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

AMENDED SPECIAL MEETING AGENDA
SPECIAL DISTRICTS ADVISORY COMMITTEE

Friday, March 15, 2024
1:45 P.M. to 3:15 P.M.

County of San Diego Administration Center
1600 Pacific Highway, Room 302
San Diego, California 92101

Chair Kimberly Thorner
Vice Chair Jack Bebee

Ann Baldridge RCD of Greater SDC	James Gordon Deer Springs FPD	Dave McQuead Rancho Santa Fe FPD	Mike Sims Bonita-Sunnyside FPD
Jack Bebee Fallbrook PUD	Diane Hansen Palomar Health HCD	Marty Miller Vista ID	Oliver Smith Valley Center MWD
Paul Bushee Leucadia WWD	Albert Lau Santa Fe ID	Mark Robak Otay WD	Kimberly Thorner Olivenhain MWD
Jeff Egkan North County FPD	Hector Martinez South Bay ID	Joel Scalzitti Helix WD	

The Special Districts Advisory Committee is responsible for helping to inform the Commission on all germane items relating to San Diego LAFCO's regulatory and planning responsibilities affecting special districts.

The Committee will hold the March 15, 2024 meeting in person at the County of San Diego Administration Center (1600 Pacific Highway, Room 302, in San Diego). Three-hour visitor parking is available using the Ash Street entrance. In person attendance by the public is welcomed. The public may also watch, listen, and otherwise participate in the meeting remotely by any of the following options.

1. The public may watch and listen to the meeting live on YouTube using the link provided on our website homepage (www.sdlafco.org).

2. The public may watch, listen, and participate in the meeting by Zoom (https://zoom.us/) or by telephone at (669) 900-9128 using Meeting/Webinar ID: 895 6767 7168 and Passcode 508649. Please use the "raise your hand" function in Zoom or push *9 by telephone if/when you wish to speak. Then wait until your name is called before speaking.

   a) The public may provide eComments on any item by emailing to michaela.peters@sdcounty.ca.gov
      - eComments received before 9:00 A.M. on Friday, March 15, 2024, will be forwarded to the Committee and posted online before the meeting. They will also be referenced during the meeting.
      - eComments received during the meeting and before the subject item is concluded will be referenced in good-faith by LAFCO staff and later posted online.

1. **1:45 P.M. – CALL TO ORDER BY CHAIR**

   a) **Roll Call**
   b) **Pledge Of Allegiance**

2. **AGENDA REVIEW**

3. **OPEN EXPRESSION**
   This time is reserved for any member of the public to address the Committee on germane topics that are not directly part of the agenda. This includes requests for future Committee topics. Individuals are limited to three minutes.

4. **CONSENT ITEMS**

   a) **Approval of Meeting Minutes for December 15, 2023 (action)**
   The Committee will consider draft summary minutes prepared for the last meeting held on December 15, 2023. Staff recommends approval as presented. (Pages 5-10)

5. **BUSINESS ITEMS**

   a) **Informational Report |**
   Property Tax Allocations and Exchanges in San Diego County (information)
   The Committee will receive an informational report in the form of a brochure on property tax allocations and exchanges in San Diego County. The item has been prepared as an administrative holdover from the prior fiscal year workplan with a focus on the decision-making process with respect to whether property taxes will be reapportioned among local agencies in conjunction with LAFCO approving jurisdictional changes. The item is being presented for information. (Pages 11-20)

   Contact: Michaela Peters, Analyst I

   b) **Current Workplan Update on High Priorities (information)**
   The Committee will receive an update on the current adopted workplan and specific to San Diego LAFCO's highest placed priorities involving separate municipal service reviews on wholesale water service providers and healthcare districts. The update is provided for information with the opportunity for Committee members to provide feedback to staff in helping to address interests and/or priorities on behalf of special districts in San Diego County. (Pages 21-24)

   Contacts: Chris Cate, LAFCO Consultant
   Adam Wilson, LAFCO Consultant

   c) **Review Proposed Workplan and Budget for 2024-2025 (discussion + possible advisory action)**
   The Committee will receive a presentation on San Diego LAFCO's proposed workplan and budget for 2024-2025. The draft workplan outlines 30 activities in priority order and headlined by continuing municipal service reviews on wholesale water service providers and healthcare districts as well as grant work evaluating economic conditions for certain agricultural crops. Several new projects round out the draft workplan and headlined by initiating a municipal service review on the San Diego Association of Local Governments. The draft workplan informs the draft budget, which totals $2.887 million in matching expenses and revenues. More than four-fifths of total expenses –$2.403 million– covers operating costs and represents an

increase of 6.3% and largely ties to inflationary adjustments plus targeted enhancements in certain non-labor accounts as detailed. The item is for discussion and feedback with the option for the Committee to make any formal requests and/or recommendations to the Commission ahead of their anticipated consideration of both items in final form at its May 2024 meeting. (Pages 25-32)

Contact: Priscilla Mumpower, Assistant Executive Officer

d) **Grant Work Update |**
Sustainable Agricultural Lands Conservation Planning Grant 2.0 (information)
The Committee will receive an update on the Commission's ongoing SALC planning grant – i.e., "SALC 2.0" -- in partnership with the County of San Diego's Planning and Development Services. SALC 2.0 entails conducting a comprehensive market analysis for both existing and emerging crops, alongside a gap analysis aimed at pinpointing areas where governmental intervention can help bridge economic gaps with a focus on aiding small-scale farming. The update is for information. (Pages 33-38)

Contact: Michaela Peters, Analyst I

e) **Selection of Chair and Vice Chair (action)**
The Committee will consider appointing officers – Chair and Vice Chair – for 2024 per policy. There is no written report for this item.

6. **COMMITTEE MEMBER REPORTS**

7. **EXECUTIVE OFFICER REPORT**

8. **ADJOURNMENT**

Attest to Posting:

Michaela Peters

Michaela Peters
Interim Committee Secretary

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4a

AGENDA REPORT
Consent | Action

March 15, 2024

TO: Special Districts Advisory Committee

FROM: Michaela Peters, Interim Commission Clerk

SUBJECT: **Approval of Meeting Minutes for December 15, 2023**

SUMMARY

The Special Districts Advisory Committee ("Committee") will receive action minutes prepared for the last meeting held on Friday, December 15, 2023. The minutes are in draft-form and being presented for formal approval with any corrections identified by the Committee.

BACKGROUND

The Ralph M. Brown Act was enacted in 1953 and establishes standards for the public to attend and participate in meetings of local government bodies. The "Brown Act" requires – and among other items – public agencies to maintain written minutes for qualifying meetings.

DISCUSSION

This item is for the Committee to consider approving action minutes prepared by the Committee Secretary for the December 15, 2023 meeting consistent with the Brown Act.

ANALYSIS

The attached action minutes for the December 15, 2023 meeting accurately reflect the Committee's deliberations as recorded by the Committee Secretary. A video recording of the meeting has also been posted online at www.sdlafco.org/meetings.

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Keene Simonds, Executive Officer
2550 Fifth Avenue, Suite 725
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Joel Anderson, County of San Diego
Jim Desmond, County of San Diego
Nora Vargas, Alt., County of San Diego
Kristi Becker, City of Solana Beach
Dane White, City of Escondido
John McCann, Alt., City of Chula Vista
Chair Stephen Whitburn, City of San Diego
Marni von Wilpert, Alt., City of San Diego
Vice Chair Barry Willis, Alpine Fire Protection
Jo MacKenzie, Vista Irrigation
David A. Drake, Alt., Rincon del Diablo
Harry Mathis, General Public
Vacant, Alt., General Public

RECOMMENDATION

It is recommended the Committee approve the draft action minutes prepared for the December 15, 2023 special meeting as presented and consistent with Alternative One in the proceeding section.

