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:

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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

5a

AGENDA REPORT
Consent | Action

November 6, 2023

TO: Commissioners

FROM: Erica Sellen, Executive Assistant

SUBJECT: **Approval of Meeting Minutes | Regular Meeting of October 2, 2023**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider draft minutes prepared for the regular meeting held on October 2, 2023. The minutes are in action-form and being presented for formal Commission approval.

BACKGROUND

The Ralph M. Brown Act was enacted by the State Legislature in 1953 and – among other items – requires public agencies to maintain written minutes for qualifying meetings.

DISCUSSION

This item is for San Diego LAFCO to consider approving action minutes for the October 2, 2023, regular meeting. The attendance record for the meeting follows.

- All regular Commissioners were present except Andy Vanderlaan (Public).
- All alternate Commissioners were present except Nora Vargas (County of San Diego) and Marni von Wilpert (City of San Diego).

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Joel Anderson, 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
Vice Chair Stephen Whitburn, City of San Diego
Marni von Wilpert, Alt., City of San Diego
Jo MacKenzie, Vista Irrigation
Barry Willis, Alpine Fire Protection
David Drake, Alt., Rincon del Diablo
Andy Vanderlaan, General Public
Harry Mathis, Alt., General Public

ANALYSIS

The attached draft minutes for the October 2, 2023, regular meeting accurately reflect San Diego LAFCO's deliberations as recorded by the Acting Commission Clerk. A video recording of the meeting has also been posted on the Commission's website (www.sdlafco.org).

RECOMMENDATION

It is recommended San Diego LAFCO approve the draft minutes prepared for the October 2, 2023, regular meeting as presented. This recommendation is consistent with Alternative One outlined in the proceeding section.

ALTERNATIVES FOR ACTION

The following alternatives are available to San Diego LAFCO:

Alternative One (recommended):
Approve the attached draft minutes prepared for the October 2, 2023, regular meeting with any requested corrections or clarifications.

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

PROCEDURES

This item has been placed on San Diego LAFCO'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 Commission.

Respectfully,

Erica A. Sellen

Erica Sellen
Executive Assistant

Attachment:

1) Draft Meeting Minutes for October 2, 2023

DRAFT MINUTES
SAN DIEGO LAFCO
October 2, 2023 REGULAR MEETING

1. 8:15 A.M. – CALL TO ORDER BY CHAIR

Item 1a
ROLL CALL

The regular meeting was called to order at 8:23 a.m. by Chair Desmond following a brief technical delay associated with the video-conferencing system. The Acting Commission Clerk performed the roll call with the following attendance recorded.

Regulars Present:	Joel Anderson, County of San Diego Kristi Becker, City of Solana Beach Jim Desmond, County of San Diego (CHAIR) Jo MacKenzie, Vista Irrigation District Stephen Whitburn, City of San Diego (VICE CHAIR) Dane White, City of Escondido Barry Willis, Alpine Fire Protection District
Alternates Present:	David Drake, Rincon del Diablo Municipal Water District Harry Mathis, Public (voting) John McCann, City of Chula Vista
Members Absent:	Andy Vanderlaan, Public (regular) Nora Vargas, County of San Diego (alternate) Marni von Wilpert, City of San Diego (alternate)

The Acting Commission Clerk confirmed a quorum with eight voting members present. Also present were the following LAFCO staff members: Executive Officer Keene Simonds; Commission Counsel Holly Whatley; Assistant Executive Officer Priscilla Mumpower; Local Government Analyst II Carolanne Ieromnimon; Local Government Analyst I Michaela Peters; GIS/IT Analyst Dieu Ngu; and Executive Assistant Erica Sellen serving as the Acting Commission Clerk.

Commissioner Whitburn left the meeting at 9:20 a.m.

Item 1b
PLEDGE OF ALLEGIANCE

Commissioner Mathis led the Pledge of Allegiance.

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

None.

3. AGENDA REVIEW

Chair Desmond asked the Executive Officer if there were any requests to remove or rearrange items on the agenda. Executive Officer Simonds requested the Commission take Items 10b and 10c out of order to proceed immediately after Item 6a and in doing so accommodate Vice Chair Whitburn's need to leave by 9:20 a.m. Without any other requests, and with the concurrence of the Commission, the Chair stated the Commission would proceed in order as requested by the Executive Officer.

4. PUBLIC COMMENT AND RELATED ITEMS

Chair Desmond invited anyone from the public to address the Commission on a matter not directly related to an agenda item.

Chair Desmond invited comments from the following registered speaker:

- Tom Kennedy, Rainbow Municipal Water District

5. CONSENT ITEMS

Item 5a
Approval of Meeting Minutes for August 7, 2023
Item presented to approve draft action minutes prepared for the Commission's August 7, 2023 special meeting. Recommendation to approve.

Item 5b
Commission Ratification | Recorded Payments for July and August 2023
Item presented to ratify recorded payments made and received by the Executive Officer for the months of July and August 2023. Recommendation to ratify.

Item 5c
Proposed "Escondido North LLC-Stanley Avenue Reorganization" (Conway) | Annexation to the City of Escondido with Concurrent Detachment from County Service Area No. 135 and Related Actions (RO23-07-A)
Item presented to consider a reorganization proposal initiated by landowner petition with the principal action to annex one legal parcel involving 2.01 unincorporated acres – developed with an existing single-family residence and accessory dwelling unit along Stanley Avenue – 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 is part of a 14.1 acre planned development site tentatively approved by the City for a 56-unit subdivision ("Conway Subdivision"). The purpose of the proposal accordingly is to accommodate the planned development by placing the entire site within the City.

CONSENT ITEMS CONTINUED…

Item 5c continued
Chair Desmond invited comments from the following registered speakers with stated positions to the staff recommendation noted in parenthesis:

- Tom Kennedy (opposition)
- Dylan Bird, Escondido North LLC (support)

Item 5d
Results of Protest Hearings |
Proposed "Fallbrook PUD & Rainbow MWD Wholesaler Reorganizations" – Annexations to Eastern Municipal Water District (RO20-05 and RO20- 04)
Item presented to receive the results of protest hearings held for two coordinated reorganization proposals filed by Fallbrook Public Utility District and Rainbow Municipal Water District. The proposals were conditionally approved by the Commission in July 2023 and involve the transfer of wholesale water service responsibilities within the applicants' jurisdictional boundaries from the San Diego County Water Authority to Eastern Municipal Water District. The noticed protest hearings were held on August 18, 2023 and marked the culmination of a 21-day period in which landowners and/or registered voters could file written objections to the annexations. No written protests were received for either proposal. Recommendation to formally receive.

Item 5e
Progress Report on the Adopted Workplan
Item presented to 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.

Item 5f
Approval of Independent Audit Expense for FY2022-2023
Item presented to consider approval of an independent audit expense in the amount of $9,950 with O'Conner and Company covering 2022-2023. Staff recommends the Commission approve the expense with any related direction in proceeding with the audit.

Item 5g
Report on Active Proposals and Related Activities
Item presented to receive a status report on active proposals currently on file with LAFCO. Information only.

**

Commissioner Willis motioned with a second from Commissioner MacKenzie to approve the consent calendar items with staff recommendations (Alternative One) as presented.

CONSENT ITEMS CONTINUED…

Roll call requested:

AYES:	Anderson, Becker, Desmond, MacKenzie, Mathis (voting), Whitburn, White, and Willis
NOES:	None
ABSENT:	Vanderlaan, Vargas, and von Wilpert
ABSTAINING:	None

The Acting Commission Clerk confirmed the motion was approved 8-0.

**6. PUBLIC HEARING ITEMS |
COMMISSIONER DISCLOSURE OF EX PARTE COMMUNICATIONS**

**Item 6a
CONTINUED FROM AUGUST 2023
Proposed "Camino de la Fuente-Wick Change of Organization" |
Annexation to San Diego County Sanitation District and Conforming Sphere of Influence Action (CO22-20)**

Item presented to consider a change of organization initiated by a landowner to annex approximately 35.32 acres of unincorporated territory to the San Diego County Sanitation District. The affected territory as submitted comprises two legal parcels presently undeveloped with surface improvements tied to an existing use as a waiting lot for commercial trucks passing through a nearby land port of entry. The proposal purpose is to extend public wastewater service to facilitate the future placement and connection of a toilet trailer. Staff recommends conditional approval of the proposal as submitted with a conforming sphere amendment. Staff also recommends waiver of protest proceedings and exemption findings under the California Environmental Quality Act.

Chair Desmond invited any disclosures from Commissioners on material ex parte communications. No disclosures reported.

Local Government Analyst II Carolanne Ieromnimon provided the staff presentation.

Chair Desmond proceeded to open the public hearing and invited comments from the public.

The Acting Commission Clerk confirmed there were no registered speakers or live e-mail comments.

Chair Desmond proceeded to close the public hearing.

**

Commissioner Anderson motioned with second from Commissioner MacKenzie to approve the staff recommendation (Alternative One) as listed in the agenda report.

PUBLIC HEARING ITEMS CONTINUED…

Roll call requested:

AYES:	Anderson, Becker, Desmond, MacKenzie, Mathis (voting), Whitburn, White, and Willis
NOES:	None
ABSENT:	Vanderlaan, Vargas, and von Wilpert
ABSTAINING:	None

The Acting Commission Clerk confirmed the motion was approved 8-0.

7. BUSINESS ITEMS

Item 7a
Update to Draft Policy on Out-of-Agency Services
Item presented to review an update to a draft policy governing outside service approvals for cities and special districts. The item is part of LAFCO's adopted workplan and responds to growing attention – and in some instances controversies – involving out-of-agency services due in part to increased communications with local agencies through the municipal service review program. The update incorporates earlier feedback from the Commission following, and subsequent to, reviewing an initial draft at its November 2022 meeting. The aim of the update is to formalize and expand existing practices in administering out-of-agency services activities and in doing so provide clear direction to local agencies to help ensure statutory compliance relative to Commission standards. The item is being presented for discussion and feedback – including whether to add a specific local policy statement to make explicit the Commission determines exemption eligibility – ahead of concluding the public review period and returning for action at a future meeting.

Executive Officer Keene Simonds provided the staff presentation.

Chair Desmond invited comments from the following registered speakers with stated positions to the staff recommendation noted in parenthesis:

- Oliver Smith, LAFCO SDAC Member (opposition)
- Tom Kennedy, Rainbow Municipal Water District (support)

The Acting Commission Clerk confirmed there were two online speakers. Chair Desmond invited comments from the following online speakers:

- Brian Olney, Helix Water District
- Jose Martinez, Otay Water District

Commission discussion followed with feedback to the Executive Officer on suggested changes ahead of staff returning with the item for future formal action.

BUSINESS ITEMS CONTINUED...

Item 7b
Informational Report |
Property Tax Allocations and Exchanges in San Diego County
Item presented to 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 with the opportunity for the Commission to provide feedback before staff finalizes the brochure for formal publication and distribution.

Local Government Analyst I Michaela Peters provided the staff presentation.

Commission discussion followed. No action.

Item 7c
Consideration and Possible Approval of Sixth Amendment to Executive Officer's Employment Contract, Including Salary Adjustment
Item presented to consider a recommendation by the Executive Officer Compensation Committee (Desmond, Whitburn, and Vanderlaan) to approve a fifth amendment to the employment agreement with Executive Officer Keene Simonds.

Legal Counsel Holly Whatley reported provided the staff presentation.

Chair Desmond provided an update from the EO Compensation Committee and the agreement therein that the Executive Officer's performance has been exemplary and merited a salary increase. The Chair advised the specific recommendation of the Committee is to adjust Mr. Simonds' salary to reflect the average salary in the region as shown in attachment two of the staff report – $224,313.77.

**

Commissioner Desmond motioned with second from Commissioner Anderson to approve the Committee recommendation as listed in the agenda report.

Roll call requested:

AYES:	Anderson, Becker, Desmond, MacKenzie, Mathis (voting), White, and Willis
NOES:	None
ABSENT:	Whitburn, Vanderlaan, Vargas, and von Wilpert
ABSTAINING:	None

The Acting Commission Clerk confirmed the motion was approved 7-0.

8. EXECUTIVE OFFICER REPORT

Executive Officer Keene Simonds noted bounded copies of the Local Agencies Directory were passed out to the Commission ahead of the meeting. The Executive Officer also noted that this will be Assistant Executive Officer Priscilla Mumpower's last meeting before going on maternity leave.

9. COMMISSIONER ANNOUNCEMENTS | REQUESTS FOR FUTURE ITEMS

Commissioner MacKenzie noted a recent article in the San Diego Union Tribune involving the Grand Jury's recent review of the San Diego Port Authority prompts a question – is the Port subject to LAFCO? After a brief exchange with the Executive Officer, Commissioner MacKenzie requested staff review the topic and advise the Commission accordingly.

10. CLOSED SESSION

Item 10a
Conference with Legal Counsel; Existing Litigation
Government Code Section 54956.9(d)(1)
The Commission finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the Commission in the litigation San Diego County Water Authority v. San Diego County Local Agency Formation Commission et al. (San Diego County Superior Court Case No. 37-2023-000036018-CU-TT-CTL)

Legal Counsel Holly Whatley reported that there was no reportable action.

Item 10b
Public Employee Performance Evaluation
California Government Code Section 54957(b)
Employee: Keene Simonds

Legal Counsel Holly Whatley reported that there was general discussion with no reportable action because Items 10b and 10c will be heard in open session during Item 7c.

Item 10c
Conference with Labor Negotiators
California Government Code section 54957.6
Agency designated representatives: EO Compensation Committee (Chair Desmond; Vice-Chair Whitburn; Commissioner Vanderlaan)
Unrepresented Employee: Executive Officer

Legal Counsel Holly Whatley reported that there was general discussion with no reportable action because Items 10b and 10c will be heard in open session during Item 7c.

11. ADJOURNMENT TO NEXT MEETING

With no further business the Chair adjourned the meeting at 10:36 a.m.

I hereby attest the minutes above accurately reflect the deliberations of the Commission at its October 2, 2023 meeting.

ATTEST,

Erica Sellen
Acting Commission Clerk

5b

AGENDA REPORT
Consent | Action

November 6, 2023

TO: Commissioners

FROM: Keene Simonds, Executive Officer
Erica Sellen, Executive Assistant

SUBJECT: **Commission Ratification | Recorded Payments for September 2023**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will receive a report identifying payments made and received for September 2023. The payments cover all recorded transactions for the one-month period and include $0.227 million in total distributions made by the Executive Officer. Slightly more than two-thirds of the payments made tie to the County of San Diego for payroll reimbursements as well as charges for general overhead and information technology services. Most of the remaining payments made tie to professional services and marked by legal and consultant usage. The payments received total $0.182 million with nearly all tied to agency contributions for the fiscal year.

BACKGROUND

Accounting Policies and Procedures

San Diego LAFCO's policies provide direction to the Executive Officer to maintain appropriate accounting controls for all financial transactions on behalf of the Commission. Spending allowances are specified and include bid procedures for financial transactions at or above $10,000 (unless waived due to unique circumstances) and separate Commission approval for any transactions at or above $125,000.

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Stephen Whitburn, Vice Chair, City of San Diego
Marni von Wilpert, Alt., City of San Diego
Jo MacKenzie, Vista Irrigation
Barry Willis, Alpine Fire Protection
David Drake, Alt., Rincon del Diablo
Andy Vanderlaan, General Public
Harry Mathis, Alt., General Public

DISCUSSION

This item is for San Diego LAFCO to consider ratification of all payments made and received by the Executive Officer in September 2023. A detailing of these transactions is provided in Attachment One. The item separately provides the Commission the opportunity to provide feedback and inform potential changes in accounting procedures going forward.

ANALYSIS

San Diego LAFCO's recorded payments made by the Executive Officer covering September 2023 totals $226.717 with 68% – or $154,956 – tied to transactions with the County of San Diego. This includes payroll reimbursements covering three pay periods as well as expenses for general overhead and information technology services. All expenses are consistent with the adopted budget. Revenues collected during the one month period totals $182,143 and largely tied to collecting new agency contributions.

RECOMMENDATION

It is recommended San Diego LAFCO ratify the payments made and received by the Executive Officer for September 2023 as presented. This recommendation is consistent with Alternative One in the proceeding section.

ALTERNATIVES FOR ACTION

The following alternatives are available to San Diego LAFCO:

Alternative One (recommended):
Ratify the recorded payments received and made by the Executive Officer in September 2023 as shown in Attachment One.

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

Alternative Three
Take no action.[1]

[1] Payment ratifications are not required under LAFCO policy but are presented to the Commission per practice.

PROCEDURES

This item has been placed on San Diego LAFCO'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 unless otherwise specified by the Commission.

On behalf of the Executive Officer:

Erica Sellen
Executive Assistant

Attachment:

1) Recorded Transactions in September 2023

Blank for Photocopying

SAN DIEGO LAFCO
Expenses by Vendor Detail
September 2023

Payable | Receivable Party	Date	Account	Amount	Purpose	Type	Funding Account
E | 3MC Strategies LLC						
	9/20/2023	52370.F · Professional Services	7,705.00	Consultant Services | Special Projects	electronic	1000 · County Account (44595)
E | Accessibe						
	9/29/2023	52270 · Memberships	490.00	Website Compliance Annual Fee	credit card	3558-60 · SDCCU Visa Credit Card
E | Ace Parking						
	9/3/2023	52610 · Non-Travel/In-County	35.00	Parking for EO	debit card	3558 · SDCCU Checking
	9/6/2023	52530 · Office Lease	960.00	Monthly Parking Rent	electronic	1000 · County Account (44595)
			995.00			
E | ADW Consulting LLC						
	9/6/2023	52370.F · Professional Services	9,900.00	Consultant Services | Special Projects	electronic	1000 · County Account (44595)
E | After Effects (Adobe)						
	9/10/2023	52270 · Memberships	20.99	Monthly Video Editing Software Subscription	credit card	3558-60 · SDCCU Visa Credit Card
	9/15/2023	52270 · Memberships	19.99	Monthly Adobe DC Pro Upgrade	debit card	3558 · SDCCU Checking
			40.98			
E | Amazon						
	9/1/2023	52344 · Stores Unallocated	102.87	General Office Supplies	credit card	3558-60 · SDCCU Visa Credit Card
	9/25/2023	52344 · Stores Unallocated	197.43	General Office Supplies	credit card	3558-60 · SDCCU Visa Credit Card
			300.30			
E | Ambius						
	9/18/2023	52344 · Stores Unallocated	395.07	Monthly Service for Office Plants	check	3558 · SDCCU Checking
E | Better Buzz Coffee						
	9/30/2023	52610 · Non-Travel/In-County	11.99	EO & DD Meeting	debit card	3558 · SDCCU Checking
E | Chase Design Inc						
	9/15/2023	52334 · Printing	1,237.50	Graphic Design Services | Team Values Final Payment	electronic	1000 · County Account (44595)
E | Chili's						
	9/10/2023	52610 · Non-Travel/In-County	48.48	EO & JM Meeting	debit card	3558 · SDCCU Checking
E | Colantuono, Highsmith & Whatley						
	9/6/2023	52370.B · Professional Services	12,512.39	Commission Counsel Services	electronic	1000 · County Account (44595)
	9/22/2023	52370.B · Professional Services	11,718.00	Commission Counsel Services	electronic	1000 · County Account (44595)
			24,230.39			
E | Copy 2 Copy						
	9/18/2023	52344 · Stores Unallocated	65.73	LAFCO Culture Poster & Brochures	check	3558 · SDCCU Checking
E | Corodata						
	9/18/2023	52330 · Office Expense	116.22	Document Storage (Two Months)	check	3558 · SDCCU Checking
E | Costco						
	9/14/2023	52330 · Office Expense	31.97	SDAC Meeting Refreshments	credit card	3558-60 · SDCCU Visa Credit Card
E | County of San Diego						
	9/1/2023	52504 · Equipment Rental	3.65	County Surcharge | Xerox	electronic	1000 · County Account (44595)
	9/1/2023	52354 · Mail/Postage ISF	758.59	Mail/Postage Services	electronic	1000 · County Account (44595)
	9/1/2023	52178 · Vehicle Maintenance	240.54	Vehicle Maintenance Services	electronic	1000 · County Account (44595)
	9/1/2023	52182 · Vehicle Fuel	50.49	Vehicle Fuel	electronic	1000 · County Account (44595)
	9/1/2023	52758 · Vehicle Lease	165.49	Vehicle Lease	electronic	1000 · County Account (44595)
	9/1/2023	52721 et al. · Communications (IT) Services	8,186.09	County IT Services (ITRACK)	electronic	1000 · County Account (44595)
	9/1/2023	51110 et al. · Employee Payroll	51,814.93	Payroll | Pay Period 2024-05	electronic	1000 · County Account (44595)
	9/15/2023	51110 et al. · Employee Payroll	47,508.93	Payroll | Pay Period 2024-06	electronic	1000 · County Account (44595)
	9/29/2023	51110 et al. · Employee Payroll	44,895.45	Payroll | Pay Period 2024-07	electronic	1000 · County Account (44595)
	9/30/2023	52270 · Memberships	1,331.62	ESRI FY23-24	electronic	1000 · County Account (44595)
			154,955.78			
E | Fax Plus						
	9/8/2023	52330 · Office Expense	9.26	Monthly Fax Machine Payment	debit card	3558 · SDCCU Checking
E | Grubhub						
	9/29/2023	52610 · Non-Travel/In-County	94.15	LAFCO Staff + Consultant Lunch	debit card	3558 · SDCCU Checking
E | Manchester Finaancial 5th Ave LP						
	9/6/2023	52530 · Office Lease	11,450.42	Office & Storage Rent	electronic	1000 · County Account (44595)
E | Price Self Storage						
	9/14/2023	52504 · Equipment Rental	133.00	Storage Unit Monthly Payment	credit card	3558-60 · SDCCU Visa Credit Card
E | Ready Refresh Water						
	9/19/2023	52330 · Office Expense	61.69	Monthly Water Service	credit card	3558-60 · SDCCU Visa Credit Card

