agencies are required. A LAFCO hearing notice for the proposal was issued on October 16, 2023. The Executive Officer subsequently cancelled the LAFCO hearing to sync with a planned – but not yet scheduled – hearing by the City of La Mesa to establish an updated land use designation for the affected territory. There is no written report.

7. BUSINESS CALENDAR
Business items involve regulatory, planning, or other items that do not require a noticed hearing.

a) Proposed Update to the Study Schedule (action)
The Commission will consider approving a proposed update to its five-year Study Schedule. The proposed update has been initiated by staff to reset the anticipated timing of studies to reflect current progress and provide a more accurate projection of start dates going forward over the next five years. It also transitions from a fixed to a rolling schedule where only the first year listing is set while the remaining four years' listings are tentative. The Commission would proceed to reset the Study Schedule and its five-year coverage each year in concert with adopting an annual budget and workplan. (Pages 137-152)

b) Report on Outside Travel to the CALAFCO Annual Conference (information)
The Commission will receive a verbal report from attendees at the recent CALAFCO Annual Conference held in Monterey on October 18th–20th. Attendees included Commissioners MacKenzie and Willis. No written report.

8. EXECUTIVE OFFICER REPORT

9. COMMISSIONER ANNOUNCEMENTS & REQUESTS FOR FUTURE ITEMS

10. CLOSED SESSION

None

11. ADJOURNMENT

Attest to Posting:



Erica Sellen
Executive Assistant
Acting Commission Clerk