ALTERNATIVES FOR ACTION

The following alternatives are available to the Committee through a single motion:

Alternative One (recommended):
Approve the draft action minutes prepared for the December 15, 2023 meeting with any desired corrections or clarifications.

Alternative Two:
Continue to the next regular meeting and provide direction to staff as needed.

PROCEDURES

This item has been placed on the Committee's agenda as part of the consent calendar. A successful motion to approve the consent calendar will include taking affirmative action on the staff recommendation as provided unless otherwise specified by the Committee.

Respectfully,

Michaela Peters

Michaela Peters
Interim Commission Clerk

Attachment: as stated

DRAFT
SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION
SPECIAL DISTRICTS ADVISORY COMMITTEE
SPECIAL MEETING
December 15, 2023

San Diego County Administration Center
1600 Pacific Highway, Room 302
San Diego, California 92101

1. 10:00 A.M. – CALL TO ORDER BY CHAIR

Vice Chair Jack Bebee called the meeting to order at 10:00 a.m.

Item 1a
ROLL CALL

Vice Chair Jack Bebee requested a roll call from the Committee Secretary.

Committee Members Present:
Vice Chair Jack Bebee (Fallbrook PUD)
Paul Bushee (Leucadia WWD)
James Gordon (Deer Springs FPD)
Albert Lau (Santa Fe ID)
Hector Martinez (South Bay ID)
Dave McQuead (Rancho Santa Fe FPD)
Mike Sims (Bonita-Sunnyside FPD)
Oliver Smith (Valley Center MWD)

Committee Members Absent:
Chair Kimberly Thorner (Olivenhain MWD)
Ann Baldridge (RCD of Greater San Diego County)
Jeff Egkan (North County FPD)
Diane Hansen (Palomar Health HCD)
Marty Miller (Vista ID)
Mark Robak (Otay WD)
Joel Scalzitti (Helix WD)

The Committee Secretary confirmed a quorum with eight members present. The following members of San Diego LAFCO staff were present at roll call: Executive Officer Keene Simonds; Legal Counsel Aleks Giragosian; Local Government Analyst II Carolanne Ieromnimon; Local Government Analyst I Michaela Peters; GIS Analyst Dieu Ngu; Consultant Adam Wilson; and Commission Clerk Erica Sellen serving as Committee Secretary.

Item 1b
PLEDGE OF ALLEGIANCE

Albert Lau (Santa Fe ID) led the Pledge of Allegiance.

2. AGENDA REVIEW

Vice Chair Jack Bebee asked the Executive Officer if there were requests to remove or rearrange items on the agenda. The Executive Officer stated no changes were needed to the agenda.

3. OPEN EXPRESSION

Vice Chair Jack Bebee asked if there were any members of the public who wished to address the Committee on a germane topic that is not directly part of the agenda.

The Committee Secretary confirmed there were no pre-registered speakers and no live email comments.

4. CONSENT ITEMS

a) Approval of Meeting Minutes for September 15, 2023 (action)
The Committee considered draft summary minutes prepared for the last meeting held on September 15, 2023. Staff recommends approval as presented.

**

On motion by Dave McQuead and seconded by Mike Sims, the Committee unanimously approved the minutes for the September 15, 2023 meeting.

b) Update on Adopted Workplan (information)
The Committee received an update on LAFCO's adopted workplan for 2023-2024 and status of the 30 calendared projects. Information only.

c) Report on Active Proposals and Related Activities (information)
The Committee received an update on LAFCO's adopted workplan for 2023-2024 and status of the 30 calendared projects. Information only.

Mike Sims requested to pull Item 4c for discussion. Mr. Sims referenced #4 of the item's attachment, "Crestlake Estates Reorganization" (RO08-15) and noted County Service Area (CSA) No. 69 is no longer active. He said it is now called Santee-Lakeside Emergency Medical Services Authority (SLEMSA).

**

On motion by Paul Bushee and seconded by James Gordon, the Committee unanimously approved Item 4c with changing CSA No. 69 to SLEMSA.

5. BUSINESS ITEMS

a) Draft Policy on Out-of-Agency Services (discussion)
The Committee reviewed the newest version of a draft policy to govern out-of-agency service activities in San Diego County. The newest version is the fourth overall and builds on feedback provided by the Committee in September 2023 (second version) and Commission in October 2023 (third version), respectively. The preparation of the draft policy itself ties to the adopted workplan and premised on providing clear rules of engagement between local agencies and LAFCO with respect to the former complying…

BUSINESS ITEMS CONTINUED…

Item 5a Continued…

with Government Code Section 56133 and receiving LAFCO approval before providing contract out-of-agency services. Staff anticipates drawing on the Committee feedback in presenting a final draft version to the Commission for action in February 2024. Discussion and feedback.

The Committee Secretary confirmed there was one registered speaker. Vice Chair Jack Bebee invited comments from the following speaker:

- Brian Onley, Helix Water District

Staff presentation provided by Local Government Analyst II Carolanne Ieromnimon.

Committee discussion followed.

The Committee Secretary confirmed there were no other registered speakers and no live email comments.

**

On motion by Hector Martinez and seconded by James Gordon, the Committee unanimously approved to make a formal recommendation to offer its qualified support for the proposed draft policy with Paul Bushee adding an amendment to change from 6 months to 12 months.

b) Establishing a Fee Waiver and/or Fee Reduction for Funding Agencies (discussion)

The Committee reviewed LAFCO's existing policies involving applicant fee waivers and reductions and potential merits therein to establish a new provision specific to funding agencies. The topic was recently discussed by LAFCO and done so at the request by Commissioner Willis to explore options to establish dedicated fee relief for funding agencies in filing applications with LAFCO. The Committee's discussion and feedback – which will include screening preliminary options identified by staff – will help inform potential recommendations to the Commission for future consideration. Discussion and feedback.

Staff presentation provided by Local Government Analyst II Carolanne Ieromnimon.

Committee discussion followed.

The Committee Secretary confirmed there were no pre-registered speakers and no live email comments.

c) Pending Determination | Commission's Oversight Duties and the San Diego Unified Port District (information)

The Committee received an update on a pending determination regarding LAFCO's oversight duties as they relate to the Port of San Diego – formally the San Diego Unified Port District. This includes reviewing a preliminary assessment performed by staff that tentatively concludes – and based on available information – the Port is a special district…

BUSINESS ITEMS CONTINUED…

Item 5c Continued…

subject to LAFCO oversight. It similarly concludes the Port qualifies as an "independent" special district, and accordingly eligible to seat members on the Commission and responsible for proportionally paying part of the special districts' share of the LAFCO budget. Staff's preliminary assessment is qualified pending additional discussion with the Port. The preliminary assessment is being shared with the Committee for information with an invitation to provide feedback as staff proceeds with finalizing a determination for future presentation to the Commission.

Staff presentation provided by Local Government Analyst I Michaela Peters.

Committee discussion followed.

The Committee Secretary confirmed there were no pre-registered speakers and no live email comments.

6. COMMITTEE MEMBER REPORTS

Al Lau wished the Committee Happy Holidays.

7. LAFCO EXECUTIVE OFFICER REPORT

Executive Officer Keene Simonds noted the following items:

- Discussed Expired Committee Terms and would like to update bylaws in March 2024
- Commission Clerk Tamaron Luckett retired as of December 2023
- Executive Assistant Erica Sellen has been promoted to Commission Clerk
- Assistant Executive Officer Priscilla Mumpower will be returning from maternity leave in February 2024
- Nine budgeted positions at LAFCO, but due to various vacancies and leaves, there are five staff members
- LAFCO Holiday Party will be held on December 18th

8. ADJOURNMENT

With no further business, the Special Districts Advisory Committee meeting was adjourned at 11:13 a.m.