SAN DIEGO LAFCO
Expenses by Vendor Detail
September 2023

Payable | Receivable Party	Date	Account	Amount	Purpose	Type	Funding Account
E | RGS						
	9/15/2023	52370 · Professional Services	13,265.95	HR Support Services	electronic	1000 · County Account (44595)
E | San Diego Superior Court						
	9/3/2023	52330 · Office Expense	36.00	Court Records	debit card	3558 · SDCCU Checking
E | Starbucks						
	9/14/2023	52330 · Office Expense	40.00	SDAC Meeting Refreshments	credit card	3558-60 · SDCCU Visa Credit Card
E | The Corner Drafthouse						
	9/8/2023	52610 · Non-Travel/In-County	50.70	EO & AW Meeting	debit card	3558 · SDCCU Checking
E | The Market Place						
	9/15/2023	52610 · Non-Travel/In-County	49.43	EO & Staff Meeting	debit card	3558 · SDCCU Checking
E | The Toll Roads						
	9/20/2023	52610 · Non-Travel/In-County	6.00	Travel for EO; Site Visit	debit card	3558 · SDCCU Checking
E | UCSD						
	9/19/2023	52610 · Non-Travel/In-County	495.00	Registration for CEQA Classes (MP)	credit card	3558-60 · SDCCU Visa Credit Card
E | Voice of San Diego						
	9/29/2023	52610 · Non-Travel/In-County	55.00	Registration for Politifest (MP)	credit card	3558-60 · SDCCU Visa Credit Card
E | Xerox						
	9/11/2023	52504 · Equipment Rental	414.26	Xerox Rental	electronic	1000 · County Account (44595)
E | Zoom						
	9/4/2023	52270 · Memberships	15.99	Staff Monthly Video Conferencing Subscription	debit card	3558 · SDCCU Checking
	9/12/2023	52270 · Memberships	15.99	EO Monthly Video Conferencing Subscription	debit card	3558 · SDCCU Checking
			31.98			
EXPENSE TOTAL			226,717.25			
R | County of San Diego						
	9/30/2023	45918 · LAFCO Apportionment	182,014.43	LAFCO Apportionment FY23-24	electronic	1000 · County Account (44595)
	9/30/2023	49200 · Interest & Dividends	21.64	Interest Payment to Account 46725	electronic	1001 · Committed - Stablization (min. balance of $250k)
	9/30/2023	49200 · Interest & Dividends	12.58	Interest Payment to Account 46726	electronic	1002 · Committed - Opportunity (min. balance of $300k)
	9/30/2023	49200 · Interest & Dividends	94.56	Interest Payment to Account 46727	electronic	1003 · Assigned - Executive Officer (up to $125k)
			182,143.21			
REVENUE TOTAL			182,143.21			

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AGENDA REPORT
Consent | Action

November 6, 2023

TO: Commissioners

FROM: Keene Simonds, Executive Officer
Erica Sellen, Executive Assistant

SUBJECT: **Budget Update for 2023-2024 |**
1st Quarter Actuals with Year-End Projections

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will review a report comparing budgeted and actual transactions through the first quarter of 2023-2024 and related analysis. Total budget for the fiscal year – operating and non-operating – is $2.745 million. The Commission finished the first quarter expending 19.5% of total budgeted expenses while collecting 73.2% of total budgeted revenues. The report projects the Commission is on pace to finish the fiscal year generally as expected with a net surplus of $0.026 million or 1.0%. No amendments are recommended at this time. The report is being presented to the Commission to formally accept and provide direction to staff as needed.

BACKGROUND

San Diego LAFCO's adopted budget for 2023-2024 totals $2.745 million with the majority – $2.261 million – allocated to operating expenses and covers labor and service/supplies costs. Non-operating expenses are largely tied to transacting grants activities. Matching revenue amounts are budgeted for both operating and non-operating units. The total unrestricted fund balance as of July 1, 2023 was $1.601 million (unaudited) with $0.788 million unassigned.

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Barry Willis, Alpine Fire Protection
David Drake, Alt., Rincon del Diablo
Andy Vanderlaan, General Public
Harry Mathis, Alt., General Public

DISCUSSION

This item is for San Diego LAFCO to receive an update comparison of budget to actual expenses and revenues through the first quarter (September 30, 2023). The report provides the Commission the opportunity to track trends and provide related direction as needed.

Expenses

San Diego LAFCO's budgeted expense total for 2023-2024 is $2.745 million. This amount is divided between $2.261 million in operating and $0.484 million in non-operating units. Total actual expenses booked through the first quarter total $0.535 million. This booked amount represents 19.5% of the budgeted total with 25.0% of the fiscal year complete. The actuals paired with staff analysis suggests LAFCO is on pace to finish with $2.685 million in total expenses. Should this projection hold, LAFCO will achieve an unexpended budgeted savings in expenses of $0.060 million or 2.2%. An expanded discussion on budgeted and actuals through the first quarter with year-end projections within the three expense units follow.

Expense Unit | Salaries and Benefits

LAFCO has budgeted $1.444 million in salaries and benefits in 2023-2024 with the proceeds largely tied to funding 9.0 fulltime equivalent positions.[1] Actual expenses through the first quarter total $0.338 million or 23.5% of the budgeted amount with 25.0% of the fiscal year complete. Going forward it is expected overall actuals will total $1.319 million through the end of the fiscal year with the reduction attributed to prolonged vacancies in two budgeted positions. If this projection holds, LAFCO will experience an overall unit surplus of $0.117 million or 8.2% less any new amendments.

Expense Unit | Services and Supplies

LAFCO has budgeted $0.825 million in services and supplies for 2023-2024 with the proceeds largely tied to payments to the County of San Diego for information technology and general support followed by a range of professional service expenses (e.g., legal, consultants, etc.). Actuals through the first quarter total $0.189 million or 23.1% of the budgeted amount with 25.0% of the fiscal year complete. Going forward it is expected overall actuals will total $0.880million through the end of the fiscal year and this includes absorbing additional consultant usage. If this projection holds, LAFCO will experience an overall unit shortfall of ($0.055 million) or (6.6%) less any new amendments.

[1] Other expenses booked in the salaries account include per diems, intern pay, and performance awards.

Expense Unit | Non-Operating

LAFCO has budgeted $0.484 million in non-operating costs involving debt service and grant payments in 2023-2024. Total expenses billed during the first quarter total $0.009 million and equals 1.9% of the budgeted amount. It is expected actuals will total $0.487 million and result in a year-end shortfall of ($0.002 million) or (0.5%) less any amendments.

Revenues

San Diego LAFCO's budgeted revenue total for 2023-2024 is $2.745 million. This amount is divided between $2.261 million in operating and $0.484 million in non-operating units. Actual revenues collected through the first quarter totals $2.009 million. This amount represents 73.2% of the budgeted total with 25.0% of the fiscal year complete. These actuals paired with staff analysis suggest LAFCO's year-end revenue will total $2.712 million. Should this projection hold, LAFCO will experience a budgeted shortfall of ($0.033 million) or (1.2%) and attributed to slightly lower-than-expected application fees. An expanded discussion on budgeted and actual revenues through the first quarter with year-end projections follows.

Revenue Unit | Intergovernmental Fees

LAFCO has budgeted $2.034 million in intergovernmental fees in 2023-2024. This total budgeted amount is divided between LAFCO's four agency membership categories based on statutory formula. Through the first quarter $1.998 million in invoiced apportionments have been collected and equals 98.2% of the total. Staff anticipates all apportionments will be collected by the end of the fiscal year.

Revenue Unit | Service Charges

LAFCO has budgeted $0.200 million in application fees in 2023-2024. Actuals through the first quarter totals $0.011 million and represents 15.6% of the budgeted amount with 25.0% of the fiscal year complete. Staff anticipates the application fees will pick up and ultimately tally $0.175 million, which would result in a year-end deficit of ($0.025 million) or (12.5%) less any new amendments.

Revenue Unit | Interest

LAFCO has budgeted $0.015 million in interest earnings in 2023-2024. Actuals through the first quarter totals less than $0.001 million of the budgeted total with 25.0% of the fiscal year complete. Staff anticipates interest collections will ultimately tally $0.007 million and result in a year-end deficit of ($0.009 million) or (56.7%).

Revenue Unit | Non-Operating

LAFCO has budgeted $0.496 million in non-operating revenues that involve fund balance usage and grant awards in 2023-2024. No revenues have been collected through the first quarter. Staff anticipates full collection by the end of the fiscal year.

ANALYSIS

Activity through the first quarter of the fiscal year shows San Diego LAFCO is generally proceeding as planned and there are no notable outliners in expenses or revenues effecting unit total amounts at this time. However, budget outliers are expected to emerge with the increasing need for outside consultants to assist LAFCO in accomplishing workplan projects to help absorb position vacancies and/or staff leaves.[2] These expectations are incorporated into the year-end projections that labor costs will come under budget while non-labor costs will go over budget and necessitate reconciling amendments before the end of the fiscal year.

RECOMMENDATION

It is recommended San Diego LAFCO accept and file the report and provide related direction to staff as needed. This recommendation is consistent with Alternative One outlined below.

ALTERNATIVES FOR ACTION

The following alternatives are available to San Diego LAFCO through a single motion:

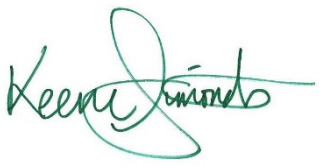
Alternative One (recommended):
Accept and file the report with any additional direction to staff as needed.

Alternative Two:
Continue to a future meeting and provide direction to staff with respect to any additional analysis or information requested.

PROCEDURES

This item has been placed on the agenda as part of the consent calendar. Accordingly, a successful motion to approve the consent calendar will include taking affirmative action on the staff recommendation as provided unless otherwise specified by the Commission.

Respectfully,



Keene Simonds
Executive Officer

Attachment:

1) 1st Quarter Budget Ledger with Year-End Projections

2 Only five of the nine budgeted positions at LAFCO are currently filled or occupied at this time. Two of the budgeted positions – Analyst I/II and Administrative Assistant – remain vacant and are not expected to be filled before the third quarter. Two other budgeted positions – Assistant Executive Officer and Commission Clerk – are on medical leaves with uncertain returns.

EXPENSES		FY2022-2023 Adopted	Amended	Actuals	FY2023-2024 Final	Actuals 1st Quarter	% of Budget	Projected Year End
Salaries and Benefits Unit								
Account No.	Description							
51110-51310	Salaries and Per Diems	786,510	786,510	715,968	891,455	207,864	23.3%	829,378
51410	Retirement - SDCERA	275,694	275,694	255,990	318,295	86,197	27.1%	307,600
51415	Retirement - OPEB	9,030	9,030	8,155	10,273	2,498	24.3%	9,474
51421	Retirement - OPEB Bonds	-	-	-	-	-	-	-
51450	Payroll Taxes	55,537	55,537	49,377	64,840	15,683	24.2%	60,289
51510-51550	Group Insurance	125,476	125,476	102,010	150,033	25,395	16.9%	111,152
51560	Unemployment Insurance	2,000	2,000	1,000	1,000	68	6.8%	1,000
		1,254,248	1,254,248	1,132,500	1,435,895	337,705	23.5%	1,318,893
Services and Supplies Unit								
Account No.	Description							
52074	Communications	12,961	12,961	6,327	43,824	1,146	2.6%	34,146
52138	General Liability Insurance	12,402	12,402	12,737	12,737	-	0.0%	12,737
52178	Vehicle - Maintenance	980	980	1,051	980	639	65.2%	980
52182	Vehicle - Fuel	500	500	497	500	102	20.4%	500
52270	Memberships	30,248	30,248	27,037	28,994	19,912	68.7%	28,994
52304	Miscellaneous	50	50	50	50	-	0.0%	-
52330	Office: General Support	8,211	8,211	11,461	8,211	1,080	13.1%	8,211
52332	Office: Postage USPS	250	250	200	250	-	0.0%	250
52334	Office: Design + Printing	15,000	15,000	15,000	22,500	4,848	21.5%	24,848
52336	Office: Books and Guidelines	2,000	2,000	42	-	-	-	-
52338	Office: Drafting/Engineering	50	50	-	-	-	-	-
52344	Office: Supplies and Furnishings	14,600	14,600	11,318	14,600	2,106	14.4%	8,781
52354	Office: County Mail Services	10,000	10,000	9,201	10,000	5,535	55.4%	16,605
52370	Professional Services	270,960	270,960	379,047	296,170	79,092	26.7%	395,460
52490	Publications and Legal Notices	4,650	4,650	12,500	8,150	4,866	59.7%	11,500
52504	Leases: Equipment	6,600	6,600	6,600	6,600	1,338	20.3%	6,600
52530	Leases: Office Space	137,868	137,868	142,239	144,743	24,821	17.1%	144,743
52550	Special Expenses: County Overhead	72,466	72,466	30,624	40,000	8,077	20.2%	32,307
52562	Special Expenses: New Hire Checks	-	-	469	-	-	-	-
52566	Special Expenses: Minor Equipment	500	500	-	-	-	-	-
52602	Computer Training	500	500	-	-	-	-	-
52610	Travel and Training | In County	2,700	2,700	4,500	2,700	1,959	72.6%	3,300
52612	Employee Auto	8,700	8,700	7,890	8,700	1,995	22.9%	8,480
52622	Travel and Training | Out of County	16,050	16,050	13,436	15,050	7,071	47.0%	13,545
52721	IT Reimbursements: Network	26,553	26,553	16,748	20,000	4,358	21.8%	17,432
52723	IT Reimbursements: Data Center	29,015	29,015	26,621	33,000	6,609	20.0%	26,435
52725+28	IT Reimbursements: Financial Systems	40,146	40,146	23,881	35,000	5,239	15.0%	20,956
52732	IT Reimbursements: Desktop Computing	21,488	21,488	24,382	28,000	7,277	26.0%	29,108
52734	IT Reimbursements: Help Desk	2,331	2,331	2,002	2,331	444	19.0%	1,776
52750	IT Reimbursements: Catalog Equipment	3,748	3,748	25,937	40,000	118	0.3%	30,000
52758	Fleet Reimbursements: Vehicle Lease	2,000	2,000	2,000	2,000	496	24.8%	1,986
		753,528	753,528	813,798	825,091	189,127	22.9%	879,682
	OPERATING EXEPENSE TOTAL	2,007,776	2,007,776	1,946,298	2,260,986	526,832	23.3%	2,198,575

EXPENSES CONTINUED...

		FY2022-2023			FY2023-2024			
		Adopted	Amended	Actuals	Final	Actuals 1st Quarter	% of Budget	Projected Year End
Non Operating Unit								
Account No.	Description							
51421	Debt Service: OPEB Obligation Bonds	37,388	37,388	32,781	34,092	9,135	26.8%	36,540
53585	Equipment Depreciation	-	-	-	-	-	-	-
TBD	Grant Award Payments	-	215,500	215,500	450,000	-	-	450,000
54955-54961	Fixed Assets	-	-	-	-	-	-	-
		37,388	252,888	248,281	484,092	9,135	1.9%	486,540
	EXPENSE TOTALS	2,045,163	2,260,664	2,194,579	**2,745,079**	**535,967**	**19.5%**	**2,685,115**

REVENUES

		FY2022-2023			FY2023-2024			
		Adopted	Amended	Actuals	Final	Actuals 1st Quarter	% of Budget	Projected Year End
Intergovernmental Unit								
Account No.	Description							
45918.1	Apportionments | County	515,479	515,479	515,479	581,074	581,074	100.0%	581,074
45918.2	Apportionments | Cities (less SD)	515,479	515,479	515,479	581,074	573,931	98.8%	581,074
45918.3	Apportionments | City of San Diego	257,830	257,830	257,830	290,639	290,639	100.0%	290,639
45918.4	Apportionments | Special Districts	515,479	515,479	515,479	581,074	552,233	95.0%	581,074
		1,804,265	1,804,266	1,804,266	2,033,861	1,997,877	98.2%	2,033,861
Service Charges Unit								
Account No.	Description							
46234	Application Fees	170,000	170,000	250,000	200,000	11,163	5.6%	175,000
		170,000	170,000	250,000	200,000	11,163	5.6%	175,000
Earnings Unit								
Account No.	Description							
44105	Interest and Dividends	15,000	15,000	5,000	15,000	207	1.4%	6,500
		15,000	15,000	5,000	15,000	207	1.4%	6,500
	OPERATING REVENUE TOTAL	1,989,265	1,989,266	2,059,266	2,248,861	2,009,247	89.3%	2,215,361
Non-Operating Unit								
Account No.	Description							
TBD	Grant Awards	-	215,500	215,500	450,000	-	0%	450,000
47540	Transfer from Fund Balance	55,898	55,898	55,898	46,218	-	0%	46,218
		55,898	271,398	271,398	496,218	-	0%	496,218
	REVENUE TOTALS	2,045,163	2,260,664	2,330,664	**2,745,079**	**2,009,247**	**73.2%**	**2,711,579**
TOTAL NET		-	-	**136,085**	-			**26,463.90**

FUND BALANCE (unrestricted)	Start of Year	End of Year	Start of Year
Committed			
… Stabilization	250,000	250,000	250,000
… Opportunity	500,000	500,000	500,000
Assigned by EO	62,500	62,500	62,500
Unassigned	708,055	788,242	788,242
	1,520,555	1,600,742	1,600,742
% of unassigned balance to operating expenses:	35.3%	40.5%	34.9%

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AGENDA REPORT
Consent | Action

November 6, 2023

TO: Commissioners

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

SUBJECT: **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)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) 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 (CSA) 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 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.

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Barry Willis
Alpine Fire Protection
David A. Drake, Alt.
Rincon del Diablo
Andy Vanderlaan
General Public
Harry Mathis, Alt.
General Public

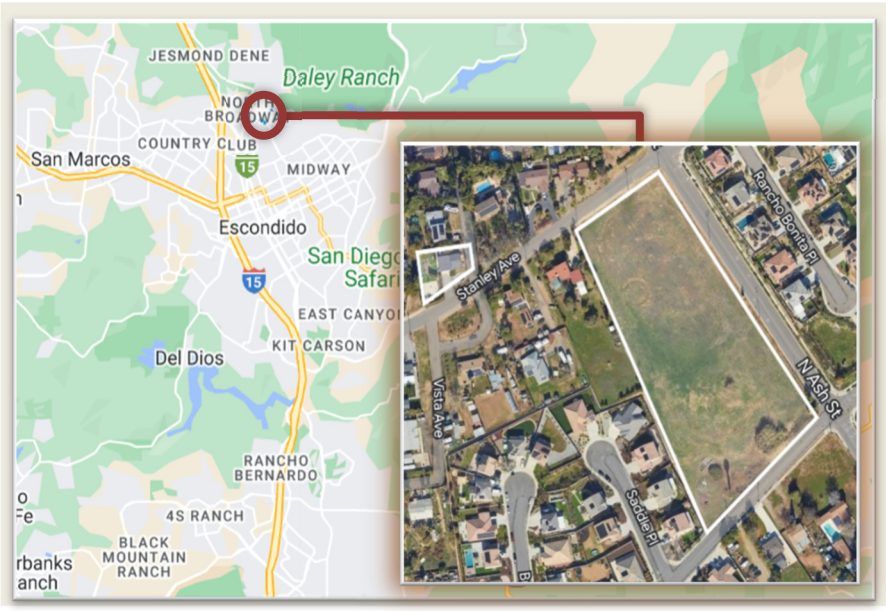
BACKGROUND

Applicant Request

San Diego LAFCO has received a proposal initiated by landowner petition (Escondido North LLC) for the primary purpose of annexing approximately 5.35 acres of unincorporated territory to the City of Escondido. (The proposal – pertinently – is part of a larger multi-project filing that has been administratively separated by the Executive Officer into "A" and "B". This proposal is B).[1] The affected territory as submitted comprises two non-contiguous parcels with one developed with a 1,470 square foot single-family residence at 508 Stanley Avenue and the other undeveloped with a temporary situs assignment of 0 North Ash Street. A secondary action to detach the affected territory from CSA No. 135 and its regional communication function is also part of the proposed reorganization. The County Assessor's Office identifies the subject parcels as 224-130-45 (508 Stanley) and 224-130-10 (0 North Ash). No approval terms accompany the landowner petition.