Attest:

Erica Sellen
Committee Secretary

5a

AGENDA REPORT
Business | Information

March 15, 2024

TO: Special Districts Advisory Committee

FROM: Keene Simonds, Executive Officer
Michaela Peters, Analyst I

SUBJECT: **Informational Report |**
Property Tax Allocation and Exchanges in San Diego County

SUMMARY

The Special Districts Advisory Committee ("Committee") will receive an informational report in the form of a brochure on property tax allocations and exchanges in San Diego County. The item has been prepared as an administrative holdover from the prior fiscal year workplan with focus on the decision-making process with respect to whether property taxes will be reapportioned among local agencies in conjunction with LAFCO approving jurisdictional changes. The item is being presented for information with the opportunity for the Committee to provide feedback.

BACKGROUND

LAFCOs and Property Tax

The 1% property tax serves as a primary funding source for the majority of municipal services provided by the local agencies (cities and special districts) subject to San Diego LAFCO's regulatory and planning powers. As detailed, whenever LAFCO approves jurisdictional changes, State law requires a determination – either directly by the Commission or through negotiated agreements by the agencies – on whether exchanges should be made in the apportionments of the 1% property tax. The date of any reapportionments filed with the State Board of Equalization by December 1st will become effective on the following July 1st.

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Vice Chair Barry Willis, Alpine Fire Protection
Jo MacKenzie, Vista Irrigation
David A. Drake, Alt., Rincon del Diablo
Harry Mathis, General Public
Vacant, Alt., General Public

Adopted Workplan | Prior Direction to Prepare Informational Report on Property Taxes

San Diego LAFCO's activities are guided by an adopted workplan outlining specific projects in priority order and reset every fiscal year. Most projects remain on subsequent fiscal year workplans until they are completed unless the Commission determines to drop the item and reallocate resources to other priorities. Exceptions involve projects that are expected to be completed between the workplan's adoption in early May and June 30th or closely thereafter and require limited staff resources going into the new fiscal year. These exceptions are administrative holdovers with a current example from the prior fiscal year involving an informational report on property taxes and relationship to approved jurisdictional changes.

DISCUSSION

This item is for the Committee to receive an informational report in the form of a brochure outlining the relationship and related processes between jurisdictional changes overseen by the Commission and the allocation of the 1% property tax among local agencies. This includes providing context on the current allocation of the 1% property tax in San Diego County and the approval process to make any changes – or exchanges – in the apportionment to align with LAFCO approved jurisdictional changes. The item has been prepared by staff and presented to the Committee as an administrative holdover from the prior fiscal year workplan. The item is being presented for information with the opportunity for the Committee to provide feedback.

ANALYSIS

See attachment.

RECOMMENDATION

Information only.

ALTERNATIVES FOR ACTION

None.

PROCEDURES FOR CONSIDERATION

This item has been placed on the Committee's agenda for information part of the business calendar. It will include a verbal presentation by staff paired with the opportunity for the Committee to discuss and provide feedback as it chooses.

Respectfully,

Michaela Peters

Michaela Peters
Local Government Analyst I

Attachment:

1) Property Tax Basics

LOCAL AGENCY FORMATION COMMISSION
SAN DIEGO COUNTY

Property Tax

ALLOCATIONS, EXCHANGES, + MORE

The Basics of the 1% Property Tax in San Diego County



Key Takeaways

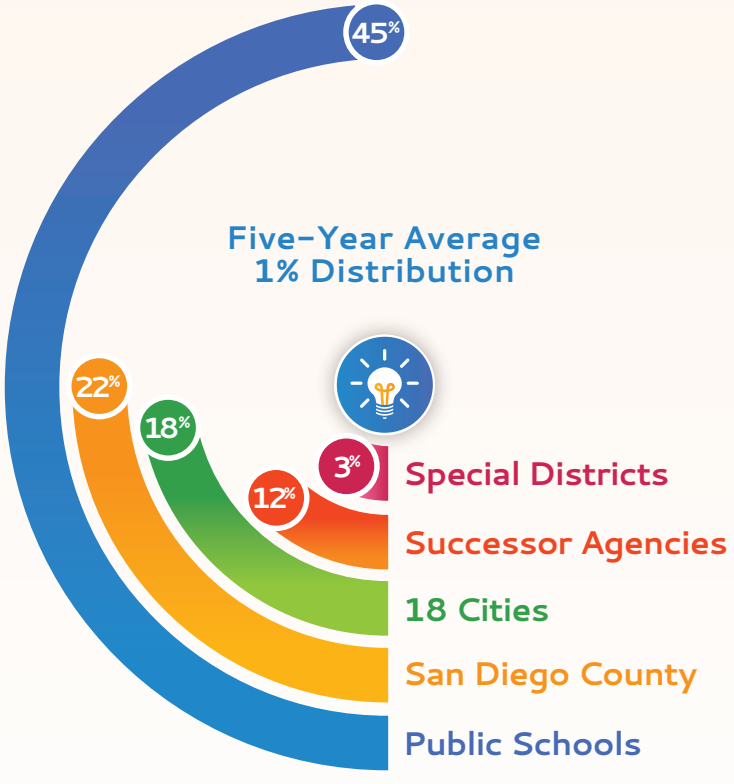
- The 1% property tax serves as the primary funding source for most local government agencies (County, cities, special districts, & school districts) in San Diego County and has generated an average annual sum of $5.9 billion over the last five years.
- Almost half of all property tax – $0.47 cents out of every $1.00 – collected in San Diego County goes to local school districts.
- Most of the remaining property tax collected in San Diego County – about $0.38 cents out of every $1.00 – goes to the County and the18 cities.
  - 40% of the County of San Diego's general fund revenue currently comes from property taxes.
  - 34% of the 18 cities combined general fund revenue comes from property taxes.
- Most jurisdictional changes processed by LAFCO include an exchange where property taxes are reapportioned among the subject agencies.
- LAFCO decides the exchange for incorporations and special district formations while the rest – annexations, detachments, etc. – are negotiated between local agencies.
  - There are several "master tax exchange" agreements dating back to the early 1980s to govern exchanges in property taxes between the County and cities, should an annexation (to the city) or detachment (to the County) be approved.
- The master agreements provide for the reapportionment of the County's existing allocation of the 1% in property taxes anywhere between 34% (Lemon Grove) to 53% (Oceanside).
- At any time, the County, cities, and special districts can request individual negotiations.
  - A seven-step process in statute guides the negotiations for exchanges between the County and cities.



Covering The Basics

Property Taxes in California

With limited exceptions, all property (land and improvements) in California are taxed at 1% of their assessed value. The 1% rate was set by Proposition 13, which was approved by voters in June 1978 by nearly two-thirds of the electorate. It also reset all properties' market value to 1975 levels while limiting increases going forward to no more than 2% annually. All monies generated from the 1% property tax goes to local government — and specifically counties, cites, special districts, and school districts — and can be used for any general public purpose.



Property Taxes in San Diego County

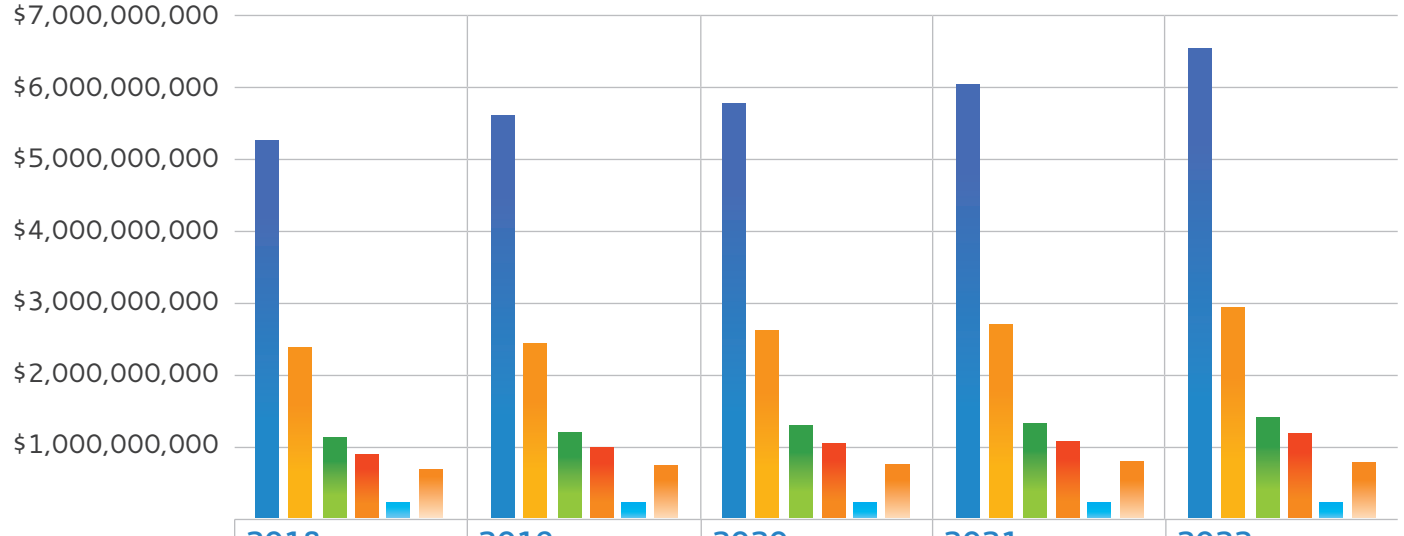
The average annual amount of the 1% of property tax collected and allocated in San Diego County has been $5.862 billion over a five-year period ending in 2022-2023.

Almost one-half — specifically 45% — of all property tax collected during this 60-month period has gone to 47 local public-school districts (elementary, high school, unified, and community college). Another 22% of the overall total has gone to the County of San Diego with a majority therein funding public safety and general administrative services. The remaining collection is divided between the 18 cities at 18%, redevelopment successor agencies at 12%, and special districts at 3%. Overall, the total amount of the 1% property tax revenue collected in San Diego County has increased by 20% over the five-year period and results in an average year adjustment of 4%.

Almost half of all property tax – $0.47 cents out of every $1.00 – collected in San Diego County goes to local school districts.



San Diego County 1% Property Tax Allocations



	2018	2019	2020	2021	2022
Total 1% Property Taxes	$5,260,273,094	$5,526,032,550	$5,856,551,713	$6,061,700,823	$6,569,133,623
45% Allocated to Public School Districts	$2,367,122,892	$2,502,914,648	$2,635,448,271	$2,727,765,370	$2,956,110,130
22% Allocated to County of San Diego	$1,157,260081	$1,223,647,161	$1,228,441,377	$1,333,574,181	$1,445,209,397
18% Allocated to the Other 18 Cities	$946,849,157	$1,001,165,859	$1,054,197,308	$1,091,106,148	$1,182,444,052
3% Allocated to Special Districts	$157,808,193	$166,860,997	$175,696,551	$181,851,025	$197,074,009
12% Redevelopment Successor Agencies	$630,180,717	$666,331,499	$701,614,894	$726,191,759	$786,982,208

LAFCO extends its appreciation to the County of San Diego Assessor's Office for the tax allocation information.

Significance of Property Tax Revenue

Revenue collected from the 1% property tax serves as primary funding source for most local government agencies' general purpose activities in San Diego County with the notable exception of enterprise special districts (i.e., water and wastewater providers). For example, the County of San Diego's use of the 1% property tax equals 39.5% of all operating revenue for the 2021–2022 fiscal year. Amounts and related percentages of the 1% property tax revenue collected by the 18 cities follows.

Cities' Collection of the 1% Property Tax and Overall Significance

Fiscal Year 2021–2022

City	Actual Revenue Recieved	% of Total Operating Revenue
Carlsbad	$81,012,000	51.4%
Chula Vista	$69,565,097	30.2%
Coronado	$34,299,322	58.2%
Del Mar	$7,771,396	34.6%
El Cajon	$23,485,978	25.5%
Encinitas	$55,505,022	60.2%
Escondido	$31,209,631	25.7%
Imperial Beach	$6,779,578	25.8%
La Mesa	$16,687,577	23.2%
Lemon Grove	$3,518,827	22.4%
National City	$16,753,096	25.6%
Oceanside	$74,505,579	40.0%
Poway	$26,360,676	58.5%
San Diego	$684,513,000	35.0%
San Marcos	$26,695,907	18.0%
Solana Beach	$10,523,133	41.7%
Santee	$21,363,100	41.9%
Vista	$28,981,824	22.9%
Average	**$67,751,708**	**34.3**

The Mechanics

The Journey from Assessment to Distribution

A four-part process underlies the administration of the property tax in San Diego County with respect to its journey from assessment to distribution. A building permit automatically triggers notice to the Assessor and the opportunity to initiate a reassessment if warranted. Additionally, a property owner is entitled to request a property value reassessment if they felt their assessment to be inaccurate.

- The County Assessor's Office is responsible for determining the taxable value of property (land and structures) and preparing the annual assessment roll. This includes applying allowable exemptions.
- The County Auditor's Office draws from the assessment roll generated by the Assessor's Office to compute tax rates and applies them to the properties' taxable value to generate tax bills.
- The County Tax Collector mails the tax bills generated by the Auditor's Office, collects monies, and updates taxpayer accounts.
- The Auditor's Office completes the administrative process and allocates and distributes monies collected by the Tax Collector to local agencies.

40% of the County of San Diego's general fund revenue currently comes from property taxes.

Adjusting Property Values



The assessed value of a property – and by extension, the amount subject to the 1% property tax charge – is limited to an increase no greater than 2% each year under Proposition 13 unless a change in ownership or new construction occurs. The 2% increase is applied to the base year value. The maximum 2% increase per year continues to be applied until a change in ownership or new construction occurs. The latter category – new construction – also includes improvements considered substantive by the County Assessor's Office. This commonly includes addition to land or improvements (e.g., lot combination, square foot expansion) as well as physical alternations (i.e., remolding, rehabilitation, or moderation) to a "like new" condition. Issuance of a building permit automatically triggers notice to the Assessor and the opportunity to initiate a reassessment if warranted. Additionally, a property owner is entitled to request a property value reassessment if they felt their assessment to be inaccurate. *For more information on assessment appeals, scan the QR code.

Use your phone's camera for a link!

Exchanges

Since jurisdictional boundaries are subject to changes, so too are the distribution of monies collected from the 1% property tax among local agencies. All jurisdictional changes under LAFCO oversight are subject to mandatory reviews and/or negotiations to determine what, if any, property tax exchanges shall apply. Approval of an exchange is made either by LAFCO or the subject local agencies depending on the type of jurisdictional change as provided below.

- LAFCO independently determines the property tax exchange for city incorporations and disincorporations as well as special district formations. All other jurisdictional changes require negotiated tax exchanges between the subject agencies.
- Board of supervisors are responsible for negotiating tax exchanges for jurisdictional changes involving – and with input – from one or more special districts.
- Board of supervisors and city councils are responsible for negotiating tax exchanges involving the annexation and/or detachment of lands between their jurisdictions.
- State law allows local agencies to mutually adopt "master tax exchange agreements" to govern all future jurisdictional changes between the signatories. However, the local agencies retain the ability to request individual negotiations on a case-by-case basis.

The exchange ultimately identifies the allocation of future 1% property taxes associated with the affected territory among the subject agencies going forward, should LAFCO approve the associated jurisdictional change. The exchange may also – and significantly – include other negotiated items among the subject agencies, such as the distribution of sales tax revenues, infrastructure purchases, or redistribution of regional housing assignments.