Regional Setting

The affected territory is located in an unincorporated island within the City of Escondido's norther perimeter commonly referred to as the "Hidden Meadows" area. North Ash Avenue provides the affected territory with north-south arterial access with the Escondido City Hall approximately 2.7 road miles away in distance. The affected territory lies within County Supervisorial District No. 5 (Jim Desmond), Assembly District No. 76 (Brian Maienschein), and Senate District No. 40 (Brian W. Jones). An aerial map of the affected territory and its regional setting follows with a more detailed map – including the existing parcel and jurisdictional boundaries – provided at Attachment One.



1 San Diego LAFCO received a landowner petition in May 2023 requesting proceedings for a reorganization involving annexation of 7.4 acres to the City of Escondido. The proposed reorganization comprises three distinct areas involving two projects known as the "Conway Subdivision" and the "Ash Residential Subdivision". The proposal also includes one parcel that accommodates a landowners' interest in joining in the annexation. The proposal has been administratively bisected into two separate proposals RO23-07-A & RO23-07-B. This staff report considers the "Ash Residential Subdivision" (RO23-07(b)).

Subject Agencies

The proposed reorganization filed with San Diego LAFCO involves two subject agencies: the City of Escondido and CSA No. 135.[2] Summaries of the subject agencies in terms of governance, resident population, municipal functions, and financial standing follows.

- **City of Escondido** was incorporated in 1888 as a general-law municipality with an existing estimated resident population of 152,292. Escondido spans 23,971 acres or 37 square miles and bordered by the unincorporated community of Valley Center to the north and east, the Cities of San Diego and Poway to the south, and the City of San Marcos to the west. Escondido is a full-service municipality and headlined by directly providing community planning, fire protection, parks and recreation, police protection, wastewater, and water services with the latter – water – geographically limited and supplemented by other special districts within City limits. LAFCO last reviewed and updated Escondido's sphere in 2023 with a larger-than-agency designation that includes several unincorporated areas – including Hidden Meadows. Escondido's most recent audit shows its net position at $527.1 million as of June 30, 2022 with an unrestricted balance of ($108.0) million. The unrestricted amount is adjusted to $98.7 million less pension and related retiree liabilities. The ending non-restricted balance within the General Fund separately finished at $32.2 million. Overall, Escondido's total net position has changed by (19.9%) over the prior three audited years.

- **CSA No. 135** is a dependent special district of the County of San Diego encompassing 3,739.8 square miles and includes all unincorporated lands as well as 10 of the 18 cities in San Diego County. CSA No. 135 was formed in 1994 to provide public safety radio communications through a funding agreement with a third-party (Regional Communication Systems, LLC) and involves operating an 800-megahertz system. Administration of this municipal function is provided by County Sheriff. The current estimated resident population within CSA No. 135 is 1,074,319. LAFCO established a sphere of influence in 1994 coterminous to San Diego County. The sphere was last reviewed and affirmed in 2007. The most recent audit shows the County's net position at $3.790 billion as of June 30, 2022 with an unrestricted portion of ($1.858 billion) that adjusts to $1.297 billion less retiree obligations. Overall, the County's total net position has changed by 5.4% over the prior three audited years.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of 10 local agencies directly subject to San Diego LAFCO's planning and regulatory responsibilities. These agencies qualify as "affected agencies" relative to the proposed reorganization for noticing purposes and listed below.[3]

2 State law defines "subject agency" to mean any district or city for which a change of organization or reorganization is proposed.
3 State law defines "affected local agency" as any entity that contains, or would contain, or whose sphere contains or would contain, any territory for which a change of organization is proposed or ordered. Notice of the proposal and hearing were provided to the agencies.

- CSA No. 135 (Regional Communications)
- Metropolitan Water District of Southern California
- North County Cemetery District
- North County Transit District
- Palomar Healthcare District
- Rincon del Diablo MWD
- Resource Conservation District of Greater San Diego County
- San Diego County Flood Control District
- San Diego County Street Lighting District
- San Diego County Water Authority

The affected territory also lies within the following school and college districts, and accordingly received notice of the proposal: Escondido Union High School District, Escondido Union School District, and Palomar Community College District.

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications to the physical footprint – the reorganization proposal and its principal action to annex the affected territory to the City of Escondido. The Commission may also consider applying conditions so long as it does not directly regulate land use, property development, or subdivision requirements. Additional discussion with respect to proposal purpose, development opportunities, and Commission focus follows.

Proposal Purpose

The principal purpose of the proposed reorganization before San Diego LAFCO is to accommodate the planned development of the larger of the two subject parcels under the City of Escondido's land use authority into 20 residential units as part of the Ash Residential Subdivision. The timing of the proposal ties directly to the discretionary approval of the Ash Residential Subdivision by Escondido in June 2023. The other subject parcel comprising the affected territory has been added to the proposal at the request of the landowner and done so following the applicant's surveying of other properties in the unincorporated island.

Current and Planned Development Opportunities

The affected territory is presently unincorporated and entirely designated by the County of San Diego as Semi-Rural Residential (SR-1) with a matching zoning assignment. This existing assignment prescribes a 1.0-acre minimum lot size and means a maximum density potential under the County's land use authority of six parcels less any ancillary limitations and/or allowances. (All new lot density would involve subdividing the larger of the two subject parcels at 0 Ash Street.) The existing County assignment also allows for one accessory dwelling unit per single-family residence and results in a maximum intensity potential of up to 12 units. Escondido separately designates the affected territory as Suburban with a pre-

zoning assignment of Suburban R-1-10, which prescribes a 0.23-acre minimum lot size. This pre-zoning assignment provides a maximum density potential under the City's land use authority of 23 parcels less any ancillary limitations and/or allowances. The pre-zoning assignment also prescribes no more than 3.3 units per acre. This latter restriction sets the maximum intensity potential of up to 18 units. The following table summarizes development density/intensity potentials within the affected territory under the County and Escondido.

Development Density + Intensity Potential within the Affected Territory
(Table X | Source: San Diego LAFCO)

	County of San Diego	City of Escondido
Zoning Assignment	Semi-Rural Residential - 1	Suburban R-1-10
Minimum Lot Size	1.0 acres	0.23 acres
Maximum Units Per Acre	none	3.3
Maximum No. of Lots		
… APN 224-130-45	1	1
… APN 224-130-10	5	22
… TOTAL	6	23
Maximum No. of Units		
… APN 224-130-45	2	1
… APN 224-130-10	10	17
… TOTAL	12	18

As referenced, the larger of the two subject parcels comprising the affected territory at 0 North Ash Street ties to the tentatively approved Ash Residential Subdivision. This project involves dividing the 5.09-acre parcel into 20 single family residential lots along with two lots dedicated for open space and a stormwater retention basin. The project includes a State Density Bonus allowance along with related waivers that allow the subject parcel's development to exceed the City's otherwise set intensity allowance. All but one of the 20 residential parcels will be offered as market-rate with the other deed restricted to very low-income buyers. The addition of the other parcel at 508 Stanley Avenue adjusts the maximum density/intensity for the entire affected territory post the Ash Residential Subdivision entitlement to up to 21 residential units.

Commission Focus

San Diego LAFCO's current sphere of influence designation for the City of Escondido includes the affected territory and can readily accommodate the proposed annexation without amendment. Similarly, the current sphere of influence designation for CSA No. 135 is countywide and amendments have not been made by practice to exclude detached territory. These existing sphere determinations narrows the Commission's consideration of the proposed reorganization to two central and sequential policy items. These policy items ultimately take the form of determinations and orient the Commission to consider the stand-alone merits of the (a) timing of the reorganization and (b) whether discretionary modifications or terms are appropriate. The Commission must also consider other relevant statutes in and outside LAFCO law as detailed.

ANALYSIS

San Diego LAFCO's analysis of the proposed reorganization is divided into two subsections. The first subsection pertains to evaluating the central policy issues referenced in the preceding section relative to both statutory and local policy considerations. The second subsection considers other germane issues required for the LAFCO proposal consideration and this include complying with the California Environmental Quality Act (CEQA).

Central Policy Items

Item No. 1 |
Reorganization Timing

San Diego LAFCO's consideration of the proposed reorganization's timing draws on analyzing baseline factors required in statute as well as applicable policies set by the Commission. Most of the baseline factors in statute focuses on disclosing and otherwise addressing compatibility issues with external goals and policies of other State, regional, and local agencies as well as assessing the ability of subject agencies providing services going forward.[4] Applicable local policies prompted for consideration are headlined by L-107 and its attention to disclosing and/or addressing any known or perceived jurisdictional disputes.

Analysis of these two related timing factors follows.

- Timing Factor No. 1:
  Baseline Considerations: Regional Policies + Service Relationships

  State law prescribes the mandatory consideration of certain and multifaceted factors anytime LAFCOs consider jurisdictional changes. These factors range in substance from disclosures – such as the affected territory's current land uses, assessed values, register voter counts, and so on – to discretionary analyses. This latter category is highlighted by evaluating the proposed annexation's relationship to community needs as well as the service capacities and related financial resources of the subject agencies. A summary of key conclusions generated in reviewing these discretionary matters for the proposed reorganization with an emphasis on the receiving entity (City of Escondido) regarding (a) service needs, (b) service availability and capacities, and (c) related financial considerations follow.

  - With respect to **service needs**, the present and planned residential land uses of the affected territory merits organized public services and would be aided by the reorganization and annexation to Escondido and its ability to provide a range of urban-supporting services. The Commission has previously designated Escondido as the appropriate future land use authority and primary service provider for the affected territory and its two subject parcels through standing inclusion in the City's sphere of influence. Annexation to Escondido memorializes this standing

4 Reference to Government Code Section 56668.

expectation and accommodates the expressed interest of the affected landowners as evident by their written consent in proceeding with proposal.

- With respect to **service availability and capacities**, Escondido would directly assume most municipal service responsibilities for the affected territory upon reorganization and highlighted by providing the following core functions: community development; wastewater; integrated fire protection and emergency medical; and police protection. (Other key municipal service functions that would continue to be provided to the affected territory post reorganization include water by Rincon del Diablo MWD and public transportation by North County Transit District.) Additional details on these core Escondido functions and relationship – availability and capacity – with the affected territory follows.

  Escondido would assume community planning responsibilities for the affected territory from the County of San Diego as part of the reorganization. The transition is contemplated in the Escondido General Plan (2012) and further prescribed by the City prezoning the subject lots as Suburban R-1-10.

  Escondido would assume wastewater service responsibilities for the affected territory upon reorganization. An existing Escondido wastewater main is located immediately adjacent to the affected territory within the public right-of-ways. It is estimated the current average day wastewater flow generated within the affected territory via its one existing residential unit is 250 gallons. It is projected the maximum average day wastewater flow generated within the affected territory post reorganization and immediately planned uses is 5,250 gallons. (This projected amount involves connection of the existing single-family residence at 508 Stanley Avenue and the planned 20 single-family residences at 0 North Ash Street.[5]) This projected amount can be readily accommodated by the City of Escondido and represents 0.095% of its available treatment capacity remaining within its wastewater system.

  Escondido would formally assume integrated fire protection and emergency medical service responsibilities for the affected territory. This change would have no material impact on service levels given Escondido is the existing contract provider for Rincon del Diablo Municipal Water District (via its Improvement District E). First-response would continue to be provided from Escondido's Station No. 7, located nearby at 1220 N. Ash Street. Response times to the affected territory are estimated to be less than 4 minutes for priority calls and non-priority calls. Total response time would fall within the City's response time standard of 7.5 minutes for urban areas and 8.5 minutes for suburban areas.

5 The landowner at 508 Stanley Avenue does not currently plan on connecting their property to Escondido's wastewater system. However, and for purposes of this report, it is assumed a connection will be established within the near term.

Escondido would formally assume police protection responsibilities from the County of San Diego as part of the reorganization. This change would have no material impact on service levels given Escondido's automatic aid agreement with the County Sherriff already commits the City to serve as first responder for all high proximity calls for the region given its proximity to City resources.

- With respect to **related financial considerations**, staff analysis shows the City of Escondido has financial resources and administrative controls to readily assume municipal service responsibilities to the affected territory in support of its existing and planned uses without significant adverse impacts. This macro comment considers the relatively limited scale of the proposed annexation to Escondido paired with acknowledging recent City stresses due to escalating resources requiring redirection to cover pension costs. Escondido, nonetheless, finished with positive total margins in each of the last three completed fiscal years with a period average of 8.3% ending in June 2022.

- Timing Factor No. 2:
  Consideration of Policy L-107

  San Diego LAFCO adopted L-107 in May 2010 to require all applicants to disclose jurisdictional disputes or related items that are associated with their proposal filings. If applicable, and unless waived by the Executive Officer, the policy requires applicants and/or their representatives to consult with opponents to resolve any known issues – concerns, disputes, etc. – before the item is formally considered by the Commission.[6] If an agreement is reached through the consultation process, the policy states the Commission shall consider the provisions as part of the application. If an agreement is not reached despite exhausting good-faith efforts, the policy states the Commission shall proceed to consider the application as submitted.

  No jurisdictional disputes have been disclosed by the City of Escondido, CSA No. 135, or County of San Diego through the administrative review with LAFCO.

CONCLUSION |
MERITS OF REORGANIZATION TIMING

The timing of the reorganization and its principal action to annex the affected territory to the City of Escondido is warranted. Justification is marked by the preceding analysis and facilitates a known and otherwise orderly infill development project consistent with the Escondido General Plan. Further, the reorganization readily syncs with Escondido's existing infrastructure with sufficient capacities to accommodate the maximum potential demands projected within the affected territory post reorganization. Additional analysis supporting the conclusion is provided in Appendix A.

6 The Executive Officer retains discretion to determine the extent of consultation needed.

Item No. 2 |
Modifications and Terms

No modifications to the submitted reorganization have been identified by San Diego LAFCO staff meriting Commission consideration at this time. This includes confirmation that the annexation of the affected territory would not generate any corridors and/or otherwise illogical jurisdictional features. Standard terms are appropriate along with the condition the landowners' consent to the formal removal of the subject parcels from Rincon del Diablo MWD's Improvement District-E with related authorization for LAFCO staff to process the change with the County Auditor and State Board of Equalization.

CONCLUSION |
MODIFICATIONS AND TERMS

No modifications – expansions or reductions – to the physical footprint of the proposal appears warranted. Standard approval terms are recommended as well as requiring the affected landowners to consent to the removal of their subject parcels from Rincon del Diablo MWD's Improvement District E along with any related authorizations.

Other Statutory Considerations

Exchange of Property Tax Revenues

California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement by the affected local agencies before San Diego LAFCO can consider any jurisdictional change involving an annexation and/or detachment unless an applicable master agreement applies. Staff has confirmed with the City of Escondido and County of San Diego to apply an existing master agreement to govern the tax exchange for the proposed reorganization. This master agreement specifies Escondido shall receive 36% of the County's existing apportionment of the 1% property tax collected within the affected territory going forward. The estimated annual value of the exchange is currently $1,904 based on current assessed values (land and structures). [7] There are no property taxes to be exchanged with respect to the detachment from CSA No. 135.

Environmental Review

San Diego LAFCO is obligated under CEQA to assess whether environmental impacts would result from activities approved under the Commission's authority, either as a lead or responsible agency. Accordingly, the Commission is tasked with making findings under CEQA in consideration of the proposed reorganization. Staff's analysis follows.

- The City of Escondido serves as lead agency under CEQA for considering the reorganization and specifically the principal action to annex the affected territory to the City as part of its discretion to approve the underlying development project at o

7 The current 1% property tax received by the County from the two subject lots is $5,289.16.

North Ash Street along with the inclusion of the ancillary parcel located at 508 Stanley Avenue. In this role as lead agency, on June 14th, 2023, Escondido certified an Initial Study and adopted a Mitigated Negative Declaration (MND) for the project and identified potential significant environmental impacts for all of the following categories: air quality; biological resources; cultural and tribal resources; geology and soils; hazards and hazardous materials; noise; and transportation and traffic. Escondido attests the implementation of mitigation measures reduce these potential impacts to less than significant levels. Staff independently believes Escondido has prepared a sufficient document as lead agency and it would be appropriate for the Commission to adopt the finding of the MND as a responsible agency.

- LAFCO serves as lead agency under CEQA for considering the secondary action to detach the affected territory from CSA No. 135 and its regional communication service function. Staff believes the detachment is a project under CEQA but qualifies for exemption under Guidelines Section 15320. This exemption appropriately applies given the subject service – regional communications – will be entirely transferred and assumed by Escondido without any material changes in the scope, scale, or adequacy post reorganization.

Protest Proceedings

Protest proceedings for the proposed reorganization may be waived by San Diego LAFCO should the Commission proceed with an approval under Government Code Section 56662. The waiver appropriately applies under this statute given the affected territory is uninhabited as defined under LAFCO law (i.e., less than 11 voters), the subject agencies have not filed objections to the waiver, and the landowners have consented to the underlying action.[8]

RECOMMENDATION

Staff recommends conditional approval of the reorganization proposal as submitted without any physical modifications. This recommendation is consistent with the action outlined as Alternative One in the proceeding section.

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO:

Alternative One (recommended):
Adopt the attached draft resolution approving the reorganization proposal as submitted with terms – including removal of the affected territory from Rincon del Diablo MWD's IDE – along with waiving protest proceedings. CEQA findings are also included.

8 LAFCO law defines uninhabited as territory in which less than 11 registered voters reside.

Alternative Two:
Continue consideration to the next regular meeting.

Alternative Three:
Disapprove the reorganization proposal with direction to staff to return at the next regular meeting with a conforming resolution for adoption.

PROCEDURES FOR CONSIDERATION

This item has been placed on San Diego LAFCO'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 unless otherwise specified.

On behalf of the Executive Officer,

Michaela Peters
Analyst I

Appendices:

A) Analysis of Proposal Review Factors

Attachments:

1) Vicinity Map of the Affected Territory
2) Draft Resolution of Approval
3) Application Materials
4) *Clickable link* Final MND (Ash Residential Subdivision)

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APPENDIX A
Government Code Section 56668
Proposal Review Factors

a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent areas, in the next 10 years.

The affected territory as submitted comprises two unincorporated non-contiguous parcels spanning 5.35-acres adjacent to the City of Escondido. One subject parcel is developed with a single-family residence located at 508 Stanley Avenue (APN 224-130-45) and presently occupied with two residents and two registered voters. The other subject parcel is undeveloped at 0 North Ash Street (APN 224-130-10) with plans of developing 20 single-family residences as part of a tentatively approved subdivision – Ash Street Residential Subdivision. The affected territory lies within an unincorporated island and transitioning towards more high residential density. Additional growth and development within the adjacent area – and highlighted by the nearby Conway Subdivision – is expected in the next 10 years. Total assessed value (land and structures) of the subject parcel is $528,916 with the last transaction recorded in September 2020.[9]

b) The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

The City of Escondido would assume the primary role in providing core municipal service functions for the affected territory if the reorganization is approved. This would include the need and related provision of community planning, wastewater, fire protection and emergency medical, and police protection. (Potable water service to the affected territory would continue to be provided by Rincon del Diablo MWD). A summary of the existing adequacy of these core services follows.

- Escondido would assume community planning responsibilities for the affected territory from the County of San Diego as part of the reorganization. This transition is explicitly contemplated in the Escondido General Plan (2012) and further prescribed by the City pre-zoning the subject lot as Suburban R-1-10.

- An existing Escondido wastewater main is located immediately adjacent to the south affected territory within the public right-of-way on Lehner Avenue and presently accessible through an approximate 25-foot private lateral connection. It is projected the maximum average day wastewater flow generated within the affected territory

9 Total assessed land value of the subject parcel is $300,990.

post reorganization and planned uses is 5,250 gallons and tied to accommodating the 20 residential units to be built in addition to the existing single-family residence currently connected to a septic system for a total of 21 residential units. This projected amount can be readily accommodated by the City of Escondido and represents 0.095% of its available treatment capacity remaining within its wastewater system.

- Escondido would formally assume integrated fire protection and emergency medical service responsibilities for the affected territory. This change would have no material impact on service levels given Escondido is the existing contract provider for Rincon del Diablo Municipal Water District (via its Improvement District E). First-response would continue to be provided from Escondido's Station No. 7, located across the street from the affected territory at 1220 N. Ash Street. Response times to the affected territory are estimated to be less than 4 minutes for priority calls and non-priority calls. Total response time would fall within the City's response time standard of 7.5 minutes for urban areas and 8.5 minutes for suburban areas.

- Escondido would formally assume police protection responsibilities from the County of San Diego as part of the reorganization. This change would have no material impact on service levels given Escondido's automatic aid agreement with the County Sheriff which already commits the City to serve as first-responder for all high priority calls for the region given its proximity to the City boundary.

c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.

Approving the reorganization and annexation therein to the City of Escondido would reflect and strengthen existing economic and social ties between the City and the affected territory based on proximity and current service provisions involving automatic public safety aid. These existing social and economic ties are relatedly reflected in the Commission's standing inclusion of the affected territory within Escondido's sphere of influence.

d) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies/priorities set forth in G.C. Section 56377.