Master Tax Exchange Agreements in San Diego County

Most common jurisdictional changes – but not all – in San Diego County are covered under existing master tax exchange agreements dating back to the early 1980s. This involves annexation of unincorporated lands to certain cities as well as annexation of lands to enterprise special districts (e.g., water and wastewater agencies).

- **Annexation of Unincorporated Land to 15 Cities**

  The County of San Diego has adopted a master property tax exchange agreement that includes individually negotiated agreements with 15 of the 18 cities. These individual agreements were established during a two-year period between 1984 and 1985 and governs the percentage of 1% property tax revenues to be transferred to annexing cities. This master agreement specifies the base property tax revenues and annual tax increment generated from the affected territory shall be apportioned to the annexing city by an agreed-upon percentage as follows:

Carlsbad, 48%	National City, 46%
Chula Vista, 41%	Oceanside, 53%
Coronado, 53%	Poway, 43%
Del Mar, 41%	San Diego, 45%
El Cajon, 38%	San Marcos, 23%
Escondido, 36%	Santee, 43%
La Mesa, 38%	Vista, 41%
Lemon Grove, 34%	

  The annexing city's percentage is applied to the combined County and detaching special districts' share of the base property tax revenue and annual tax increment. The remaining balance of the base property tax revenue and annual tax increment is then transferred to the County General Fund. There are no master tax exchange agreements between the County of San Diego and Cities of Encinitas, Imperial Beach, and Solana Beach. Any annexation to these cities would require negotiated agreements per jurisdictional change proposal.

- **Annexation to Enterprise Districts: New Services**

  The County of San Diego has adopted a master tax exchange agreement on behalf of all enterprise special districts specific to annexing lands – whether incorporated or unincorporated – involving the establishment of new services. The agreement specifies no exchange of the 1% in property taxes will be provided.

- **Annexation to Enterprise Districts: Existing Services**

  The County of San Diego has adopted a master tax exchange agreement on behalf of all enterprise special districts specific to annexing lands – whether incorporated or unincorporated – involving existing service functions. The agreement specifies a full – 100% - exchange of the 1% in property taxes will be provided.



Negotiating Tax Exchange Agreements

The process for negotiating tax exchange agreements for applicable jurisdictional changes (e.g., annexations, detachments, latent service power activations, etc.) involving the 1% of property tax is prescribed under State law and ultimately covers seven steps as follows.



LAFCO Provides Dual Notice of Proposal to County Assessor and Auditor's Offices

Once in receipt of a jurisdictional change proposal, LAFCO provides dual notice to the County Assessor and Auditor's Offices. The dual notice requests information be provided to the subject agencies' whose boundaries and/or service areas would be altered irrespective of whether an applicable master tax exchange agreement exists. There is no timetable for LAFCO to issue the notice.

Assessor's Determination and Transmittal

Following receipt of the request by LAFCO, the County Assessor's Office determines the assessed value and tax rates for the affected territory subject to the jurisdictional change. The Assessor's Office shall make the determination and transmit the information to the County Auditor's Office within 30 days of notice from LAFCO.



Auditor's Estimates and Transmittal

After receiving the request by LAFCO as well as information provided by the Assessor, the County Auditor's Office estimates the amount of revenue generated from the 1% in property tax within the affected territory subject to the jurisdictional change. The Auditor also estimates the current apportionments of the 1% in property tax assigned to each local agency during the current fiscal year. The Auditor's Office shall transmit the estimates to all subject agencies within 45 days of notice from LAFCO.



Apply Master Tax Agreement or Negotiate New Agreement

Once in receipt of the information from the County Auditor's Office, the subject agencies shall consider whether to apply an existing negotiated master tax exchange agreement if one exists and/or negotiate a new agreement. The subject agencies must provide notice to LAFCO of their decision within 60 days unless otherwise specified by LAFCO. Any subject agency may extend the period up to 90 days.



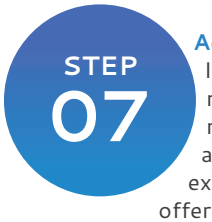
Consultation Process, If Needed

If a master tax agreement does not apply and/or a separate agreement has not been reached through open negotiations, the subject agencies shall mutually select and fund a third-party consultant to prepare a recommendation on a tax exchange agreement. The consultant's recommendation shall utilize existing policies and plans of the annexing city in determining the value of the tax exchange going forward. The analysis and recommendations shall be completed within 30 days.



Mediation Process, If Needed

If no agreement has been reached through the consultation process, the subject agencies shall mutually select and fund a third-party mediator to facilitate a tax exchange agreement. The mediator's services shall be completed within 30 days.



Advisory Arbitration, If Needed

If no agreement has been reached through the mediation process, the subject agencies shall mutually select and fund a third-party advisory arbitrator to determine an appropriate tax exchange agreement based on the best and final offer made by the subject agencies. The arbitrator's determination shall be presented to the governing boards as part of a noticed public hearing and either accepted or rejected. The arbitrator shall present their determination within 30 days.

If an agreement has not been accepted by all subject agencies through the advisory arbitration process, then LAFCO shall re-commence the process beginning with noticing the Assessor and Auditor's Offices. This will continue until an agreement is reached.

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

5b

AGENDA REPORT
Business | Information

March 15, 2024

TO: Special Districts Advisory Committee

FROM: Priscilla Mumpower, Assistant Executive Officer
Carol Ieromnimon, Analyst II
Chris Cate, LAFCO Consultant
Adam Wilson, LAFCO Consultant

SUBJECT: **Current Workplan Update on High Priorities | Municipal Service Reviews on Wholesale Water Agencies & Healthcare Districts in San Diego County**

SUMMARY

The Special Districts Advisory Committee ("Committee") will receive an update on the current adopted workplan and specific to San Diego LAFCO's highest placed priorities involving separate municipal service reviews on wholesale water service providers and healthcare districts. The MSR on wholesale water agencies will include a comprehensive review of the San Diego County Water Authority and a proportional review of the Metropolitan Water District of Southern California. The latter MSR will focus on the four healthcare districts in San Diego County: Fallbrook; Palomar; Grossmont; and Tri-City and will be divided into two parts. The update is provided for information with the opportunity for Committee members to provide feedback to staff in helping to address interests and/or priorities on behalf of special districts in San Diego County.

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Dane White, City of Escondido
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Vice Chair Barry Willis, Alpine Fire Protection
Jo MacKenzie, Vista Irrigation
David Drake, Alt., Rincon del Diablo
Harry Mathis, General Public
Vacant, Alt., General Public

BACKGROUND

Adopted Workplan & MSRs on Wholesale Water Agencies and Healthcare Districts

San Diego LAFCO's current fiscal year workplan includes 30 projects and is divided into two distinct categories – statutory and administrative – along with priority assignments set by the Commission. A scheduled MSR covering wholesale water agencies tops the priority list and covers LAFCO's statutory responsibility to perform an independent review of the San Diego County Water Authority and – albeit proportionally to its role in San Diego County – the Metropolitan Water District of Southern California. The scheduled MSR on the four healthcare districts in San Diego County comes in second and will highlight: Fallbrook; Palomar; Grossmont; and Tri-City. Specific statutory factors required under the MSR statute (Government Code 56430) include the following:

- Growth and Population Projections
- Present and Planned Service Capacities
- Adequacy of Services Relative to Community Needs
- Financial Standing
- Opportunities for Shared Facilities
- Accountability of Governmental Structure and Alternatives

DISCUSSION

This item is for the Committee to receive an update on the current adopted workplan and specific to San Diego LAFCO's highest placed priorities involving separate municipal service reviews on wholesale water service providers and healthcare districts. It follows Commission action in August 2023 to direct staff to regularly provide updates on the MSRs and in doing so provide opportunities in real-time for Commissioners, Committees, and the public to provide feedback on current and pending activities. The presentation will be provided by lead consultants Chris Cate and Adam Wilson.

ANALYSIS

None.

RECOMMENDATION

This item is presented to the Committee for information.

ALTERNATIVES FOR ACTION

None.

PROCEDURES FOR CONSIDERATION

This item has been placed on the Committee's agenda for information as part of the business calendar. The following procedures are recommended:

1) Receive verbal presentation from staff unless waived.
2) Invite comments from interested audience members if any.
3) Discuss and provided general feedback as needed.

On behalf of the Consultant Team,



Priscilla Mumpower
Assistant Executive Officer

Attachments: none

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

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AGENDA REPORT
Business | Discussion + Possible Action

March 15, 2024

TO: Special Districts Advisory Committee

FROM: Priscilla Mumpower, Assistant Executive Officer

SUBJECT: **Proposed Workplan and Budget for 2024-2025**

SUMMARY

The Special Districts Advisory Committee ("Committee") will review a proposed LAFCO workplan and budget for 2024-2025. The draft workplan outlines 30 activities in priority order and headlined by continuing municipal service reviews on wholesale water service providers and healthcare districts as well as grant work evaluating economic conditions for certain agricultural crops. Several new projects round out the draft workplan and headlined by initiating a municipal service review on the San Diego Association of Local Governments (SANDAG) and its housing and transportation functions as well as an informational report on governmental homeless services. The draft workplan informs the draft budget, which totals $2.887 million in matching expenses and revenues. More than four-fifths of total expenses – $2.403 million – cover operating costs and represents an increase of 6.3% and largely ties to inflationary adjustments plus targeted enhancements in certain non-labor accounts. Local agencies' apportionments continue to represent nine-tenths of all operating revenues and set to increase in line with the rise in operating expenses at 6.3%. The item is for Committee review and feedback with the opportunity to forward specific recommendations and/or requests to the Commission.

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Jo MacKenzie, Vista Irrigation
David A. Drake, Alt., Rincon del Diablo
Harry Mathis, General Public
Vacant, Alt., General Public

BACKGROUND

San Diego LAFCO is responsible under State law to adopt a proposed budget by May 1st and a final budget by June 15th. A mandatory review by all local funding agencies is required between the two adoption periods.

DISCUSSION

This agenda item is for the Committee to review and provide feedback on a proposed (a) workplan and (b) budget for the upcoming fiscal year. LAFCO adopted both items at its March 4, 2024 meeting with direction to staff to initiate a formal public review period. A user-friendly guide on the proposed workplan and budget is available as Attachment One.

ANALYSIS

San Diego LAFCO's proposed draft workplan and budget for 2024-2025 largely reflects a status quo with respect to continuing existing service and funding levels with limited exceptions. The status quo is reflected in the draft workplan as continuing the Commission's practice to set a full and otherwise proactive workplan with 30 special projects over the 12-month period. The status quo is similarly reflected in the draft budget and highlighted by labor costs increasing by only 0.5% over the current fiscal year while retaining core staffing resources as detailed above. Most non-labor costs are also staying relatively flat with limited exceptions and highlighted by a targeted enhancement to increase funding for consultants and their technical expertise and done so to better reflect recent fiscal year actuals. Cost-savings in other labor and non-labor accounts are helping to reduce the overall increase in operating expenses to 6.3% – or $142,114 – and only slightly above the current annual inflation estimate of 5.8% for the San Diego region.

RECOMMENDATION

Consider the proposed workplan and budget and provide feedback to staff as well as any formal recommendations and/or requests to the Commission.

ALTERNATIVES FOR ACTION

The following alternatives are available to the Committee:

Alternative One (recommended):
Take no action other than providing feedback to LAFCO staff.

Alternative Two:
Provide specific recommendations and/or requests directly to the Commission.

PROCEDURES FOR CONSIDERATION

This item has been placed on the agenda under the business calendar with the potential to take actions as described above. The following procedures are suggested.

1) Receive verbal report from staff unless waived.
2) Consider the Committee's preferences.

Respectfully,



Priscilla Mumpower
Assistant Executive Officer

Attachment:

1) Guide to the Proposed Draft Workplan and Budget for FY2025

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PROPOSED DRAFT

Workplan & Budget Guide

FOR 2024–2025

About Us

Local Agency Formation Commissions – or LAFCOs – are boundary makers that oversee the creation and expansion of cities and special districts in all 58 counties of California. LAFCOs exercise regulatory and planning powers to coordinate publicly provided services, such as water or fire protection, and match them with community needs. **The goal of every LAFCO is to facilitate smart growth while avoiding urban sprawl.**

San Diego LAFCO operates within the second largest county in California as measured by population and currently tasked with overseeing over 100 local governmental agencies.

A summary of San Diego LAFCO's proposed draft workplan and budget for 2024–2025 follows.

2024-2025 Workplan Guide

The proposed draft workplan list 30 targeted projects for 2024–2025 comprising both new and continued activities. The targeted projects complement LAFCO's baseline commitment to process jurisdictional proposals and related service requests in a timely manner and are divided between three priority categories – high, medium, and low. An outline of all 30 projects with additional details on the "Top 10" follows.

No. 1
Municipal Service Review on Wholesale Water Service Providers
San Diego County Water Authority + Metropolitan Water District

No. 2
Municipal Service Review on Healthcare Districts
Fallbrook, Grossmont, Palomar, + Tri-City Healthcare Districts

No. 3
Transition External Accounting System
Implement Cloud Conversion for Quickbooks and Add Public-Facing Features

No. 4
Municipal Service Review on the Greater Carlsbad Region
City of Carlsbad, Carlsbad Municipal Water District, + Leucadia Wastewater District

No. 5
State Planning Grant Award (SALC 2.0): "Greening Agriculture"
Return-on-Investment and GAP Analyses in Support of Small Farming Operations

No. 6
RCD Ad Hoc Committee, Year Two: Transitioning OSAs to Boundary Changes
Greater San Diego, Mission, + Upper San Luis Rey Resource Conservation Districts

No. 7
Municipal Service Review on Greater San Marcos/Vista Region: Part I
Cities of San Marcos and Vista

No. 8
Municipal Service Review on Greater San Marcos/Vista Region: Part II
San Marcos and Vista Fire Protection Districts, Vista Irrigation District, Vallecitos Water District, + Buena Sanitation District

No. 9
Policy Review on Accounting + Auditing Procedures
Modernize and Harmonize Accounting + Auditing Policies to LAFCO's Needs

No. 10
Staffing + Professional Development
Fill Budgeted Positions + Establish In-Service Days to Enhance Professional Development

Medium Priorities

- No. 11 | Policy Review: Job Descriptions
- No. 12 | MSR: SANDAG
- No. 13 | Custom Project Manager Tracker
- No. 14 | Staffing Special Districts Advisory Committee
- No. 15 | Info Report on Homeless Services
- No. 16 | Staffing Cities Advisory Committee
- No. 17 | MSR: Greater Encinitas Region
- No. 18 | Complete FY2023 Audit
- No. 19 | MSR: Greater Del Mar/ Solana Beach Region
- No. 20 | Website Content Expansion + Enhancement

Lower Priorities

- No. 21 | Annual Local Agency Directory
- No. 12 | Policy Review: Applicant Forms + Requirements
- No. 23 | Authorizing Credit Card Payments
- No. 24 | CALAFCO Legislative Committee
- No. 25 | Legislative Proposal on G.C. 56133
- No. 26 | SDAC Bylaws
- No. 27 | Info Report on Community Choice Aggregations
- No. 28 | Liaison with Local Native American Tribes
- No. 29 | Online Service + Fiscal Indicators
- No. 30 | Policy Review: Public Member Appointments