Approving the proposed reorganization and annexation to Escondido would facilitate the orderly expansion of the City's jurisdictional boundary consistent with the sphere of influence. The affected territory does not contain "open-space" as defined under LAFCO law and no conflicts exists under Government Code Section 56377. Additional analysis concerning conformance with germane Commission policies follows.

- San Diego LAFCO Policy L-107 requires applicants to disclose and address potential jurisdictional issues associated with their proposals and if applicable, requires a consultation process with affected agencies, interested parties, or organizations to help discuss and potentially remedy concerns unless waived by the Executive Officer.

No jurisdictional disputes or related concerns were identified or disclosed by the applicant, by affected agencies, or interested parties in the review of the proposal.

e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.

The affected territory does not presently contain "agricultural land" as defined under LAFCO law. Specifically, the affected territory does not contain lands currently used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program. Approval of the proposal and annexation to the City of Escondido would have no effect on maintaining the physical and economic integrity of agricultural lands.

f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment, the creation of islands or corridors of unincorporated territory, and other similar matters.

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds that appears consistent with the standards of the State Board of Equalization and conforming with lines of assessment. LAFCO approval would be conditioned on approval of the map and geographic description by the County Assessor's Office and address any modifications enacted by the Commission.

g) A regional transportation plan adopted pursuant to Section 65080.

The proposed reorganization involves the principal action to annex an undeveloped parcel along with an existing single-family residence to the City of Escondido as part of a larger planned 20-unit subdivision. The proposal and its anticipated outcomes do not generate any known conflicts with *San Diego Forward*, the regional transportation plan adopted by the San Diego Association of Governments.

h) Consistency with the city or county general and specific plans.

The affected unincorporated territory is presently designated by the City of Escondido as Suburban with a prezoning assignment of Suburban R-1-10. The prezoning provides a minimum parcel size of 0.25 acres and a maximum of 3.3 dwelling units per acre. These planned uses are consistent with the proposal's core purpose to annex the affected territory into Escondido and accommodate the development of a 20-lot residential subdivision.

i) The sphere of influence of any local agency affected by the proposal.

The affected territory lies entirely within the existing sphere of influence designated for the City of Escondido.

j) The comments of any affected local agency or other public agency.

Notice of the submitted reorganization proposal was distributed to all affected and subject agencies as required under LAFCO law. Notices were also provided to all local college and school districts. No written comments on the proposal were received ahead of preparing this agenda report for distribution on October 30, 2023.

k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Information collected and reviewed as part of this proposal indicates the City of Escondido has overall sufficient and available financial resources and administrative controls therein relative to serving the affected territory without adversely impacting existing constituents. This statement is supported by the following factors.

- Escondido's last outside audit covers 2021-2022 and shows the City finished with sufficient liquidity levels with an agency-wide current ratio of 2.21 (i.e., $2.21 in current assets for every $1.00 in current liabilities).

- Escondido finished 2021-2022 with good capital levels and marked by a debt ratio of 45.4% (i.e., only $45.00 out of every $100.00 in net assets are financed.)

- Escondido finished 2021-2022 with an overall total margin of 5.5%.

l) Timely availability of adequate water supplies for projected needs as specified in G.C. Section 65352.5.

The affected territory's existing residential uses are presently within and connected to Rincon del Diablo MWD's retail potable water system with wholesale supplies provided by the San Diego County Water Authority and Metropolitan Water District of Southern California. Approval of the proposed reorganization would not affect these existing relationships and/or commitments. Further, Rincon del Diablo did not request any approval terms in the course of receiving a notice of review on the reorganization.

m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments.

The proposed reorganization would not impact any local agencies in accommodating their regional housing needs. All potential units tied to the lands are already assigned to the City of Escondido by the region's council of governments through the standing inclusion of the land within the City sphere of influence.

n) Any information or comments from the landowners, voters, or residents.

The affected territory is considered uninhabited as defined by LAFCO law (containing 11 registered voters or less). The landowners support the proposed reorganization and have provided written consent to the proceedings as the petitioners.

o) Any information relating to existing land use designations.

See above analysis for (h).

p) The extent to which the proposal will promote environmental justice.

The reorganization is expected to aid and/or otherwise promote environmental justice by enhancing wastewater and integrated public safety services within the affected territory and for any groups that are susceptible to pollution burdens and their effects. This latter category – notably – includes low-income communities, communities of color, tribal nations, and other disadvantaged groups. Consideration of existing environmental justice factors within the affected territory draw on staff analyzing data available from the California Environmental Protection Agency through its online assessment tool (CalEnviroScreen 4.0).

Two composite percentile rankings for the affected territory are generated within this analysis and involves (a) pollution burdens and (b) susceptible population to pollution burdens relative to all census tracts in California. These rankings follow.

- The affected territory's **composite pollution burden ranking** falls in the fourth percentile with an internal range between 0 to 58 percentiles. Two pollution burden measurements exceed the 50 percentile and considered relatively high. These two measurements are relative to air quality (ozone) and drinking water contaminants.

- The affected territory's **composite susceptible population** ranking falls in the twenty-sixth percentile with an internal range between 9 to 68 percentiles. Two of these at-risk groups exceeds the 50 percentile and involves limited housing and education.

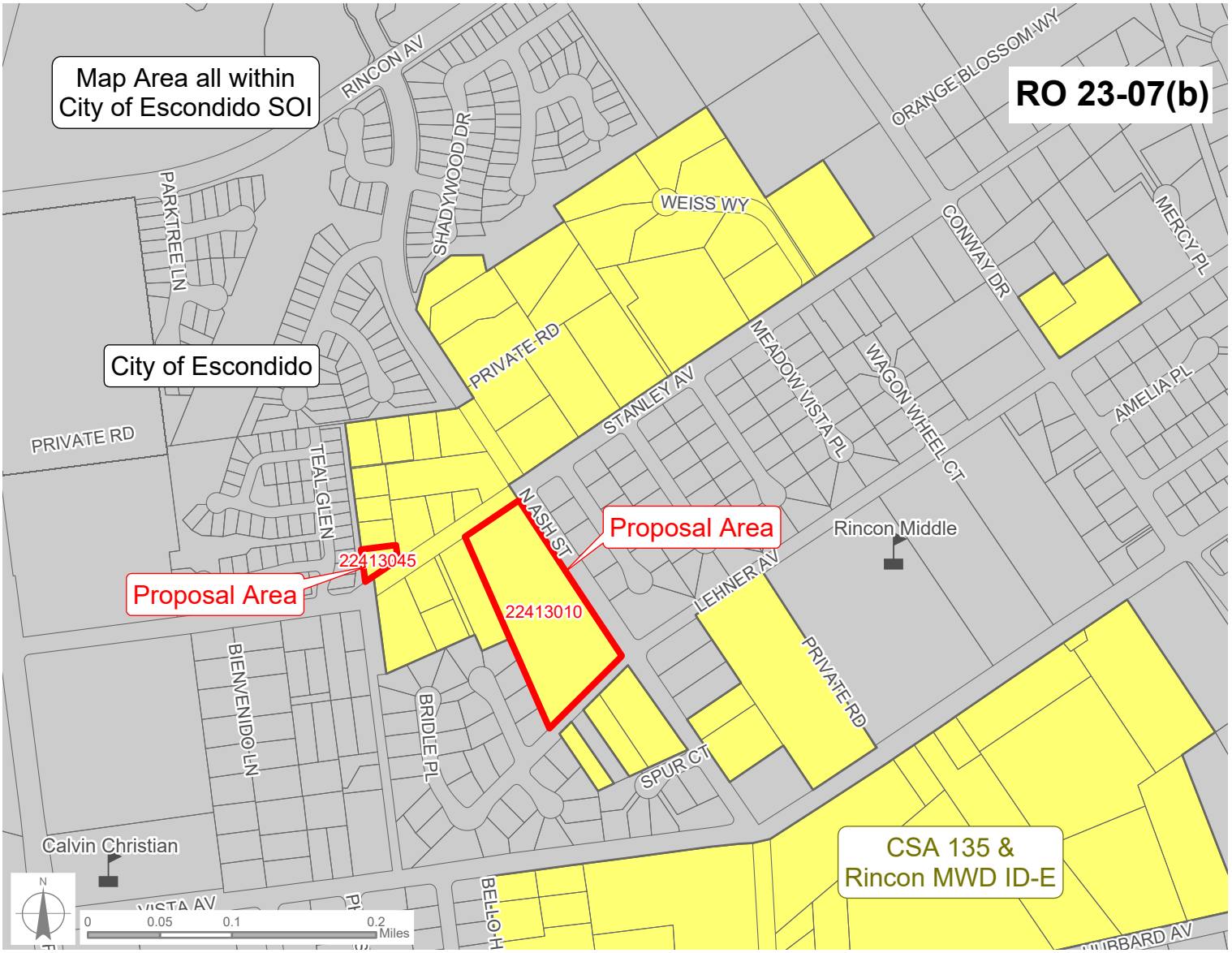
A summary of all tracked pollution burdens and susceptible population follows.

Census Tract 6073020106
Pollution Burdens and Susceptible Population
Table 2.6a (Source: California Environmental Protection Agency and SD LAFCO)

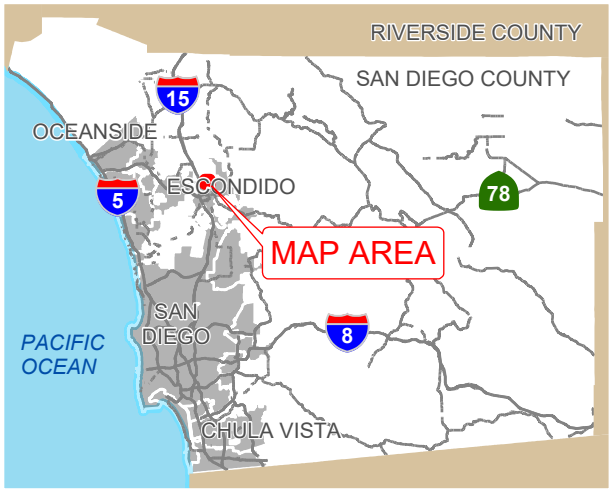
Factor	Census Tract 6073020106
No. of Census Tracts	1
Estimated Population within Tract(s)	3,704
Pollution Burden	**Weighted Percentile**
… Percentile	**3.7**
Indicator | Air Quality: Ozone	53.7
Indicator | Air Quality: PM 2.5:	16.4
Indicator | Air Quality: Diesel PM:	21.6
Indicator |Pesticides:	0.0
Indicator | Toxic Releases:	12.0
Indicator |Traffic:	23.0
Indicator | Drinking Water Contaminants:	58.0
Indicator | Lead in Housing:	30.0
Effects | Cleanup Sites:	0.00
Effects | Groundwater Threats:	0.00
Effects | Hazardous Waste:	22.0
Effects | Impaired Water:	23.9
Effects | Solid Waste:	0.00
Sensitive Population	**Weighted Percentile**
… Percentile	**26.0**
Population | Asthma:	16.0
Population | Low Birth Weight:	26.1
Population | Cardiovascular Disease:	32.5
Population | Education:	68.8
Population | Linguistic Isolation:	30.7
Population | Poverty:	47.8
Population | Unemployment:	9.7
Population | Housing Burden:	57.4

q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information is relevant to the affected territory.

The City of Escondido's General Plan contains a hazard mitigation plan for potential fire, flooding, and earthquakes. The affected territory lies within a "No Designation" fire hazard zone and a "Low-Level" earthquake hazard zone.







RO23-07(b) "ESCONDIDO NORTH LLC - STANLEY AVENUE REORGANIZATION" | ANNEXATION TO THE CITY OF ESCONDIDO WITH CONCURRENT DETACHMENT FROM CSA NO. 135 AND EXCLUSION FROM RINCON DEL DIABLO MWD ID-E

- Proposal Area
- City of Escondido
- CSA 135 & Rincon MWD ID-E

SOI = Sphere of Influence

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

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Created by Dieu Ngu -- 6/2/2023

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RESOLUTION NO._____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A REORGANIZATION

"ESCONDIDO NORTH LLC-STANLEY AVENUE REORGANIZATION - B"
ANNEXATION TO THE CITY OF ESCONDIDO WITH CONCURRENT DETACHMENT FROM COUNTY SERVICE AREA NO. 135
LAFCO FILE NO: RO23-07(b)

WHEREAS, on May 1, 2023, interested landowner – Escondido North LLC – filed a petition to initiate proceedings and an application with the San Diego County Local Agency Formation Commission, hereinafter referred to as "Commission", pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the application filed with the Commission has been administratively separated by the Executive Officer with the concurrence of the petitioner into two distinct jurisdictional change requests cited as "A" and "B"; and

WHEREAS, the separated application before the Commission – "B" – seeks approval of a reorganization of approximately 5.35 acres of unincorporated territory in the County of San Diego involving annexation to the City of Escondido with concurrent detachment from the County Service Area 135; and

WHEREAS, the affected territory as proposed includes one legal parcel developed with one single-family residence and identified by the County of San Diego's Assessor's Office as 224-130-45 in addition to another legal parcel with plans to develop 20 single-family residential units and identified by the County of San Diego Assessor's Office as 224-130-10; and

WHEREAS, on December 5, 1984, the County of San Diego and the City of Escondido approved a Master Property Tax Transfer Agreement that will govern the property tax exchange associated with the reorganization of the affected territory to the City of Escondido; and

WHEREAS, the Commission's Executive Officer has reviewed the proposed reorganization and prepared a report with recommendations; and

WHEREAS, the Executive Officer's report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a noticed public meeting on the proposal on November 6, 2023;

WHEREAS, the Commission considered all the factors required by law under Government Code Section 56668 as well as adopted local policies and procedures.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. The public meeting was held on the date set therefore, and due notice of said meeting was given in the manner required by law.

2. At the public meeting, the Commission considered the Executive Officer's report.

3. With respect to considering the effects of the proposed reorganization under the California Environmental Quality Act (CEQA), the Commission's makes the following findings:

    a) The City of Escondido serves as lead agency under CEQA for considering the reorganization and specifically the principal action to annex the affected territory to the City as part of its discretion to approve the underlying development project. In this role as lead agency, on June 16, 2023, Escondido certified an Initial Study and adopted a Mitigated Negative Declaration (MND) for the underlying development and identified potential significant environmental impacts for all of the following categories: air quality, biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, noise, and transportation and traffic. Escondido attests the implementation of mitigation measures reduce these potential impacts to less than significant levels. The Commission independently concurs Escondido has prepared a sufficient document as lead agency in assessing and mitigating potential impacts and it would be appropriate for the Commission to adopt the finding of the MND as a responsible agency.

    b) LAFCO serves as lead agency under CEQA for considering the secondary action associated with the reorganization to detach the affected territory from CSA No. 135 and its regional communication service function. The Commission concurs the detachment is a project under CEQA but qualifies for exemption under Guidelines Section 15320. This exemption appropriately applies given the subject service – regional communications – will be entirely transferred and assumed by Escondido without any material changes in the scope, scale, or adequacy post reorganization.

4. The Commission APPROVES the reorganization without modifications and subject to conditions as provided. Approval involves all the following:

    a) Annexation of the affected territory to the City of Escondido as shown in "Exhibit A-1" and described in "Exhibit A-2".

    b) Detachment of the affected territory from County Service Area No. 135 as shown in "Exhibit A-1" as described in Exhibit A-2".

5. The Commission CONDITIONS all approvals on the following terms being satisfied by November 6, 2024 unless an extension is requested in writing and approved by the Executive Officer:

    a) Completion of the 30-day reconsideration period provided under Government Code Section 56895.

b) Submittal to the Commission of final map and geographic description of the affected territory as approved by the Commission conforming to the requirements of the State Board of Equalization – Tax Services Divisions.

c) Written consent and related authorizations from the applicant – Escondido North LLC – to remove the subject parcel from Rincon del Diablo Municipal Water District's Improvement District "E" involving fire protection and emergency medical.

d) Submittal to the Commission of the following payments:

- A check made payable to LAFCO in the amount of $100.00 for the County of San Diego-Clerk Recorder to reimburse for filing a CEQA Notice of Determination and Notice of Exemption consistent with the finding in the resolution.

- A check made payable to the State Board of Equalization for processing fees in the amount of $350.00.

6. The Commission assigns the proposal the following short-term designation: "Escondido North LLC-Stanley Avenue Reorganization - B"

7. The affected territory as designated by the Commission is uninhabited as defined in Government Code Section 56046.

8. The Commission waives conducting authority proceedings under Government Code Section 56662.

9. The County Service Area 135 are registered-voter districts.

10. The City of Escondido and County Service Area 135 all utilize the County of San Diego assessment roll.

11. The affected territory will be liable for any existing bonds, contracts, and/or obligations of the City of Escondido as provided under Government Section 57328, and will be subject to any previously authorized taxes, benefit assessments, fees or charges of the City of Escondido as provided under Government Code Section 57330.

12. The effective date of the approval shall be the date of recordation but not before the completion of a 30-day reconsideration period and only after all terms have been completed as attested by the Executive Officer.

13. As allowed under Government Code Section 56107, the Commission authorized the Executive Officer to make non-substantive corrections to the resolution to address any technical defects, errors, irregulates, or omissions.

14. The Executive Officer is hereby authorized and directed to transmit copies of this resolution as provided in Sections 56880-56882 of the Government Code.

15. The Executive Officer is further authorized and directed to prepare, execute, and record a Certificate of Completion, make the required filings with the County Assessor, County Auditor, and the State Board of Equalization as required by Section 57200, et seq., of the Government Code

**

PASSED AND ADOPTED by the Commission on November 6, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

**

ATTEST:

_____
Keene Simonds
Executive Officer

EXHIBIT A-1
MAP OF AFFECTED TERRITORY

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EXHIBIT A-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

-Placeholder-

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Part IVb: LANDOWNER PETITION

Petitions must meet minimum signature requirements (see Part V). Signatures must be secured within six months of the date on which the first signature was affixed. Petitions must be submitted to the LAFCO Executive Officer within 60 days after the last signature is affixed (Govt. Code § 56705).

Each of the undersigned states:

- I personally signed this petition.
- I am a landowner of the affected territory.
- I personally affixed hereto the date of my signing this petition and the Assessor's Parcel Number(s), or a description sufficient to identify the location of my land.

Name of Signer	Assessor's Parcel Number(s)	Date Signed	Official Use
Sign _____, Successor Trustee TRUST A CREATED UNDER THE HOFTIEZER FAMILY TRUST DATED 8/5/1977, AS AMENDED AND RESTATED ON 6/27/2011, AND AS FURTHER AMENDED BY EXERCISE Print OF POWERS GRANTED UNDER INTER VIVOS TRUST EXECUTED ON 7/12/2013	224-130-10-00	4/19/2023	
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

Part IVb: LANDOWNER PETITION

Petitions must meet minimum signature requirements (see Part V). Signatures must be secured within six months of the date on which the first signature was affixed. Petitions must be submitted to the LAFCO Executive Officer within 60 days after the last signature is affixed (Govt. Code § 56705).

Each of the undersigned states:

- I personally signed this petition.
- I am a landowner of the affected territory.
- I personally affixed hereto the date of my signing this petition and the Assessor's Parcel Number(s), or a description sufficient to identify the location of my land.

Name of Signer	Assessor's Parcel Number(s)	Date Signed	Official Use
Sign _____ Print Vaughn E. Howard	224-130-45-00	4/20/23	
Sign _____ Print Mae Madge Howard	224-130-45-00	4/20/23	
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

5e

AGENDA REPORT
Consent | Action

November 6, 2023

TO: Commissioners

FROM: Keene Simonds, Executive Officer
Carolanne Ieromnimon, Analyst II

SUBJECT: **Proposed "Cambier - West El Norte Parkway Reorganization" | Concurrent Annexation to the Vallecitos Water District and Detachment from Vista Irrigation District (RO23-05)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) 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 (WD). A concurrent detachment from Vista Irrigation District (ID) 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 WD's 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.

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Dane White, City of Escondido
John McCann, Alt., City of Chula Vista
Vice Chair Stephen Whitburn, City of San Diego
Marni von Wilpert, Alt., City of San Diego
Jo MacKenzie, Vista Irrigation
Barry Willis, Alpine Fire Protection
David A. Drake, Alt., Rincon del Diablo
Andy Vanderlaan, General Public
Harry Mathis, Alt., General Public

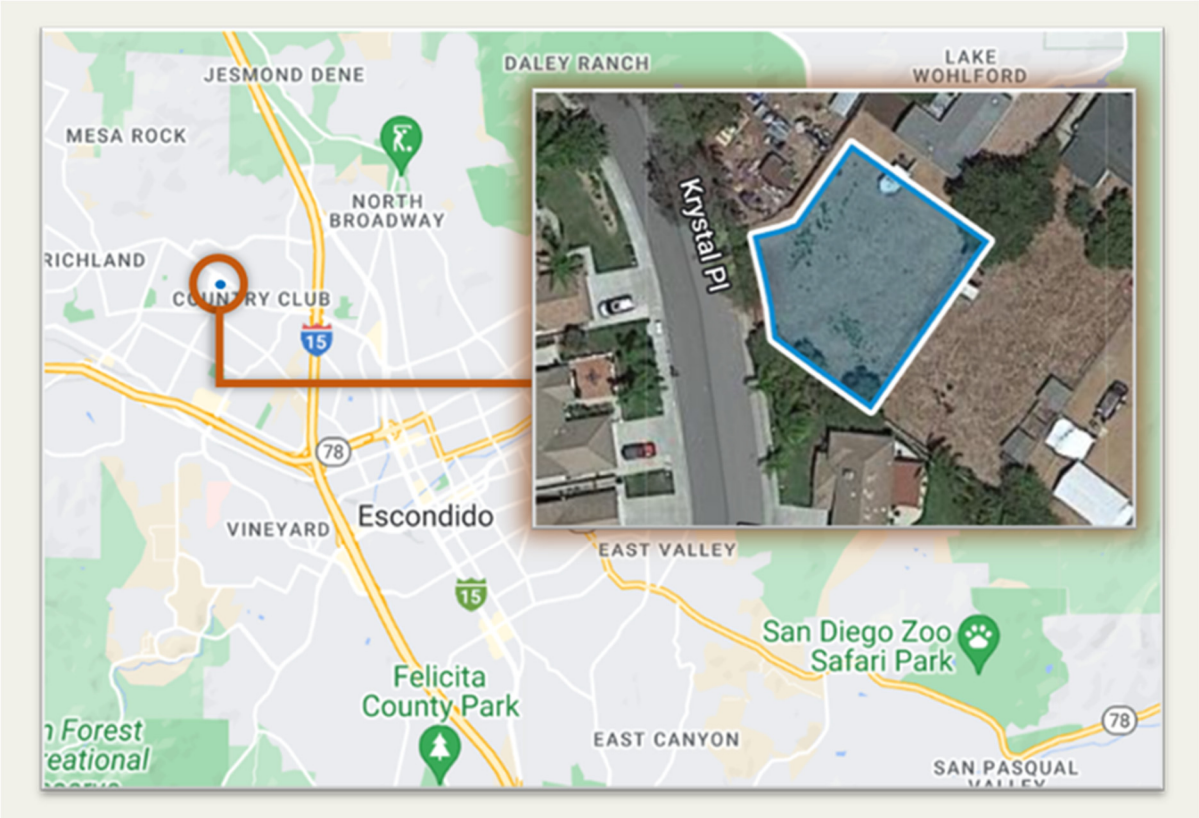
BACKGROUND

Applicant Request

San Diego LAFCO has received a reorganization proposal initiated by landowner petition (Ocean Air Homes LLC via Brian Cambier) for the primary purpose of annexing approximately 0.17 acres of incorporated territory in the City of Escondido to the Vallecitos WD. The affected territory as submitted comprises one entire parcel presently undeveloped with an unassigned situs located off Krystal Place. The proposal request also includes a concurrent detachment from Vista ID and in doing so streamlining wastewater and water services to the subject parcel post development under the Vallecitos WD. The County of San Diego Assessor's Office identifies the subject parcel as 226-040-62.

Regional Setting

The affected territory is located within the City of Escondido in its northern residential "Country Club" neighborhood. It lies within 200 feet of West El Norte Parkway, which serves as an east-west arterial with direct access to Interstate 15. The affected territory lies within County Supervisorial District No. 5 (Jim Desmond), Assembly District No. 76 (Brian Maienschein D.), and Senate District No. 40 (Brian Jones). An aerial map of the affected territory and its regional setting follows. Attachment One shows the affected territory relative to the proposed boundary changes involving the Vallecitos WD and Vista ID.



Subject Agencies

The proposed reorganization filed with San Diego LAFCO involves two subject agencies: Vallecitos WD (annexation) and Vista ID (detachment).[1] A summary of the subject agencies in terms of governance, population, municipal functions, and financial standing follows.

- **Vallecitos WD** is an independent special district governed by an elected – or appointed in lieu of a contested election – five-member board of directors. It was formed in 1955 as the San Marcos County Water District before changing to Vallecitos WD in 1989. An appointed general manager – Greg Pruim – oversees day-to-day activities, and this includes a current fulltime budgeted staff of 108.8. Vallecitos WD presently provides three municipal functions: water (retail class), wastewater (collection, treatment, and discharge classes) and recycled water. The jurisdictional boundary spans approximately 45.3 square miles – or 28,992 acres – and includes portions of the City of San Marcos, City of Carlsbad and City of Escondido. LAFCO estimates the population within the jurisdictional boundary at 104,024. LAFCO most recently updated Vallecitos WD's sphere in 2007 with a larger-than-agency designation that includes 1,659 non-jurisdictional acres. The most recently prepared audit shows Vallecitos WD's net position at $314.0 million as of June 30, 2022 with an unrestricted portion of $136.9 million.[2] This includes finishing the fiscal year with an ending cash balance of $68.5 million. Vallecitos WD's total net position has changed by 8.2% over the prior three audited years.

- **Vista ID** is an independent special district governed by an elected – or appointed in lieu of a contested election – five-member board of directors. It was formed in 1923. An appointed general manager – Brett Hodgkiss – oversees day-to-day activities, and this includes a current fulltime budgeted staff of 88. Vista ID presently provides one municipal function: water (retail class). The jurisdictional boundary spans approximately 33 square miles – or 21,152 acres – and includes portions of the City of San Marcos, City of Oceanside, and City of Escondido. LAFCO estimates the population within the jurisdictional boundary at 132,180. LAFCO most recently updated Vista ID's sphere in 2007 with a smaller-than-agency designation that excludes 43,543 jurisdictional acres. The most recently prepared audit shows Vista ID's net position at $139.7 million as of June 30, 2022 with an unrestricted portion of $28.6 million.[3] This includes finishing the fiscal year with an ending cash balance of $29.7 million. Vista ID's total net position has changed by 6.4% over the prior three audited years.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of 10 local agencies directly subject to San Diego LAFCO's planning and regulatory responsibilities. These agencies qualify as "affected agencies" relative to the proposed

1 State law defines "subject agency" to mean any district or city for which a change of organization or reorganization is proposed.
2 Vallecitos WD's unrestricted balance adjusts to $148.8 less retiree obligations.
3 Vista ID's unrestricted balance adjusts to $38.6 million less retiree obligations.

reorganization for noticing purposes and listed below.[4]

- City of Escondido
- County Service Area No. 135 (regional communications)
- Metropolitan Water District of Southern California
- North County Cemetery District
- North County Transit District
- Palomar Health Care District
- Resource Conservation District of Greater San Diego County
- San Diego County Water Authority
- Vallecitos Water District (sphere only)
- Vista Irrigation District

The affected territory also lies within the following school and college districts, and accordingly receive notice of the proposal: Escondido School District Union, Escondido High School District Union; and Palomar Community College

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications to the physical footprint – the reorganization proposal to annex the affected territory to Vallecitos WD and detach from Vista ID. The Commission may also consider applying conditions under statute so long as it does not directly regulate land use, property development, or subdivision requirements. Additional discussion with respect to proposal purpose, development opportunities, and Commission focus follows.

Proposal Purpose

The purpose of the proposed reorganization before San Diego LAFCO is to make available both water and wastewater services under a single municipal provider – Vallecitos WD – and in doing so accommodate the planned development of a single-family residence. The timing of the proposal request follows the landowner's recently recorded final parcel map approval by the City of Escondido. The recorded parcel map has created the subject parcel via a lot split involving the applicant's adjacent property at 2171 West El Norte Parkway. Negotiated terms between the subject agencies and applicant are included in Vista ID's resolution consenting to detachment and detailed in the associated footnote.[5]

4 State law defines "affected local agency" as any entity that contains, or would contain, or whose sphere contains or would contain, any territory for which a reorganization is proposed or ordered. Notice of the proposal and hearing were provided to the agencies.

5 Vista ID's consent to the detachment includes the following terms to be included in the Commission's resolution of approval: (a) the landowner is responsible for the payment of Vista ID's detachment administration fee of $2,552; (b) Vista ID must be in receipt of the final map and geographic descriptions of the affected territory and associated boundary changes upon LAFCO's approval; and (c) completion of annexation procedures with Vallecitos WD prior to final detachment with Vista ID.

Current and Planned Development Opportunities

The affected territory is entirely incorporated and under the land use authority of the City of Escondido and its adopted policies. The Escondido General Plan (2012) designates the affected territory as Urban I (U:1) with a zoning assignment of Single-Family Residential (R-1-7). The zoning assignment provides a minimum lot size of 7,000 square feet or 0.16 acres and precludes any further density development within the affected territory. Additional intensity, however, would be permitted with the allowance of one accessory dwelling unit.

Commission Focus

San Diego LAFCO's current sphere of influence designation for Vallecitos WD includes the affected territory and can readily accommodate the proposed annexation without amendment. Similarly, the sphere designation for Vista ID excludes the affected territory and can readily accommodate the proposed detachment. These existing sphere determinations narrows the Commission's consideration of the proposed reorganization to two central and sequential policy items. These policy items ultimately take the form of determinations and orient the Commission to consider the stand-alone merits of the (a) timing of the reorganization and (b) whether discretionary modifications or terms are appropriate. The Commission must also consider other relevant statutes as detailed.

ANALYSIS

San Diego LAFCO's analysis of the proposed reorganization is divided into two subsections. The first subsection pertains to evaluating the central issues referenced in the preceding section relative to both statutory and local timing considerations. The second subsection considers other germane issues and highlighted by applicability under the California Environmental Quality Act (CEQA).

Central Policy Items

Item No. 1 | Reorganization Timing

San Diego LAFCO's consideration of the proposed reorganization's timing draws on analyzing baseline factors required in statute well as applicable policies set by the Commission. Most of the baseline factors in statute focuses on disclosing and otherwise addressing compatibility issues with external goals and policies of other State, regional, and local agencies as well as assessing the ability of subject agencies providing services going forward.[6] Applicable local policies prompted for consideration are headlined by L-107 and its attention to disclosing and/or addressing any known or perceived jurisdictional disputes.

Analysis of these two related timing factors follows.

6 Reference to Government Code Section 56668.

- Timing Factor No. 1:
  Baseline Considerations: Regional Policies + Service Relationships

  State law prescribes the mandatory consideration of certain and multifaceted factors anytime LAFCOs consider jurisdictional changes. These factors range in substance from disclosures – such as the affected territory's current land uses, assessed values, register voter counts, and so on – to discretionary analyses. This latter category is highlighted by evaluating the proposed annexation's relationship to community needs as well as the service capacities and related financial resources of the subject agencies. A summary of key conclusions generated in reviewing these discretionary matters for the proposed reorganization with an emphasis on the receiving entity (Vallecitos WD) regarding (a) service needs, (b) service availability and capacities, and (c) related financial considerations follow.

  - With respect to **service needs**, the affected territory's planned residential uses within a developing incorporated area provides a clear basis for receiving multiple municipal services when the timing is right – like water and wastewater. The Commission has previously designated Vallecitos WD as the ultimate water and wastewater service provider for the affected territory through the standing inclusion in the sphere paired with the standing exclusion from the Vista ID. Annexation to Vallecitos WD memorializes this existing Commission expectation and accommodates the expressed interest of the current landowner as evident by initiating the reorganization proceedings. Accommodating municipal water and wastewater service in developing urban areas similarly serves as a preferred policy substitute to the private operation and maintenance of groundwater wells and septic system and their elevated risks to others in the basin.

  - With respect to **service availability and capacities**, physical access to Vallecitos WD's public water and wastewater systems are readily available with excess capacities. Details follow.

    Connectivity to Vallecitos WD's water system is available immediately south of the subject parcel via an existing distribution main located within the public right-of-way on Krystal Place. A private lateral would be required. It is projected the average day water demand within the affected territory post reorganization and construction of the planned single-family residence is 352 gallons.[7] This projected amount can be readily accommodated by Vallecitos WD and represents 0.023% of its available daily supply remaining within its water system based on recent demands and infrastructure limitations.[8] Ultimate buildout based on current zoning involves a total of two units (one single family residence and one accessory dwelling) and would notionally increase the average day demand to 704 gallons and take up 0.045% of the available and remaining daily capacity allocated to Vallecitos WD.

7 Based on a per unit daily demand estimate of 352 gallons.
8 Current available capacity assigned to Vallecitos WD is 1.6 million gallons.

Connectivity to Vallecitos WD's wastewater system is also available immediately south of the subject parcel via an existing collection main located within the public right-of-way on Krystal Place. It is projected the average day wastewater flow generated within the affected territory post reorganization and construction of the planned single-family residence is 250 gallons.[9] This projected amount can be readily accommodated by Vallecitos WD and represents 0.021% of its available treatment and discharge capacity remaining within its wastewater system based on recent demands and infrastructure limitations.[10] Ultimate buildout based on current zoning involves a total of two units (one single family residence and one accessory dwelling) and would notionally increase the average day demand to 500 gallons and take up 0.043% of the available and remaining capacity for Vallecitos WD.[11]

- With respect to **related financial considerations**, Vallecitos WD has established financial resources and administrative controls to provide water and wastewater services to the affected territory without impacts to current ratepayers. Overall, Vallecitos WD's last three audits show sufficient liquidity and capital levels and highlighted by a current ratio of 6.9 to 1 paired with a debt ratio of less than 1.0%. Additionally, Vallecitos average total margin over the last three audited fiscal years has been 14.6%. These measurements indicate both enterprise functions are effectively administered in terms of financial management.

- Timing Factor No. 2:
  Consideration of Policy L-107

  San Diego LAFCO adopted L-107 in May 2010 to require all applicants to disclose jurisdictional disputes or related items that are associated with their proposal filings. If applicable, and unless waived by the Executive Officer, the policy requires applicants and/or their representatives to consult with opponents to resolve any known issues – concerns, disputes, etc. – before the item is formally considered by the Commission.[12] If an agreement is reached through the consultation process, the policy states the Commission shall consider the provisions as part of the application. If an agreement is not reached despite exhausting good-faith efforts, the policy states the Commission shall proceed to consider the application as submitted.

  No jurisdictional disputes have been disclosed by the subject agencies. LAFCO staff, similarly, has not identified any disputes or related concerns involving other local agencies in the administrative review.

9 Based on a per unit daily wastewater demand estimate of 250 gallons.
10 Current available wastewater capacity assigned to Vallecitos WD is 7.67 million.
11 Encina Water Pollution Control Facility is VWD's primary treatment facility which services the City of Carlsbad, Encinitas, Leucadia Wastewater District and Buenas Sanitation District.
12 The Executive Officer retains discretion to determine the extent of consultation needed.

CONCLUSION |
MERITS OF REORGANIZATION TIMING

The timing of the reorganization involving the annexation of the affected territory to Vallecitos WD and the concurrent detachment from Vista ID is sufficiently warranted. Justification is marked by the preceding analysis and highlighted by streamlining the delivery of municipal water and wastewater systems under one provider in support of a planned residential use via existing public infrastructure. Additional analysis supporting the conclusion is provided in Appendix A.

Item No. 2 | Modifications and Terms

No physical modifications to the submitted reorganization have been identified by San Diego LAFCO staff meriting Commission consideration at this time. This includes noting annexation of the affected territory to Vallecitos WD and the concurrent detachment from Vista ID would not result in any unserved corridors or other boundary irregularities. Staff is recommending applying standard terms of approval under Government Code Section 57302 along with incorporating the requested terms included in Vista ID's resolution consenting to the reorganization.

CONCLUSION |
MODIFICATIONS AND TERMS

No modifications to the proposed reorganization appear merited as detailed. Standard approval terms are recommended along with incorporating all requested terms forwarded by Vista ID.

Other Statutory Considerations

Exchange of Property Tax Revenues

California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement by the affected local agencies before San Diego LAFCO can consider any jurisdictional change unless an applicable master agreement applies. The associated statutes also empower the County of San Diego to make all related property tax exchange determinations on behalf of special districts. Staff has confirmed the County Board of Supervisors has adopted a master agreement to govern the tax exchange for the proposed reorganization. The master agreement specifies no transfer of property taxes would occur following the annexation of the affected territory to Vallecitos WD.

Environmental Review

San Diego LAFCO is obligated under CEQA to assess whether environmental impacts would result from activities approved under the Commission's authority, either as a lead or responsible agency. The Commission is tasked with making one distinct finding under CEQA in consideration of the proposed reorganization. Staff's analysis follows.

- San Diego LAFCO serves as lead agency under CEQA for the reorganization itself given it has been initiated by landowner petition. Staff believes it would be appropriate for the Commission to find this action – and specifically the annexation of the affected territory to the Vallecitos WD and detachment from Vista ID – as a project under CEQA but exempt from further review under State CEQA Guidelines Section 15319(b). This exemption appropriately applies given the affected territory's development potential is less than three residential parcels under current zoning.

Protest Proceedings

Protest proceedings for the proposed reorganization may be waived by San Diego LAFCO should the Commission proceed with an approval under Government Code Section 56662. Proceeding with a waiver appropriately applies under this statute given the affected territory is uninhabited as defined under LAFCO law, the lone landowner is the applicant and consents to the reorganization, and no subject agency has requested a protest hearing.[13]

RECOMMENDATION

Staff recommends conditional approval of the reorganization proposal as submitted. This recommendation with its ancillary actions is consistent with Alternative One as outlined in the proceeding section.

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO:

Alternative One (recommended):
Adopt the attached draft resolution conditionally approving the proposal as submitted (without modifications) along with making an exemption finding under CEQA. Protest proceedings would also be waived.

Alternative Two:
Continue consideration to the next regular meeting.

Alternative Three:
Disapprove the reorganization proposal with direction to staff to return at the next regular meeting with a conforming resolution for adoption.

13 LAFCO law defines uninhabited as territory in which less than 12 registered voters reside.

PROCEDURES FOR CONSIDERATION

This item has been placed on San Diego LAFCO'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 unless otherwise specified.

On behalf of the Executive Officer,



Carolanne Ieromnimon
Analyst II

Appendices:

A) Analysis Boundary Change Factors

Attachments:

1) Map of the Affected Territory
2) Draft LAFCO Resolution of Approval
3) Application Materials

APPENDIX A

Government Code Section 56668
Proposal Review Factors

a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent areas, in the next 10 years.

The affected territory as submitted comprises one entire incorporated parcel currently undeveloped in the City of Escondido. The subject parcel is approximately 0.17 acres in size located off of Krystal Place in Escondido's residential "County Club". The County of San Diego Assessor's Office identifies the subject parcel as 226-040-62 with a total assessed value of $57,222 and a last transaction date of August 2021.

b) The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

The City of Escondido serves as the primary purveyor of general governmental services to the affected territory. These governmental services presently provided to (directly and indirectly) to the affected territory are headlined by community planning, roads, lighting, and public safety (police and fire protection). This reorganization proposal would extend Vallecitos WD's water and wastewater services to the affected territory and the focus of the succeeding analysis.

- **Extending Water Service**
  Connectivity to Vallecitos WD's water system is available immediately south of the subject parcel via an existing distribution main located within the public right-of-way on Krystal Place. A private lateral would be required. It is projected the average day water flow generated within the affected territory post reorganization and construction of the planned single-family residence is 352 gallons.[14] This projected amount can be readily accommodated by Vallecitos WD and represents 0.023% of its available daily supply remaining within its water system based on recent demands and infrastructure limitations.[15] Ultimate buildout based on current zoning involves a total of two units (one single family residence and one accessory dwelling) and would notionally increase the average day demand to 704 gallons and take up 0.045% of the available and remaining daily capacity allocated to Vallecitos WD.

14 Based on a per unit daily demand estimate of 352 gallons.
15 Current available capacity assigned to Vallecitos WD is 1.6 million gallons.

- **Extending Wastewater Service**
  Connectivity to Vallecitos WD's wastewater system is also available immediately south of the subject parcel via an existing collection main located within the public right-of-way on Krystal Place. It is projected the average day wastewater flow generated within the affected territory post reorganization and construction of the planned single-family residence is 250 gallons. This projected amount can be readily accommodated by Vallecitos WD and represents 0.021% of its available treatment and discharge capacity remaining within its wastewater system based on recent demands and infrastructure limitations. Ultimate buildout based on current zoning involves a total of two units (one single family residence and one accessory dwelling) and would notionally increase the average day demand to 500 gallons and take up 0.043% of the available and remaining capacity for Vallecitos WD.

c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.

Approving the reorganization and annexation therein to Vallecitos WD would strengthen existing economic and social ties between the District and the affected territory. These existing ties were established by LAFCO placing the lands within Vallecitos WD's sphere of influence while concurrently excluding from Vista ID's sphere of influence. These existing designations signal the Commission's explicit policy expectation the affected territory receive both water and wastewater services from Vallecitos WD when the timing is separately deemed appropriate and orderly.

d) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies/priorities set forth in G.C. Section 56377.

Approving the proposed reorganization and annexation to Vallecitos WD would facilitate the extension of public water and wastewater services to the affected territory and accommodate the planned development of a single-family residence consistent with current zoning. Approval would be consistent with the Commission's adopted policies to sync urbanized uses with urbanized services. The affected territory does not contain "open space" as defined under LAFCO law and no conflicts exists under Government Code Section 56377. Additional analysis concerning conformance with germane Commission policies is addressed in the agenda report.

e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.