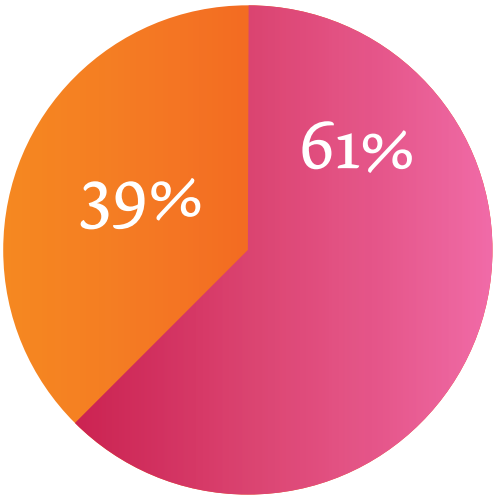
For a complete listing of the draft workplan, please visit: **sdlafco.org**

2024-2025 Draft Budget Guide

San Diego LAFCO's proposed draft budget for 2024-2025 ties directly to funding the associated workplan and sets total matching expenses and revenues at $2.888 million. Four-fifths of total expenses tie to operating costs, which tally $2.403 million and represents a change over the current fiscal year of 6.3% - or $142,14 and slightly above the 5.8% annual inflation rate for the San Diego area. The remaining portion of the total budget involves non-operating units and largely tie to transacting revenues and expenses involving a State planning grant and debt service.

Key budgeted operating expenses and revenues follow.

Operating Expenses: $2.403 Million



Salaries and Benefits Cost

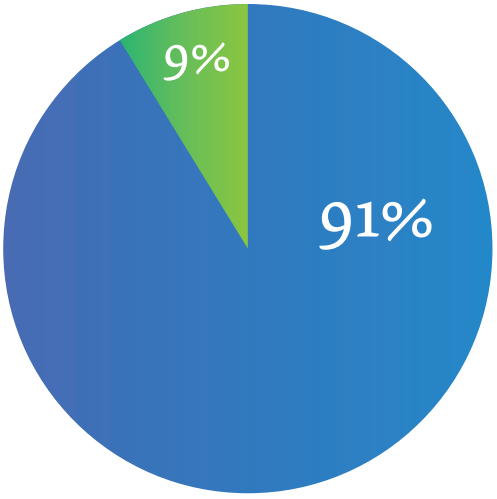
- $1.444 million; an increase of 0.5% over current year
- Amount equals 61% of all operating expenses
- Reduces budgeting staffing from 9.0 to 8.0 FTE
  - Eliminates vacant executive assistant position
- Accommodates previously approved 2.75% COLA
- Also accommodates anticipated merit increases
- Also accommodates CPI increase to meeting per diems to $291
- All line-item accounts show decreases expect pension

Services and Supplies Cost

- $0.959 million; an increase of 16.3% over current year
- Amount equals 39% of all operating expenses
- Two line item accounts underlie increase:
  - Increase in professional services to cover increase need for consultants and their technical expertise in preparing MSRs
  - Increase in memberships to cover new partnership with Assura Group to implement and host online project management tracking



Operating Revenues: $2.377 Million



Application Fees

- $0.215 million; same as current year
- Amount equals 9% of all operating revenues

Local Agency Contributions

- $2.162 million; an increase of 6.3% over current year
- Amount equals 91% of all operating expenses
- Allocation set by State law as follows:
  1. County of San Diego covers $0.618 million
  2. Cities less San Diego cover $0.618 million
  3. Special districts cover $0.618 million
  4. City of San Diego covers 0.309 million

Amounts for specific cities and districts further apportioned by Auditor's Office based on each agency's percentage of revenues relative to all revenues collected by their city/district peers

UNRESTRICTED FUND BALANCE

(estimate as of June 1, 2024)

Committed:	$750,000
Assigned:	$62,500
Unassigned:	$836,154
TOTAL:	$1,648,654

TOP CITY ALLOCATION

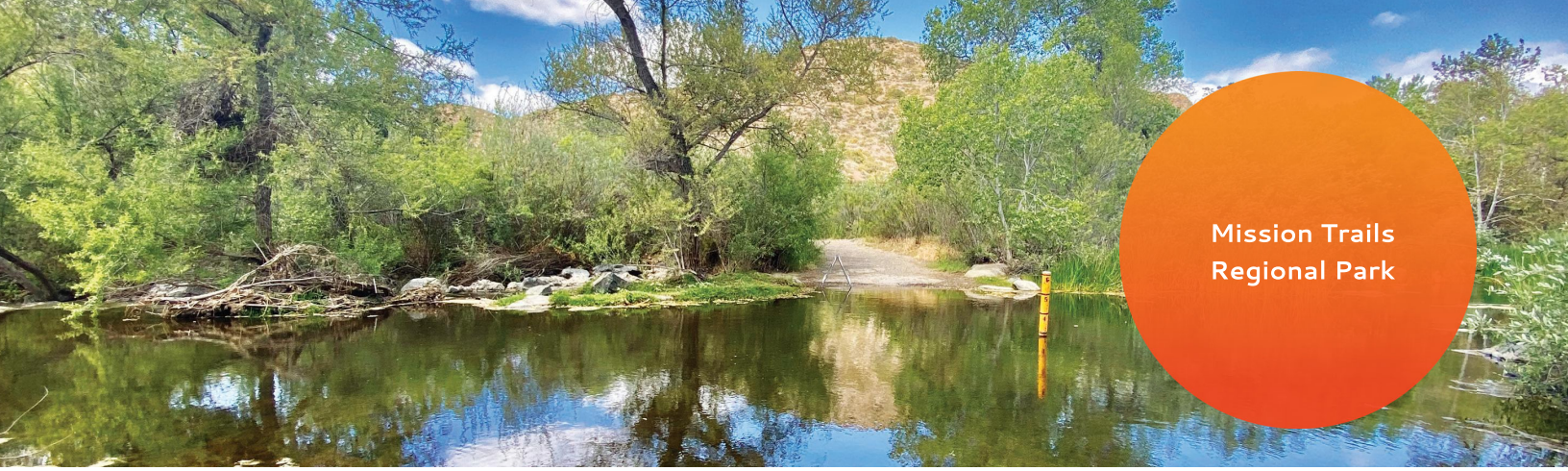
1. San Diego
2. Chula Vista
3. Carlsbad
4. Oceanside
5. Escondido

(based on FY2023 contributions)

TOP DISTRICT ALLOCATIONS

1. Otay Water District
2. Helix Water District
3. Padre Dam Municipal Water District
4. Olivenhain Municipal Water District
5. Vallecitos Water District

(based on FY2023 contributions)



San Diego LAFCO's Commission

San Diego LAFCO is governed by a 13-member "Commission" comprising county, city, special district, and public members. All Commissioners are appointed elected officials with the exception of the two public members. Commissioners serve four–year terms and divided between "regulars" and "alternates" and must exercise their independent judgment on behalf of the interests of residents, landowners, and the public as a whole. Commissioners are subject to standard disclosure requirements and must file annual statements of economic interests. The Commission has sole authority in administering its legislative responsibilities and decisions therein are not subject to an outside appeal process.