The affected territory does not presently contain "prime agricultural land", or "agricultural land" as defined under LAFCO law. Specifically, the affected territory does not contain lands currently used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an

agricultural subsidy program. Approval of the proposal and annexation to Leucadia WWD – would not adversely affect the physical or economic well-being of agricultural lands.

f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment, the creation of islands or corridors of unincorporated territory, and other similar matters.

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds that appears consistent with the standards of the State Board of Equalization and conforming with lines of assessment. LAFCO approval would be conditioned on approval of the map and geographic description by the County Assessor's Office and address any modifications enacted by the Commission.

g) A regional transportation plan adopted pursuant to Section 65080.

The proposed reorganization would extend water and wastewater service to the planned construction of a single-family residence consistent with current zoning. The proposal and its anticipated outcomes do not generate any known conflicts with *San Diego Forward*, the regional transportation plan adopted by the San Diego Association of Governments.

h) Consistency with the city or county general and specific plans.

The affected incorporated territory is presently designated for moderate-density single-family residential use under the adopted land use policies of the City of Escondido. The affected territory is zoned as R-1-7, which prescribes a minimum lot size of 7,000 square feet or 0.16 acres. Extending public water and wastewater services to accommodate a planned single-family residence is consistent with the City General Plan and Zoning Ordinance.

i) The sphere of influence of any local agency affected by the proposal.

The affected territory lies entirely within the sphere of influence designated for the Vallecitos WD. Annexation is consistent with this existing designation.

j) The comments of any affected local agency or other public agency.

Notice of the submitted reorganization proposal was distributed to all affected and subject agencies as required under LAFCO law. Notices were also provided to all local college and school districts. No written comments on the proposal were received ahead of preparing this agenda report for distribution on September 25, 2023.

k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Information collected and reviewed as part of this proposal indicates Vallecitos WD has sufficient and available financial resources and administrative controls therein relative to providing public water and wastewater to the affected territory without adversely impacting existing ratepayers. This statement is supported by the following factors.

- Vallecitos WD's last audit covers 2021-2022 and shows the District finished with sufficient liquidity levels with an agency-wide current ratio of 6.9 (i.e., $6.9 in current assets for every $1.00 in current liabilities).

- Vallecitos WD finished 2021-2022 with high capital levels and marked by a moderately low debt ratio of 21.5% (i.e., only $21.5 out of every $100.00 in net assets are financed.)

- Vallecitos WD finished 2021-2022 with an overall total margin of 19.4%.

l) Timely availability of adequate water supplies for projected needs as specified in G.C. Section 65352.5.

See above.

m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments.

The proposed reorganization would not impact any local agencies in accommodating their regional housing needs. All potential units tied to the lands are already assigned to the City of Escondido's by the region's council of governments (SANDAG). The reorganization would not affect this assignment.

n) Any information or comments from the landowners, voters, or residents.

The affected territory is considered uninhabited as defined by LAFCO law (containing 11 registered voters or less). The landowners support the proposed reorganization and have provided written consent to the proceedings.

o) Any information relating to existing land use designations.

See above analysis for (h).

p) The extent to which the proposal will promote environmental justice.

The reorganization is expected to have a positive impact on environmental justice by further promoting the availability of public water and wastewater service within the affected territory. Consideration of existing environmental justice factors within the affected territory draw on staff analyzing data available from the California Environmental Protection Agency through its online assessment tool (CalEnviroScreen 4.0). Two composite percentile rankings for the affected territory are generated within this analysis and involves (a) pollution burdens and (b) susceptible population to pollution burdens relative to all census tracts in California.

- The affected territory's **composite pollution burden ranking** falls in the 16 percentiles with an internal range between 0 to 59 percentiles. Four pollution burden measurements exceed the 50 percentile and considered relatively high. These four measurements comprise (a) one indicators involving air quality, PM 2.5 as well as (b) three environmental effect involving drinking water contaminants, groundwater threats and hazardous waste.

- The affected territory's **composite susceptible population** ranking falls in the 19 percentiles with an internal range between 3 to 67 percentiles. One of these at-risk groups exceed the 50 percentile and involves individuals experiencing unemployment. None of the measurements exceed the 70-percentile.

A summary of all tracked pollution burdens and susceptible population follows.

Census Tract 6073020305
Pollution Burdens and Susceptible Population
Table 2.6a (Source: California Environmental Protection Agency and SD LAFCO)

Factor	Census Tract 6073020305 + Surrounding Lands
No. of Census Tracts	1
Estimated Population	6,221
Pollution Burden	**Weighted Percentile**
… Percentile	**16.44**
Indicator | Air Quality: Ozone	47.38
Indicator | Air Quality: PM 2.5:	17.14
Indicator | Air Quality: Diesel PM:	57.22
Indicator |Pesticides:	0.00
Indicator | Toxic Releases:	13.43
Indicator |Traffic:	40.46
Indicator | Drinking Water Contaminants:	54.50
Indicator | Lead in Housing:	25.81
Effects | Cleanup Sites:	0.00
Effects | Groundwater Threats:	59.72
Effects | Hazardous Waste:	54.64
Effects | Impaired Water:	0.00
Effects | Solid Waste:	22.96
Sensitive Population	**Weighted Percentile**
… Percentile	**19.45**

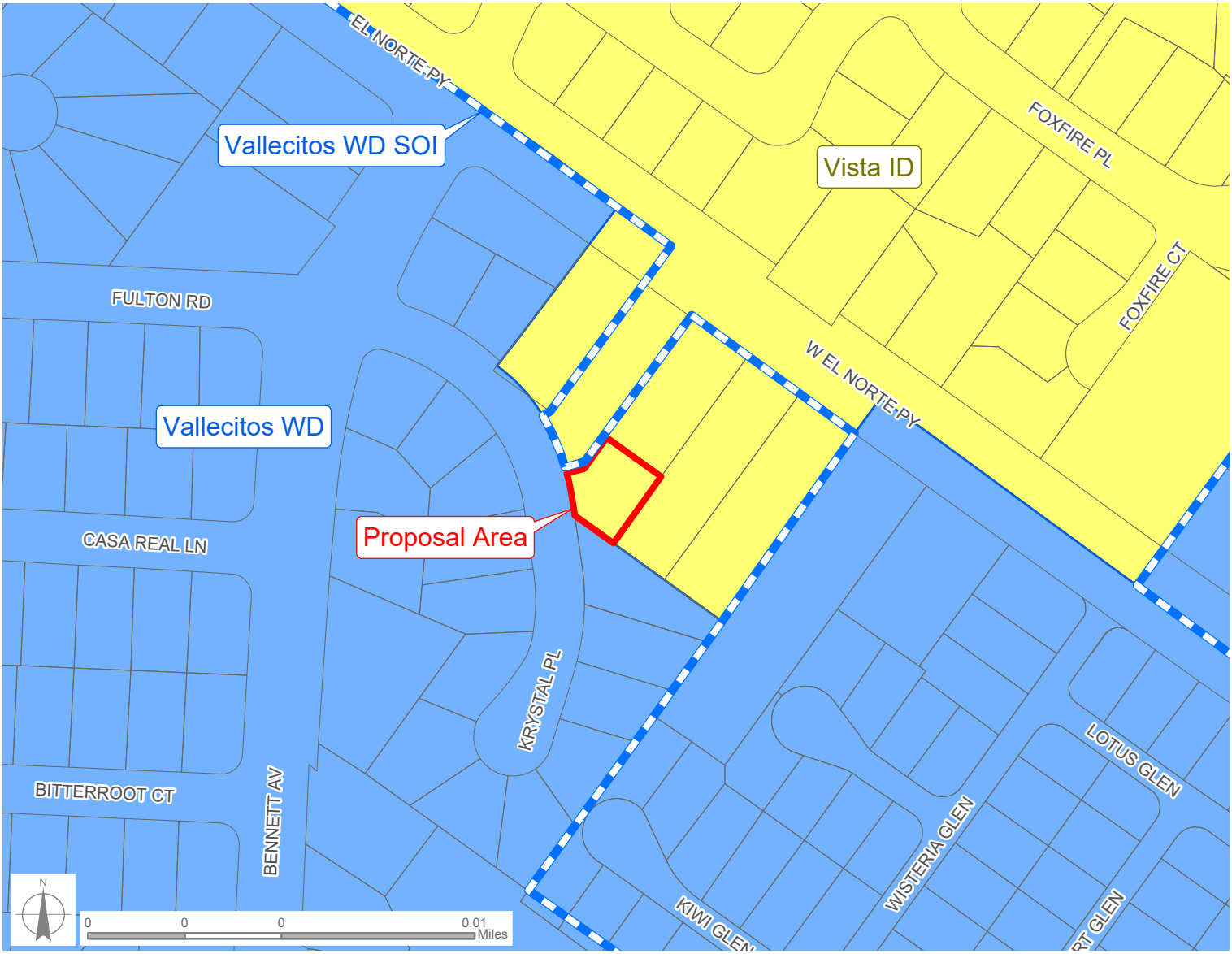
Population | Asthma:	19.17
Population | Low Birth Weight:	19.59
Population | Cardiovascular Disease:	43.64
Population | Education:	45.18
Population | Linguistic Isolation:	3.74
Population | Poverty:	24.92
Population | Unemployment:	67.48
Population | Housing Burden:	17.41

q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information is relevant to the affected territory.

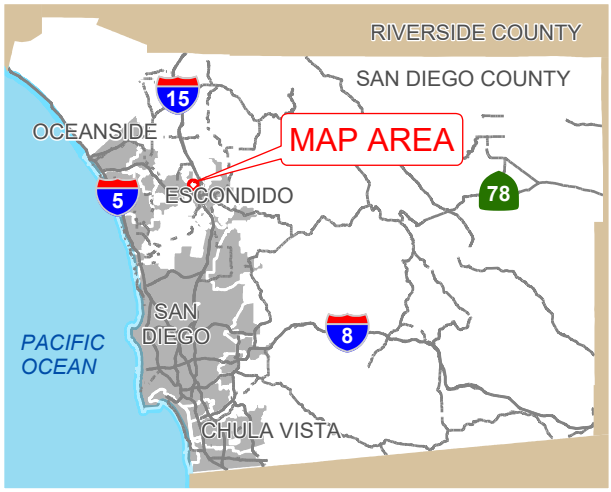
The City of Escondido General Plan contains a hazard mitigation plan for potential fire, flooding, and earthquakes. The affected territory lies within a moderate fire severity zone as well as an area of minimal flood hazard.

r) Section 56668.3(a)(1) Whether the proposed annexation will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annex to the district.

Approval of the reorganization would be in the best interest of the current and future landowners and/or residents of the affected territory by providing access to reliable public water and wastewater services going forward.







RO23-05 "CAMBIER - W. EL NORTE PARKWAY REORGANIZATION" | ANNEXATION TO VALLECITOS WD AND CONCURRENT DETACHMENT FROM VISTA ID

SOI = Sphere of Influence

- Vallecitos WD SOI
- Proposal Area
- Vallecitos WD
- Vista ID

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

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RESOLUTION NO._____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A REORGANIZATION

"CAMBIER -W EL NORTE PARKWAY REORGANIZATION"
ANNEXATION TO THE VALLECITOS WATER DISTRICT WITH CONCURRENT DETACHMENT FROM VISTA IRRIGATION DISTRICT
LAFCO FILE NO: RO23-05

WHEREAS, on March 29, 2023, interested landowner – Ocean Air Homes LLC (Brian Cambier) – filed a petition to initiate proceedings and an application with the San Diego County Local Agency Formation Commission, hereinafter referred to as "Commission", pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the application seeks approval of a reorganization to annex approximately 0.17 acres of incorporated territory within the City of Escondido to the Vallecitos Water District with a concurred detachment from the Vista Irrigation District; and

WHEREAS, the affected territory as proposed includes one legal parcel presently undeveloped and identified by the County of San Diego's Assessor's Office as 226-040-62; and

WHEREAS, an applicable master property tax transfer agreement applies to the proposed change of organization dated December 14, 1982; and

WHEREAS, the Commission's Executive Officer has reviewed the proposed reorganization and prepared a report with recommendations; and

WHEREAS, the Executive Officer's report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a noticed public meeting on the proposal on November 6, 2023;

WHEREAS, the Commission considered all the factors required by law under Government Code Section 56668 as well as adopted local policies and procedures.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. The public meeting was held on the date set therefore, and due notice of said meeting was given in the manner required by law.

2. At the public meeting, the Commission considered the Executive Officer's report.

3. With respect to considering the effects of the proposed reorganization under the California Environmental Quality Act (CEQA), the Commission's makes the following findings:

    a) San Diego County LAFCO serves as lead agency under CEQA for the reorganization itself given it has been initiated by landowner petition. Staff believes it would be appropriate for the Commission to find this action – and specifically the annexation of the affected territory to the Vallecitos Water District and detachment from Vista Irrigation District – as a project under CEQA but exempt from further review under State CEQA Guidelines Section 15319(b). This exemption appropriately applies given the affected territory's development potential is less than three residential parcels under current zoning.

4. The Commission APPROVES the reorganization without modifications and subject to conditions as provided. Approval involves all the following:

    a) Annexation of the affected territory to the Vallecitos Water District as shown in "Exhibit A-1" and described in "Exhibit A-2".

    b) Detachment of the affected territory from Vista Irrigation District as shown in "Exhibit A-1" as described in Exhibit A-2".

5. The Commission CONDITIONS all approvals on the following terms being satisfied by November 6, 2024 unless an extension is requested in writing and approved by the Executive Officer:

    a) Completion of the 30-day reconsideration period provided under Government Code Section 56895.

    b) Submittal to the Commission of final map and geographic description of the affected territory as approved by the Commission conforming to the requirements of the State Board of Equalization – Tax Services Divisions.

    c) Submittal to the Commission of the following payments:

        - A check made payable to LAFCO in the amount of $50.00 for the County of San Diego-Clerk Recorder to reimburse for filing a CEQA Notice of Determination and Notice of Exemption consistent with the finding in the resolution.

        - A check made payable to the State Board of Equalization for processing fees in the amount of $350.00.

6. The Commission assigns the proposal the following short-term designation: "Cambier - W. El Norte Parkway Reorganization"

7. The affected territory as designated by the Commission is uninhabited as defined in Government Code Section 56046.

8. The Commission waives conducting authority proceedings under Government Code Section 56662.

9. The Vallecitos Water District and Vista Irrigation District are registered-voter districts.

10. The Vallecitos Water District and Vista Irrigation District all utilize the County of San Diego assessment roll.

11. The affected territory will be liable for any existing bonds, contracts, and/or obligations of the Vallecitos Water District as provided under Government Section 57328.

12. The effective date of the approval shall be the date of recordation but not before the completion of a 30-day reconsideration period and only after all terms have been completed as attested by the Executive Officer.

13. As allowed under Government Code Section 56107, the Commission authorized the Executive Officer to make non-substantive corrections to the resolution to address any technical defects, errors, irregulates, or omissions.

14. The Executive Officer is hereby authorized and directed to transmit copies of this resolution as provided in Sections 56880-56882 of the Government Code.

15. The Executive Officer is further authorized and directed to prepare, execute, and record a Certificate of Completion, make the required filings with the County Assessor, County Auditor, and the State Board of Equalization as required by Section 57200, et seq., of the Government Code

**

PASSED AND ADOPTED by the Commission on November 6, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

**

ATTEST:

_____
Keene Simonds
Executive Officer

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EXHIBIT A-1
MAP OF AFFECTED TERRITORY

-Placeholder-

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EXHIBIT A-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

-Placeholder-

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Part III: PETITION FOR CHANGE OF ORGANIZATION OR REORGANIZATION

This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code, Section 56000 et seq. of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

(a) The specific change(s) of organization proposed is/are: DETACH VISTA IRRIGATION DISTRICT VID (WATER) & ANNEX TO VALLECITOS WATER DIST.

(b) The boundary of the territory included in the proposal is as described in the attached legal description (WATER) and map and is by this reference incorporated herein.

(c) The proposed action(s) will be subject to the following terms and conditions: DETACH FROM VID for WATER SERVICE, ATTACH ANNEX TO VWD for water service. LAFCO APPROVAL.

(d) The reason(s) for the proposal is/are: CREATION OF 2 PARCEL 2 HAS PROPERTY FRONTAGE WITH VWD BOUNDARY.

(e) Signers of this petition have signed as (select one): ☑ landowner; ☐ registered voter.

(f) The name(s) and mailing address(s) of the chief petitioner(s) (not to exceed three) is/are:

1. BRIAN CAMBIER — PO BOX 1156, LAHAINA, HAWAII 96767
   Name of chief proponent (print) — mailing address
2. _____
   Name of chief proponent (print) — mailing address
3. _____
   Name of chief proponent (print) — mailing address

(g) It is requested that proceedings for this proposal be taken in accordance with Section 56000 et seq. of the Government Code.

(h) This proposed change of organization (select one) ☑ is ☐ is not consistent with the sphere-of-influence of any affected city or district.

(i) The territory included in the proposal is (select one) ☑ inhabited (12 or more registered voters) ☐ uninhabited (11 or less registered voters).

(j) If the formation of a new district(s) is included in the proposal:

1. The principal act under which said district(s) is/are proposed to be formed is/are: N.A.
2. The proposed name(s) of the new district(s) is/are: N.A.
3. The boundary(ies) of the proposed new district(s) is/are described in the attached legal description and map and are by this reference incorporated herein.

(k) If an incorporation is included in the proposal:

1. The name of the proposed city is: NONE
2. Provisions are requested for appointment of: ☐ city manager ☐ city clerk ☐ city treasurer N.A.

(l) If the proposal includes a consolidation of special districts, the proposed name of the consolidated district is: N.A.

Part IVa: REGISTERED VOTER PETITION

Petitions must meet minimum signature requirements (see Part V). Signatures must be secured within six months of the date on which the first signature was affixed. Petitions must be submitted to the LAFCO Executive Officer within 60 days after the last signature is affixed (Govt. Code § 56705).

Each of the undersigned states:

- I personally signed this petition.
- I am a registered voter within the County of San Diego.
- I personally affixed hereto the date of my signing this petition and my place of residence, or if no street or number exists, then a designation of my place of residence that will enable the location to be readily ascertained.

Name of Signer	Residence Address	Date Signed	Official Use
Sign _____ Print BRIAN CAMBIER	2173 W. EL NORTE PKWY, ESCONDIDO, CA	2.22.2023	
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

5f

AGENDA REPORT
Consent | Action

November 6, 2023

TO: Commissioners

FROM: Keene Simonds, Executive Officer

SUBJECT: **Progress Report on the Adopted Workplan**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will receive a progress report on accomplishing the 30 priority projects set in the adopted workplan for 2023-2024. More than one half – 16 of 30 – of all priority projects have been substantively initiated through the first three full months with six either complete or nearing completion. The report is being presented to the Commission to receive and file with the opportunity to identify potential amendments for future consideration.

BACKGROUND

San Diego LAFCO's current fiscal year workplan was adopted at a noticed hearing held in May 2023. The workplan is a multi-year planning tool that is developed and updated annually. The current workplan includes 30 projects and is divided into two distinct categories – statutory and administrative – along with priority assignments set by the Commission. Internal amendments to reset priorities and advance the placement of municipal service reviews on the San Diego County Water Authority and healthcare districts were approved in August.

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City of Chula Vista
Vice Chair Stephen Whitburn
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Marni von Wilpert, Alt.
City of San Diego
Jo MacKenzie
Vista Irrigation
Barry Willis
Alpine Fire Protection
David A. Drake, Alt.
Rincon del Diablo
Andy Vanderlaan
General Public
Harry Mathis, Alt.
General Public

DISCUSSION

This item provides San Diego LAFCO with its regular progress report on workplan projects for the current fiscal year. This includes staff assigning one of four status categories to projects ranging from pending to complete and detailed in Attachment One.

ANALYSIS

San Diego LAFCO is generally proceeding as planned through the first three full months of the fiscal year. This includes an emphasis to address the Commission's high and medium priority projects with 14 of the 20 related activities having advanced in some substantive manner. Two of these projects are now complete and involve approving a formal scope of work on personnel policy update and publishing a countywide local agency directory. Four others are nearing completion and marked by task-setting the first year of new planning grant with the State of California as well as the second year of the Ad Hoc on Resource Conservation Districts. Policy updates on personnel procedures and out-of-agency services are similarly nearing their completion. No amendments are proposed at this time.

RECOMMENDATION

It is recommended San Diego LAFCO receive and file the item consistent with practice and identified as Alternative Action One in the proceeding section.

ALTERNATIVES FOR ACTION

The following alternatives are available to San Diego LAFCO:

Alternative One (recommended):
Receive and file the item.

Alternative Two:
Continue consideration of the item and provide direction to staff as needed.

Alternate Three:
Take no action.

PROCEDURES

This item has been placed on the San Diego LAFCO'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 unless otherwise specified by the Commission.