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Chair
City of San Diego



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Alpine Fire Protection



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Commissioner
County of San Diego



Kristi Becker
Commissioner
City of Solana Beach



Jo MacKenzie
Commissioner
Vista Irrigation



Dane White
Commissioner
City of Escondido



David Drake
Alternate
Rincon Del Diablo



Harry Mathis
Alternate
General Public



John McCann
Alternate
City of Chula Vista



Nora Vargas
Alternate
County of San Diego



Marni von Wilpert
Alternate
City of San Diego

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

5d

AGENDA REPORT
Business | Information

March 15, 2024

TO: Special Districts Advisory Committee

FROM: Michaela Peters, Analyst I

SUBJECT: **Grant Update |**
Sustainable Agricultural Lands Conservation Planning Grant 2.0

SUMMARY

The Special Districts Advisory Committee ("Committee") will receive an update on our ongoing SALC planning grant – i.e., "SALC 2.0" – in partnership with the County of San Diego's Planning and Development Services (PDS). SALC 2.0 entails conducting a comprehensive market analysis for both existing and emerging crops, alongside a gap analysis aimed at pinpointing areas where governmental intervention can help bridge economic gaps, thereby supporting small-scale farming operations throughout the County. Notably, recent progress includes the finalization of the MOU between San Diego LAFCO and PDS, delineating respective roles and responsibilities. Since August 2023, LAFCO has enlisted the expertise of Agricultural Impact Associates to undertake the market analysis, as well as engaged Rick Engineering as an outreach consultant, achieving significant headway in the first two quarters. The update is for information and provides an opportunity for the Committee to ask questions or provide related feedback as grant work extends into late 2025.

BACKGROUND

Sustainable Agricultural Lands Conservation Program

SALC was created in 2014 as a component of the California Strategic Growth Council and administered by the Department of Conservation. The SALC program is primarily funded

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Vacant, Alt., General Public

through the California Climate Investments, a statewide program that provides cap-and-trade funds through agricultural conservation acquisition and planning grants for programs intended to reduce greenhouse gas emissions. The principal goals of SALC are stated as:

- Protect at-risk agricultural lands from sprawl development to promote growth within existing jurisdictions, ensure open space remains available, and support a healthy agricultural economy.

- Further the purpose of Assembly Bill 32 by avoiding increases in greenhouse gas emissions associated with the conversion of agricultural land to more greenhouse gas-intensive nonagricultural uses.

DISCUSSION

This item is for the Committee to receive an update on the ongoing work from the previous SALC 1.0 planning grant – specifically focusing on its recommendations – with assistance from partner (San Diego County PDS) and in collaboration with Agricultural Impact Associates and Rick Engineering to assess economic, social, and agricultural sustainability in San Diego County. The item is being presented to the Committee for information and feedback only.

Partnerships

San Diego LAFCO has formally partnered with two consultants in collaboration with PDS on the SALC grant and relative to its six main tasks and deliverables: (1) grant management; (2) market analysis; (3) GAP analysis; (4) outreach & education plan; (5) strategic vision plan; and (6) final report – "Greening Agriculture". Details on each agency and its agreed responsibilities follow and detailed in Attachment One.

- ***San Diego County PDS*** is collaborating with LAFCO on the completion of ***tasks 4 through 6*** involving producer & stakeholder outreach, education, meeting participation, meeting facilitation, and report review.

- ***Agricultural Impact Associates*** is collaborating with LAFCO on the completion of ***tasks 2 and 3*** involving market data collection and aggregation, gap analysis of marginal and sustainable small farm operations in San Diego County, preparation of a written report with findings, and participation in meetings.

- ***Rick Engineering*** is collaborating with LAFCO on the completion of ***tasks 4 through 6*** involving constituent outreach, meeting facilitation, meeting participation, community education, and report review.

Grant Budget

The grant is budgeted at $500,000. Through December 2023 total authorized expenses have totaled $52,968 – or 10.6% -- of the total. The highest recorded expense is attributed to data collection for the Market Analysis under Task 2 and totaled at $37,599 – or 41.8% -- of the allocated total for Task 2.

SALC Grant Budget Task 1 – Task 6							
Cost Category	**Task #1**	**Task #2**	**Task #3**	**Task #4**	**Task #5**	**Task #6**	**Total**
Cumulative Total	$7,425	$37,599	$0.00	$7,943	$0.00	$0.00	$52,968
Allocated Total	**$30,000**	**$90,000**	**$90,000**	**$80,000**	**$80,000**	**$80,000**	**$500,000**
Percentage of Budget	**24.8%**	**41.8%**	**0.00%**	**9.9%**	**0.00%**	**0.00%**	10.6%

ANALYSIS

San Diego LAFCO and consultants are making steady progress on SALC 2.0 – albeit slightly behind the anticipated schedule. With plenty of room left in the planning phase of the project, the delay in data collection to accommodate constituent outreach is justified. Tasks 1, 2, and 4 are concurrently underway with all four crops having been selected: avocados, lemons, strawberries, and tomatoes. Task 2 (market analysis) has been extended by approximately 60-90 days to allow for additional time in acquiring necessary data collected directly from producers through in-person outreach. Task 4 (outreach & education) is underway and highlighted by recently securing Rick Engineering as the tasked consultant. Activities throughout the remainder of the year will be focused on completing both the market and GAP analyses, and continuing outreach and education efforts. Leveraging the data collection phase is expected to culminate in a written report with findings and related recommendations. Grant activities are currently progressing within budget and on schedule.

RECOMMENDATION

Information only.

ALTERNATIVES FOR ACTION

None.

PROCEDURES

This item has been placed on the Committee's agenda for information as part of the business calendar. The following procedures are suggested.

1) Receive verbal presentation from staff unless waived.
2) Discuss item and provide feedback as appropriate.

Respectfully,

Michaela Peters

Michaela Peters
Analyst I

Attachment:

1) Final SALC 2.0 Work Plan

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Attachment 2: Work Plan

Task Number	Performance Measure (Deliverables)	Timeline *Q1 (Jan – Mar)* *Q2 (April – June)* *Q3 (July – Aug)* *Q4 (Sept – Dec)*	Total Requested Grant Funds
Task 1 - Grant Management	**Main Deliverables:** Subcontractor grant agreements, progress reports, submission of deliverables, and final report to DOC	06/2023-06/2025	**$30,000.00**
Task 2 - Market Analysis Subtask 2A: Identify and Retain an Ag-Economist Consultant Subtask 2B: Market Data Collection and Aggregation Subtask 2C: Prepare Market Analysis Report	**Main Deliverables:** Prepare Market Analysis Report with Market Information and Best Practice Data	06/2023-01/2024	**$90,000.00**
Task 3 - Perform GAP Analysis Subtask 3A: Identify and Retain an Ag-Economist Consultant Subtask 3B: Conduct Gap Analysis Subtask 3C: Prepare Gap Analysis Report	**Main Deliverables:** Gap Analysis on Marginal vs. Sustainable Farm Operations using data generated in Task 2. Defining "sustainable" farming practices. Prepare Report on the Gap Analysis of Market Information and Best Practice Data	01/2024-09/2024	**$90,000.00**
Task 4 - Outreach & Education Plan Subtask 4A: Identify and Retain Planning Consultant & Create Outreach Team Subtask 4B: Hold Series of Producer and Stakeholder Meetings Subtask 4C: Compile Community Input Subtask 4D: Prepare Agricultural Community Feedback Report	**Main Deliverables:** Meetings with Stakeholders Inform/Educate Discuss Receive input Agricultural Community Feedback Report	01/2024-06/2025	**$80,000.00**

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Task 5 - Strategic Plan Subtask 5A: Identify and Retain Planning Consultant to research and identify key policies, programs, and/or projects Subtask 5B: Strategize implementation Subtask 5C: Prepare Report	**Main Deliverables:** Develop Strategic Plan Report outlining key policies, program, and/or projects to aid farmers in closing the economic "gap"	01/2024-03/2025	**$80,000.00**
Task 6 - Greening Agriculture | Final Report Subtask 5A: Draft Final Report Subtask 5B: Circulate Draft for Review and Comment Subtask 5C: Finalize Final Report Subtask 5D: Present Draft and Final Report to Board of Supervisors for adoption.	**Main Deliverables:** Final Greening Agriculture in the San Diego Region Report Presentations to LAFCO Commission and County of San Diego Board of Supervisors with program, policy and/or regulation streamlining recommendations.	01/2025-09/2025	**$80,000.00**