Respectfully,



Keene Simonds
Executive Officer

Attachment:

1) 2023-2024 Workplan with Status Notations

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ADOPTED WORKPLAN FOR FY2023-2024

As Amended

Priority	Level	Type	Project	Description	Status
Ongoing	...	Statutory	Applicant Proposals and Requests	Prioritize resources to address all applicant proposals and related requests	
Ongoing	...	Administrative	Targeted LAFCO Presentations	Coordinate timely public outreach; emphasis on informing stakeholders ahead of MSR work	
Ongoing	...	Statutory	Workplan and Budget Management	Actively manage the workplan and budget resources with quarterly updates to the Commission	
1	High	Statutory	MSR | CWA-MET	Initiate scheduled review of wholesale water suppliers – CWA (comprehensive) and MET (abbreviated)	
2	High	Statutory	MSR | Healthcare Districts	Initiate a comprehensive study of the four healthcare districts in San Diego County	
3	High	Administrative	Recruit, Hire + Support Staff	Ensure all 9.0 budgeted positions are filled in a timely manner with ongoing resource support	
4	High	Administrative	Commissioner Onboarding	Create onboarding resources and related training for new and continuing Commissioners	
5	High	Administrative	Online Accounting	Transition QuickBooks accounting from desktop to online platform + make use of public-facing features	
6	High	Administrative	Policy | Personnel: Part I	Develop and approve a scope of work to guide update to personnel policies to reflect best practices	
7	High	Administrative	Policy | Personnel: Part II	Complete a comprehensive update to LAFCO's personnel policies	
8	High	Statutory	MSR | Oceanside Region	Complete the scheduled reviews of the City of Oceanside, Oceanside SC Harbor District, and Moreno Hills CSD	
9	High	Statutory	MSR | Carlsbad Region	Complete the scheduled reviews of the City of Carlsbad, Carlsbad MWD, and Leucadia WWD	
10	High	Administrative	SALC Planning Grant 2.0	Initiate two-year grant (contracts, etc.) to expand SALC 1.0 to establish ag costs/revenues with gap analysis	
11	Medium	Administrative	RCD Ad Hoc Committee: Year Two	Approve scope of work for Year Two activities and proceed accordingly towards completion	
12	Medium	Statutory	Policy | Out-of-Agency Services	Complete policy establishment to guide approval process for out-of-agency services (G.C. 56133)	
13	Medium	Statutory	MSR | San Marcos Region	Complete the scheduled reviews of the City of San Marcos, Marcos FPD, & Vallecitos WD	
14	Medium	Statutory	MSR | Vista Region	Complete the scheduled reviews of the City of Vista, Vista ID, Vista FPD, & Buena SD	
15	Medium	Administrative	White Paper | Public Recreation Opportunities	Evaluate potential governance models involving San Diego-owned reservoirs in unincorporated areas	
16	Medium	Administrative	White Paper | Growth Management + Housing	Evaluate growth management policies + connectivity between LAFCO, County, and SANDAG	
17	Medium	Administrative	Special Districts Advisory Committee	Provide administrative support to Advisory Committee and hold no less than three formal meetings in FY	
18	Medium	Administrative	Cities Advisory Committee	Provide administrative support to Advisory Committee and hold no less than two formal meetings in FY	
19	Medium	Administrative	Website Content Expansion	Proceed with content expansion for newly redesigned LAFCO website with multi-media enhancements	
20	Medium	Administrative	2022-2023 Audit	Complete outside audit of financial statements for FY2023	

Priority	Level	Type	Project	Description	Status
21	Low	Statutory	Legislative Proposal | G.C. 56133	Continue work to support amendment clarifying authority to determine out-of-agency service exemptions	
22	Low	Statutory	Policy | Applicant Procedures	Update and streamline application materials and establish protocols in terminating proposals	
23	Low	Statutory	MSR | Encinitas Region	Initiate a regional study covering the City of Encinitas + San Dieguito WD et al.	
24	Low	Statutory	MSR | Del Mar-Solana Beach Region	Initiate a regional study covering the Cities of Del Mar and Solana Beach + Santa Fe ID et al.	
25	Low	Statutory	Legislative Proposal | G.C. 56430	Sponsor and/or facilitate amendment establishing community engagement enhancements in MSR statute	
26	Low	Administrative	Service + Fiscal Indicators	Develop online browser feature to depict service + fiscal indicators among local agencies in San Diego County	
27	Low	Administrative	White Paper | School Districts	Evaluate scope and scale of school districts + their baseline capacities for reference in MSRs	
28	Low	Administrative	Liaison with Local Tribes	Establish communication protocols with local tribes with respect to shared interests in regional services	
29	Low	Administrative	Annual Local Agency Directory	Update and publish an annual local agency directory subject to LAFCO oversight	
30	Low	Administrative	White Paper | Community Choice Aggregations	Evaluate scope and scale of CCAs and their operations in San Diego County and connectivity to LAFCO	
	Bullpen	Statutory	Policy Review | Island Annexations	Consider options to define "substantially surrounded" and provide related mapping services	
	Bullpen	Administrative	White Paper | Garbage Services	Evaluate the scope and scale of garbage collection services and possible governance alternatives	
	Bullpen	Administrative	White Paper | Homeless Services	Evaluate the scope and scale of homeless services and possible governance alternatives	
	Bullpen	Administrative	LAFCO Workshop	Organize a Commission Workshop to discuss core responsibilities + powers and implementing preferences	
	Bullpen	Administrative	Public Access Television	Broadcast LAFCO meetings on local government channels	
	Bullpen	Statutory	MSR | Pauma Valley Region	Initiate a regional study covering the north county special districts in the Pauma/Rincon communities	
	Bullpen	Administrative	SOI/MSR Annual Report	Update and publish an annual report documenting all recorded municipal service review and sphere of influence actions	
	Bullpen	Statutory	Policy | Fee Schedule	Review and update fee schedule to sync with current costs and related considerations	
	Bullpen	Statutory	Policy | CEQA Guidelines	Review and update existing implementing guidelines relative to current statute and best practices	
	Bullpen	Administrative	County Planning Groups	Monitor regular meetings of the County's 28 Planning and or Sponsor Groups and directly engage as appropriate	
	Bullpen	Statutory	Disadvantaged Unincorporated Communities	Update DUC mapping designations (DUC) in San Diego County based on current census information	
	Bullpen	Administrative	Local Agency Finder Tool	Develop online feature for users to enter address to identify all overlapping local jurisdictions (cities and districts)	
	Bullpen	Administrative	Southern California LAFCOs	Participate in quarterly meetings with other Southern California LAFCOs and related projects and/or trainings	
	Bullpen	Administrative	CALAFCO	Participate in CALAFCO sponsored programs and related trainings (conferences, workshops, committees, etc.)	
	Bullpen	Statutory	Policy | Commission Rule No. 4	Modernize Rule No. 4 and its provisions to regulate special districts' service functions and classes	
	Bullpen	Statutory	Escondido Region Governance Study	Study options to consolidate (functional and political) the City of Escondido and Rincon del Diablo MWD	
	Bullpen	Administrative	White Paper | JPAs	Evaluate the status of JPA filings in San Diego County relative to LAFCO's task in SB 1261	
	Bullpen	Statutory	Policy | Cities Advisory Committee	Coordinate with CAD in updating bylaws and related procedures to sync with current member interests/priorities	
	Bullpen	Statutory	Policy | Special Districts Advisory Committee	Coordinate with SDAC in updating bylaws and related procedures to sync with current member interests/priorities	

Complete | Near Complete | Underway | Pending

September 20, 2023

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AGENDA REPORT
Consent | Information

November 6, 2023

TO: Commissioners

FROM: Michaela Peters, Analyst I

SUBJECT: **Report on Active Proposals and Related Activities**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will receive a status report on the 30 active proposals currently on file as well as anticipated filings based on ongoing discussions with proponents. The item is for information and concurrently satisfies LAFCO's reporting requirement involving petition-initiated proposals.

BACKGROUND

Processing Procedures and Timelines

LAFCO proceedings for jurisdictional changes are generally initiated by outside applicants through petitions (landowners or voters), and to a lesser degree by resolutions (local agencies). LAFCOs may also initiate jurisdictional changes to form, consolidate, or dissolve special districts if consistent with the recommendations of approved municipal service reviews. Most jurisdictional change filings take three to five months before they are scheduled for hearing. Applications for outside-of-agency service approvals – which are subject to separate procedures – generally take two months to process.

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Alpine Fire Protection
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Rincon del Diablo
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General Public
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DISCUSSION

This item provides San Diego LAFCO with its regular update on active proposals on file. The item also – and for telegraphing purposes of future workload – identifies pending proposals staff anticipates being filed with LAFCO in the near term based on discussions with local agencies. It also serves to concurrently satisfy the Commission's reporting requirement to provide notice on agendas involving jurisdictional changes initiated by petitions.[1]

All active and pending proposals are outlined in Attachment One.

ANALYSIS

None.

RECOMMENDATION

This item is presented to San Diego LAFCO for information only.

ALTERNATIVES FOR ACTION

None.

PROCEDURES

This item has been placed on the San Diego LAFCO'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 unless otherwise specified by the Commission.

On behalf of staff,

Michaela Peters

Michaela Peters
Analyst I

Attachment:

1) Active and Pending Proposals as of October 30, 2023

1 Government Code Section 56857 directs LAFCOs to provide notice on agendas of any proposal involving special districts that have been initiated by landowners or registered voters. The agenda notification starts a 60-day period in which the affected special districts may request termination of the proceedings due to financial or service-related concerns.

	File Number	Proposal Name | Affected Agencies	Project Manager	Proposal Summary
ACTIVE PROPOSAL APPLICATIONS | PENDING COMMISSION ACTION				
1	RO06-17	"Tobacco Road Reorganization" - City of Escondido: Annexation	Staff	Application submitted in March 2006 by landowner petition to annex six parcels to the City of Escondido. The affected territory comprises six parcels located along Tobacco Road. The application filing fulfilled an earlier Executive Officer approval in 2006 to authorize the City of Escondido to extend outside wastewater service to two of the six subject parcels due to failing septic systems. (The other four subject parcels are included in the proposal to provide connectivity to the existing City boundary.) The current number of residents within the affected territory is unknown. The application remains incomplete pending submittal of additional documentation and related information to complete the administrative review. The proposal is subject to formal abandonment pending the anticipated action by the Commission to approve authorizing policies.
2	RO08-09	"South Mollison Ave-Snyder Reorganization" - City of El Cajon: Annexation	Staff	Application submitted in May 2008 by landowner petition for a proposed annexation to the City of El Cajon. The affected territory includes approximately 1.25 acres and is subject to a proposed multi-family residential project. It is unknown whether there are any current residents within the affected territory. The application remains incomplete pending submittal of additional documentation and related information necessary to complete the administrative review. The proposal is subject to formal abandonment pending the anticipated action by the Commission to approve authorizing policies.
3	DA08-10	"Avocado Way-Potter Annexation" - Vallecitos WD: Annexation	Staff	Application submitted in March 2008 by landowner petition requesting annexation of to the Vallecitos Water District (WD) for purposes of receiving public wastewater services. The affected territory comprises two parcels developed with single-family residences located along Avocado Way. The number of current residents within the affected territory is unknown. The application remains incomplete pending submittal of additional documentation and related information necessary to complete the administrative review. The proposal is subject to formal abandonment pending the anticipated action by the Commission to approve authorizing policies.

	File Number	Proposal Name | Affected Agencies	Project Manager	Proposal Summary
4	RO08-15 SA08-15	"Crestlake Estates Reorganization" - San Diego County SD: Annexation - Lakeside FPD: Annexation	Staff	Application submitted in May 2008 by landowner petition requesting a reorganization to accommodate wastewater, fire protection, and ambulance services for an approved Tentative Map allowing the development of 60 single-family residences. It is unknown if there are any current residents. The affected territory lies within all three subject agencies' spheres of influence: San Diego County Sanitation District (SD); Lakeside Fire Protection District (FPD); and County Service Area (CSA) No. 69. The application remains incomplete pending submittal of additional documentation and related information necessary to complete the administrative review. The proposal is subject to formal abandonment pending the anticipated action by the Commission to approve authorizing policies.
5	DA12-02	"Lorch Annexation" - Borrego WD: Annexation	Staff	Application submitted in March 2012 by landowner petition to annex approximately 9.4 acres to the Borrego Water District (WD) to provide water service to one parcel within the District's sphere. It is unknown how many residents are currently within the affected territory. Application deemed incomplete in an April 2012 status letter. A new status letter was sent in January 2018 stating the proposal will be considered abandoned unless notified otherwise. Borrego WD responded to the letter and has reinitiated discussions with the landowner regarding possible service terms. Discussions continue.
6	DA16-10	"CSA 17 Harmony Grove Annexation" - CSA 17: Annexation	Carolanne Ieromnimon	Application submitted in May 2016 by resolution from the County of San Diego to annex approximately 3,600 acres to County Service Area (CSA) No. 17 for ambulance service and done so as a cross-condition of the Commission dissolving CSA No. 107 in 2015. The affected territory is entirely unincorporated and comprises portions of the Elfin Forest and Harmony Grove communities with an estimated resident population of 29,995. The proposal remains incomplete due to a variety of reasons and marked by opposition from the CSA No. 17 Advisory Committee. Staff continues to engage the County, Advisory Committee, and other stakeholders with the objective of fulfilling the Commission's earlier directive.
7	RO16-11	"Rancho Hills Reorganization" - Rancho Santa Fe CSD: Annexation - Olivenhain MWD: Expansion of Latent Power Area - Olivenhain MWD: Latent Sphere Amendment	Michaela Peters	Application submitted in October 2016 to annex a portion of a 37-lot residential subdivision titled "Rancho Hills" to Rancho Santa Fe CSD for wastewater service. A concurrent latent power expansion for Olivenhain MWD is needed to accommodate sewer to the remaining project site. The proposal was deemed incomplete in November 2016 status letter. Applicant has requested the proposal processing be placed on hold. The application is administratively paused due to incomplete and pending receipt of additional documentation and information from the applicant to complete staff's analysis. Communications remain ongoing.

	File Number	Proposal Name | Affected Agencies	Project Manager	Proposal Summary
8	RO19-04	"Ortega – Old Highway 80 Change of Organization" - San Diego County SD: Annexation	Carolanne Ieromnimon	Application submitted in February 2019 by landowner petition to annex approximately 5.07 acres to the San Diego County Sanitation District (SD) for wastewater service. The affected territory comprises two parcels presently developed with single-family residences with an unknown number of residents. The purpose of the proposal is to connect sewer services for a proposed office/warehouse building development. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review.
9	SA19-26 RO19-26 OAS19-26	"Valiano - Eden Valley Reorganization" - City of Escondido: Extraterritorial Sewer - City of Escondido: Sphere Amendment - San Marcos FPD: Annexation - Rancho Fe FPD: Detachment - Rancho Fe FPD: Sphere Amendment	Michaela Peters	Application submitted in November 2019 jointly by landowner petition and the City of Escondido and involves a reorganization and outside-of-agency service agreement as part of the "Valiano" planned development in Harmony Grove. The reorganization involves the concurrent annexation of approximately 10.8 unincorporated acres to San Marcos FPD and detachment from Rancho Santa Fe FPD and related sphere amendments. The outside-of-agency service agreement approval request involves the extension of wastewater from the City of Escondido for approximately 82.9 unincorporated acres with related sphere amendments to add to Escondido and remove from San Marcos. The application is administratively paused due to incomplete and pending receipt of additional documentation and information from the applicant to complete staff's analysis. Communications remain ongoing.
10	CO21-09	"Otay Lakes Road Change of Organization" - City of Chula Vista: Annexation	Michaela Peters	Application submitted in October 2022 by landowner petition to annex approximately 1,870 acres of unincorporated territory to the City of Chula Vista. (The petitioners originally filed an application in October 2021 seeking approval to annex into the San Diego County Sanitation District. This previous application has since been withdrawn.) The affected territory comprises 6 parcels within the Baldwin and Moller communities and are presently undeveloped with no residents. The proposal is intended to facilitate a conditional development approval to construct 1,938 residential units with various ancillary uses as part of the "Otay Ranch Resort Village 13" project. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff's analysis.
11	CO22-04	"AJX Homes - Carmichael Change of Organization" - City of La Mesa: Annexation - City of La Mesa: Sphere Amendment	Carolanne Ieromnimon	Application submitted in February 2022 by landowner petition and involves annexation of approximately 0.3 acres to City of La Mesa for wastewater service. The affected territory is developed with a single-family residence and the landowner intends to update the existing site from a septic system to public wastewater system. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review.

	File Number	Proposal Name | Affected Agencies	Project Manager	Proposal Summary
12	RO22-11	"Tummala-Rincon MWD Reorganization" - Rincon del Diablo MWD: Annexation - Metropolitan Water District: Annexation - San Diego CWA: Annexation	Michaela Peters	Application submitted in October 2022 by landowner petition and involves annexation of approximately 20 acres of unincorporated territory to make available public water services. The affected territory is currently vacant and undeveloped. The proposal purpose is to position the landowner to proceed in the future with a development plan with the County of San Diego. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review.
13	RO23-01	"Tucker-Valley Road Reorganization" - National City: Annexation - South Bay ID: Detachment - Bonita FPD: Detachment - Bonita FPD: Sphere Amendment - CSA No. 135: Detachment	Carolanne Ieromnimon	Application submitted in November 2022 by landowner petition and involves annexation of approximately 35.3 acres of unincorporated territory to the San Diego County Sanitation District to make available public water and wastewater services. The affected territory is currently vacant and undeveloped. The proposal purpose is to position the landowner to proceed in the future with a development plan to grade the land for future industrial and outdoor storage uses. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review.
14	RO23-02	"Yerba Valley Road Reorganization" - Lakeside WD: Annexation - San Diego CWA: Annexation - MET: Annexation - Conforming sphere of Influence Amendments	Michaela Peters	Application submitted in February 2023 by resolution from Lakeside Water District to concurrently annex approximately 80.4 acres of unincorporated territory to the Lakeside Water District, San Diego County Water Authority, and Metropolitan Water District of Southern California. The affected territory presently comprises 17 existing single-family residences with no additional planned development. The proposal purpose is to make available public water services given uncertain well water flows within the affected territory. The proposal is scheduled for consideration by the Commission at its November 6th, 2023 meeting.
15	OAS23-03	"Bryant-Felicita Road Outside-of-Agency Service Agreement" - City of Escondido: OAS	Priscilla Mumpower	Application submitted in February 2023 by landowner petition and involves an outside-of-agency service agreement for wastewater services to a single-family residence totaling 0.4 acres as a remedy to a failing septic system. The Executive Officer administratively approved the service request on February 22, 2023. The proposal is currently under administrative review and considered incomplete at this time.

	File Number	Proposal Name | Affected Agencies	Project Manager	Proposal Summary
16	RO23-05	"Cambier-W. El Norte Parkway Reorganization" - Vista Irrigation District: Detachment - Vallecitos Water District: Annexation	Carolanne Ieromnimon	Application submitted in March 2023 by landowner petition and involves annexation of approximately 2.53 acres to the Vallecitos Water District to make available public water and wastewater services. The affected territory is currently vacant and undeveloped. The affected territory is presently vacant and undeveloped. The proposal purpose is to position the landowner to proceed in the future with a development plan to create one single-family residence. The proposal is scheduled for consideration by the Commission at its November 6th, 2023 meeting.
17	RO23-06	"N. Iris Lane-Hallmark Development Reorganization" - City of Escondido: Annexation - CSA No. 135: Detachment - Rincon del Diablo FPD ID-E: Exclusion	Michaela Peters	Application submitted in April 2023 by landowner petition and involves annexation of approximately 7.7 acres to the City of Escondido for the primary purpose of establishing water and wastewater services. The affected territory is currently developed, with four single-family residences, each with an ADU with plans to redevelop the site to consist of 102 new condominiums units and associated infrastructure/streets. The proposal is scheduled for consideration by the Commission at its December 4th, 2023 meeting.
18	RO23-07 (b)	"Escondido North LLC-Stanley Avenue Reorganization -B" - City of Escondido: Annexation - CSA No. 135: Detachment - Rincon del Diablo FPD ID-E: Exclusion	Michaela Peters	Application submitted in May 2023 by landowner petition and involves annexation of approximately 7.4 acres to the City of Escondido for the primary purpose of establishing wastewater services. The affected territory comprises 3 separate parcels; one parcel contains 2 preexisting single-family residences with plans of developing an additional 46 residential units, another parcel is presently vacant with plans to develop 20 residential units, and the third parcel is currently developed with an existing single-family residence and included due to expressed interest by the landowners in annexation. The reorganization also includes concurrent detachments from County Service Area No. 135 as well as formal exclusion from Rincon Municipal Water District's ID-E wastewater function. The proposal is scheduled for consideration by the Commission at its November 6th, 2023 meeting.
19	RO23-08	"Colina Fuerte-Via Ascenso Reorganization" - Santa Fe ID: Annexation - Olivenhain MWD: Detachment	Michaela Peters	Application submitted in May 2023 by landowner petition and involves annexation of approximately 5.1 acres to the Santa Fe Irrigation District for the primary purpose of establishing potable water service. The affected territory as proposed includes one parcel presently undeveloped with plans to develop a single-family residence along with an accessory dwelling unit. The reorganization will also necessitate detachment from Olivenhain Municipal Water District. The proposal is currently under administrative review and considered incomplete at this time.

	File Number	Proposal Name | Affected Agencies	Project Manager	Proposal Summary
20	CO23-09	"City of Carlsbad Change of Organization" - Leucadia WD: Detachment	Carolanne Ieromnimon	Application submitted in July 2023 by resolution from the City of Carlsbad to detach 99.0 acres of incorporated territory from the Leucadia Wastewater District. The affected territory is presently inhabited and developed with multiple residences with no plans for future development. The proposal purpose is to better utilize existing wastewater infrastructure provided by the City of Carlsbad. The proposal is currently under administrative review and considered incomplete at this time.
21	CO23-10	"Glen Abbey Drive-Bonita Road Change of Organization" -San Diego County SD: Annexation	Michaela Peters	Application Submitted in July 2023 by landowner petition and involves annexation of approximately 109.50 acres to the San Diego County Sanitation District (SD) to make available public wastewater services. The affected territory consists of a cemetery and funeral home as well as several mausoleums. The proposal purpose is to position the landowner in the future to proceed with the consolidation of the existing mausoleums into one mausoleum. The proposal is currently under administrative review and considered incomplete at this time.
22	RO23-11	"Nencini Associates-Jonel Way Reorganization" -San Diego County SD: Annexation -City of Chula Vista: Detachment	Carolanne Ieromnimon	Application submitted in July 2023 by landowner petition and involves annexation of approximately 20.6 acres to the San Diego County Sanitation District (SD) with concurrent detachment from the City of Chula Vista for the primary purpose of establishing sewer service. The affected territory is partially developed with one single-family residence, with plans to develop 7 additional single-family residences through subdivision. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review.

	File Number	Proposal Name | Affected Agencies	Project Manager	Proposal Summary
ACTIVE PROPOSALS | POST COMMISSION ACTION				
23	SA16-20 LP16-20	"CSA 135 Islands Reorganization" - CSA 135 – LP Fire Area: Latent Powers Expansion - Bonita-Sunnyside FPD: Annexation - Lakeside FPD: Annexation - San Miguel FPD: Annexation - Ramona MWD: Annexation	Staff	Proposal submitted November 2016 by resolution of the San Diego County Fire Authority. Involved annexation of remaining unserved Islands 2, 3, and 4 via reorganization of local fire service territory among five local agencies: CSA 135; Bonita-Sunnyside FPD; Lakeside FPD; Ramona MWD; and San Miguel FPD. Reorganization involved annexation to the subject agencies and expansion of CSA No. 135's latent powers to provide fire protection and emergency medical services to three unincorporated and unserved island areas totaling approximately 21,048 acres. Conforming amendments to add the affected territory to the subject agencies' spheres of influence were also required. The reorganization proposal was approved February 4, 2018 and is now pending recordation once all terms are satisfied. A noticed protest hearing was held on March 13, 2019 at the LAFCO office. No protest was received by affected registered voters or landowners. Other terms remain pending.
24	LP(E)19-27	"Fallbrook PUD Latent Powers Expansion" - Activation: Park and Recreation - Activation: Street Lighting - Activation: Roads	Priscilla Mumpower	Application submitted in November 2019 by resolution from the Fallbrook Public Utility District (PUD) seeking approval to activate specified latent powers throughout its jurisdictional boundary and its 28,193 unincorporated acres. The estimated resident population within the affected territory is 33,986. Requested power activations involve park and recreation, street lighting, and roads with the former intended to supplement existing park and recreation services provided in the region by the County of San Diego via County Service Area No. 81. The proposal was approved by the Commission on April 4, 2022, and now pending recordation once all terms are satisfied. A noticed protest hearing was held on May 31, 2022 and continued to June 14, 2022 11, 2022 at the Fallbrook Public Utilities District. Not enough protest was received by affected registered voters or landowners. Other terms remain pending.
25	CO22-16	"Cumming Ranch Change of Organization" - Ramona Municipal Water District: Annexation - County Service Area 135: Detachment	Carolanne Ieromnimon	Application submitted in October 2022 by resolution of the Ramona Water District seeking approval for latent power expansion of Ramona MWD's activated wastewater service area by approximately 389 acres. The affected territory is currently vacant and undeveloped. The proposal purpose is to establish wastewater services for the future development of 125 single family residences as part of the "Cummings Ranch Subdivision" project. The proposal was approved by the Commission on May 1st, 2023 and now pending completion of terms and conditions as set forth by the Commission.

	File Number	Proposal Name | Affected Agencies	Project Manager	Proposal Summary
26	CO22-17	"Yung-La Presa Avenue Change of Organization" - San Diego County SD: Annexation	Carolanne Ieromnimon	Application submitted in October 2022 by landowner petition and involves annexation of approximately 0.16 acres of unincorporated territory to the San Diego County Sanitation District to make available public wastewater services. The affected territory is currently developed with 3 residents. The proposal purpose is to position the landowner to proceed in the future with a development plan to add an additional single-family residence. The proposal was approved by the Commission on June 5th, 2023 and now pending completion of terms and conditions as set forth by the Commission.
27	CO22-18	"For Giving LLC- Hymettus Avenue Change of Organization" - Leucadia WD: Annexation	Carolanne Ieromnimon	Application submitted in October 2022 by resolution of the Leucadia Wastewater District and involves annexation of approximately 1.20 acres of unincorporated territory to make available public wastewater services. The affected territory comprises one single family residence in Encinitas and presently vacant with no residents. The proposal purpose is to position the landowner to proceed in the future with a development plan to create two single-family residences. The proposal was approved by the Commission on June 5th, 2023 and now pending completion of terms and conditions as set forth by the Commission.
28	RO20-04	"Rainbow MWD – Eastern MWD Reorganization" - San Diego CWA: Detachment - Eastern MWD: Annexation - Eastern MWD: Sphere Action	Priscilla Mumpower	Application submitted April 2020 by resolution from the Rainbow Municipal Water District (MWD) to concurrently detach from the San Diego County Water Authority (CWA) and annex to the Eastern Municipal Water District (MWD). The affected territory spans approximately 50,857 acres covering the Rainbow and Bonsall communities with an estimated resident population of 22,130. The purpose of the proposal is to transfer the wholesale water supply provider for cost-savings. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review. A 10-member advisory committee has also been established by the Commission to assist staff in evaluating the proposal and its technical merits The proposal was approved by the Commission on July 10th, 2023 and now pending completion of terms and conditions as set forth by the Commission.
29	RO20-05	"Fallbrook PUD – Eastern MWD Reorganization" - San Diego CWA: Detachment - Eastern MWD: Annexation - Eastern MWD: Sphere Action	Priscilla Mumpower	Application submitted April 2020 by resolution from Fallbrook Public Utility District (PUD) to concurrently detach from the San Diego County Water Authority (CWA) and annex to the Eastern Municipal Water District (MWD). The affected territory spans approximately 28,193 acres covering the Fallbrook and De Luz communities with an estimated resident population of 33,986. The purpose of the proposal is to transfer the wholesale water supply provider for cost-savings. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review. A 10-member advisory committee has also been established by the Commission to assist staff in evaluating the proposal and its technical merits. The proposal was approved by the Commission on July 10th, 2023 and now pending completion of terms and conditions as set forth by the Commission.

	File Number	Proposal Name | Affected Agencies	Project Manager	Proposal Summary
30	CO22-20	"Camino De La Fuente- Wick Change of Organization" - San Diego County SD: Annexation	Carolanne Ieromnimon	Application submitted in November 2022 by landowner petition and involves annexation of approximately 35.3 acres of unincorporated territory to the San Diego County Sanitation District to make available public water and wastewater services. The affected territory is currently vacant and undeveloped. The proposal purpose is to position the landowner to proceed in the future with a development plan to grade the land for future industrial and outdoor storage uses. The proposal was approved by the Commission on October 2nd, 2023 and now pending completion of terms and conditions as set forth by the Commission.
31	RO23-07 (a)	"Escondido North LLC- Stanley Avenue Reorganization - A" - City of Escondido: Annexation - CSA No. 135: Detachment - Rincon del Diablo FPD ID-E: Exclusion	Michaela Peters	Application submitted in May 2023 by landowner petition and involves annexation of approximately 7.4 acres to the City of Escondido for the primary purpose of establishing wastewater services. The affected territory comprises 3 separate parcels; one parcel contains 2 preexisting single-family residences with plans of developing an additional 46 residential units, another parcel is presently vacant with plans to develop 20 residential units, and the third parcel is currently developed with an existing single-family residence and included due to expressed interest by the landowners in annexation. The reorganization also includes concurrent detachments from County Service Area No. 135 as well as formal exclusion from Rincon Municipal Water District's ID-E wastewater function. The proposal was approved by the Commission on October 2nd, 2023 and now pending completion of terms and conditions as set forth by the Commission.

	File Number	Proposal Name | Affected Agencies	Project Manager	Proposal Summary
PENDING PROPOSAL APPLICATION SUBMITTALS (No project manager; inquiries should be directed to Keene Simonds)				
32	Pending	"Harvest Hills Reorganization" - City of Escondido		This anticipated reorganization proposal is currently undergoing development and environmental review by the City of Escondido. Submittal to LAFCO anticipated for late 2020-2021 if approved by Escondido. The anticipated proposal involves annexation of approximately 1,098 acres to the City for the primary purpose of developing a 550-lot residential subdivision. All of the affected territory presently lies outside the adopted Escondido sphere. Due to the scope of the proposal area a comprehensive update of the City's sphere is warranted along with preparing the supporting municipal service review document. These and other service-related issues have been communicated to the City and are currently under joint review with other local stakeholders. Project was originally titled as "Safari Highlands."
33	Pending	"Rancho Lomas Verde Reorganization" - City of Vista		This anticipated reorganization proposal is undergoing development and environmental review by the City of Vista. The proposal involves annexation of approximately 300 acres to the City of Vista and concurrent detachments from CSA 135 and the Vista FPD to facilitate a 153-lot residential development. Close to three-fourths of the project area lies outside the adopted Vista sphere. Due to the scope of the proposal area a comprehensive update of the City's sphere is warranted along with preparing the supporting municipal service review document. These and other service-related issues have been communicated to the City and are currently under joint review with other local stakeholders.
34	Pending	"Sager Ranch Reorganization" - City of Escondido		This anticipated reorganization involves annexation of approximate 1,800 unincorporated acres to the City of Escondido and concurrent detachments from CSA 135 and the Valley Center FPD. The reorganization would facilitate the proposed development of approximately 200 acres to include 203 residential units and a 225-room resort. Portions of the project area lies outside the current City sphere. Due to the scope of the proposal area a comprehensive update of the City's sphere is warranted along with preparing the supporting municipal service review document. These and other service-related issues have been communicated to the City and are currently under joint review with other local stakeholders.
34	Pending	"Harmony Grove Village South" (TM-626)		This anticipated reorganization involves the unincorporated Harmony Grove Village South project and specific to accommodating sewer services (among a variety of options) for the planned development of approximately 111 acres to include 453 residential units. On January 27, 2020 the San Diego Superior Court overturned the County's development approvals for the project. Appeals are pending with no update as of this report.

	File Number	Proposal Name | Affected Agencies	Project Manager	Proposal Summary
35	Pending	"La Jolla Incorporation" -City of San Diego: Detachment		This anticipated special reorganization involves the detachment of 8,371 acres from the City of San Diego and the incorporation of the community of La Jolla. A draft fiscal impact analysis report is currently underway by the proponents - Association for the City of La Jolla (501c3) – to determine whether La Jolla could obtain cityhood and be economically sustainable on its own. Application is pending.

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AGENDA REPORT
Public Hearing

November 6, 2023

TO: Commissioners

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

SUBJECT: **Proposed "Yerba Valley Road Reorganization" | Concurrent Annexations to Lakeside Water District, San Diego County Water Authority, and the Metropolitan Water District of Southern California and Related Actions (RO23-02)**

SUMMARY

The San Diego Local Agency Formation Commission (LAFCO) will consider a reorganization proposal filed by resolution from the Lakeside Water District (WD) with the principal action to annex approximately 80.34 unincorporated acres in the Lakeside community. Concurrent annexations to the San Diego County Water Authority (CWA) and Metropolitan Water District of Southern California (MET) 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 groundwater flows within the local basin. 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.

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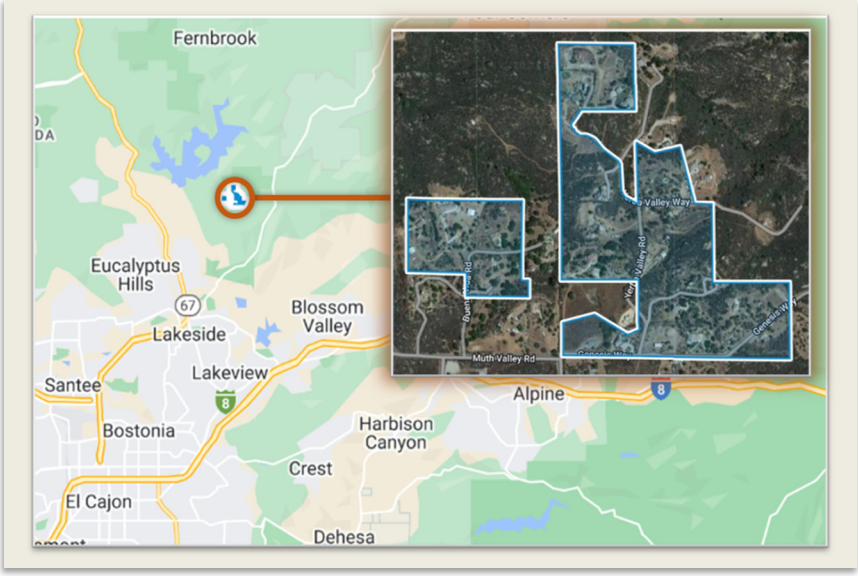
BACKGROUND

Applicant Request

San Diego LAFCO has received a resolution of application from the Lakeside WD requesting approval to reorganize 80.34 acres of unincorporated territory northeast of its current jurisdictional boundary along and/or near Yerba Valley Road. The principal action requested involves annexing the affected territory – which consists of 17 parcels divided into two non-contiguous areas that include private roads as well as the adjacent public right-of-ways to the centerline on Genesis Way and Buena Vita Road – to Lakeside WD as a retail provider in anticipation of formal connection to its public water system. Concurrent annexations of the affected territory are also requested to CWA and MET as the wholesaler providers in the region. The affected territory has an estimated resident population of 60 with 19 registered voters. The total assessed land value is $11,533,844. The County of San Diego Assessor's Office identifies the 17 subject parcels as 329-131 (-08, -09, -11, -33) & 329-132 (-02, -03, -04, -05, -09, -10, -13, -14, -15, -16, -42, -43, -48). Requested terms are footnoted.[1]

Regional Setting

The affected territory is located in eastern San Diego County within the unincorporated community of Lakeside, which generally lies east of State Route 67, north of the Interstate 8, and south of San Vicente Reservoir. Principal access to the affected territory is provided by Genesis Way & Muth Valley Road via Wildcat Canyon Road. The affected territory lies within County Supervisorial District No. 2 (Joel Anderson), Assembly District No. 75 (Marie Waldron), and Senate District No. 40 (Brian Jones). An aerial map of the affected territory and its regional setting follows with a more detailed map – including the existing parcel and jurisdictional boundaries – provided at Attachment One.



1 Requested terms are as follows. The reorganization be completed in accordance with the County water Authority Act and shall not conflict with Division III, Annexations, of the Metropolitan Water District of Southern California Administration Code. The facilities necessary to connect affected territory to the subject agencies shall be provided at the cost of the participating landowners.

Subject Agencies

The proposed reorganization filed with San Diego LAFCO involves three subject agencies: Lakeside WD; CWA; and MET.[2] Summaries of the three subject agencies in terms of governance, resident population, municipal functions, and financial standing follows.

- **Lakeside WD** is an independent special district governed by a five-member board of directors authorized to provide one municipal function: water (retail class). An appointed general manager – Brett Sanders – oversees day-to-day activities with a current full-time budgeted staff of 51. Lakeside WD was initially organized as the Lakeside Irrigation District in 1924 with water sourced to local groundwater and supplemented by surface supplies from the Cuyamaca Water Company. Lakeside transitioned to surface supplies imported from the Colorado River and later the State Water Project as an original CWA member at the time of the latter's formation in 1944. The current jurisdictional boundary totals approximately 12,800 acres, or 20 square miles, and includes the unincorporated communities of Lakeside, Eucalyptus Hills, Moreno Valley, Muth Valley, and Wintergardens. LAFCO estimates the current population at 33,999. LAFCO established a sphere of influence for Lakeside WD in 1985. The sphere was most recently reviewed and affirmed in 2007 with a larger-than-agency designation to include 201 non-jurisdictional acres. Lakeside WD's audited net position is $42.5 million as of June 30, 2022, with an undesignated balance of $20.9 million. This includes an ending cash balance of $0.544 million. Lakeside WD's total net position has changed by 10.2% over the prior three audited years.

- **CWA** is an independent special district governed by a 36-member board of directors that represent 24 local member agencies with authorization to provide one municipal function: water (wholesale class). An appointed general manager – Dan Denham – oversees day-to-day activities with a current full-time budgeted staff of 249.5. CWA was formed by special legislation in 1944 for the initial purpose of delivering wholesale supplies sourced to the Colorado River and later State Water Project via MET. CWA subsequently has expanded its wholesale water supplies to include desalinated water pulled from the Pacific Ocean. The current jurisdictional boundary totals 1,486 square miles and includes all 18 cities in San Diego County as well as most of the larger unincorporated areas – including Lakeside. LAFCO estimates the current population at 3,224,678. LAFCO established a sphere of influence for CWA in 2005. The sphere was most recently reviewed and affirmed in 2013 with a same-as-agency designation. CWA's audited net position at $1.625 billion as of June 30, 2022, with an undesignated balance of $318.2 million. This includes an ending cash balance of $147.2 million. CWA's total net position has changed by 1.9% over the prior three audited years.

- **MET** is an independent special district governed by a 38-member board of directors that represent 26 member agencies with authorization to prove one municipal function: water (wholesale class). An appointed general manager – Adel Hagekhalil –

2 State law defines "subject agency" to mean any district or city for which a change of organization or reorganization is proposed.

oversees day-to-day activities with a current full-time budgeted staff of 1,929. MET was formed by special legislation in 1928 to provide wholesale imported water to participating members throughout Southern California via the Colorado River and later the State Water Project. The jurisdictional boundary currently spans approximately 3.3 million acres, or 5,200 square miles, and includes significant portions of Los Angeles, Orange, Riverside, San Bernardino, San Diego, and Ventura counties. LAFCO estimates the total resident population at approximately 19 million[3]. LAFCO established a sphere of influence for MET in 2005 with a same-as-agency designation (specific to only San Diego County). MET's audited net position is $7.5 billion as of June 30, 2022, with an unrestricted fund balance of $663.4 million. This includes an ending cash balance of $382.0 million. MET's total net position has changed by 1.2% over the prior three audited years.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of six local agencies directly subject to San Diego LAFCO's planning and regulatory responsibilities. These agencies qualify as "affected agencies" relative to the proposed reorganization for noticing purposes and listed below.[4]

- CSA No. 135 (regional communications)
- Grossmont Healthcare District
- Lakeside Fire Protection District
- Resource Conservation District of Greater San Diego County
- San Diego County Street Lighting District
- San Diego County Flood Control District

The affected territory also lies within the following school and college districts, and accordingly has received notice: Lakeside Union Elementary School District; Grossmont Union High School District; and Grossmont-Cuyamaca Community College District.

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications to the physical footprint – the reorganization proposal and its principal action to annex the affected territory to the Lakeside WD with concurrent changes to the two local wholesalers – CWA and MET. The Commission may also consider applying conditions as allowed under statute so long as it does not directly regulate land use, property development, or subdivision requirements. Additional discussion with respect to proposal purpose, development opportunities, and Commission focus follows.

3 MET's 2021-2022 ACFR states it provides 40%- 60% of water used by nearly 19 million residents within its service area.
4 State law defines "affected agency" as any entity that contains, or would contain, or whose sphere contains or would contain, any territory for which a change of organization is proposed or ordered. Notice of the proposal and hearing were provided to the agencies.

Proposal Purpose

The primary purpose of the proposed reorganization before San Diego LAFCO is to facilitate extension of Lakeside WD's retail water service to support the existing 17 single-family residences within the affected territory and in doing so remedy uncertain groundwater flows. Concurrent annexations to CWA and MET and their supporting water wholesale services are relatedly requested with additional details footnoted.[5] The timing of the proposal follows an approximate six-year scoping process facilitated by Lakeside WD to explore interest in a shared-funding arrangement to construct the necessary infrastructure to serve area landowners interested in connecting to the public water system. The proposal scope was finalized in January 2023 and marked by 17 landowners agreeing to proportionally share in the financing of $1.335 million to extend the distribution main approximately 700 feet along with covering ancillary costs – like connection charges.

Current and Planned Development Opportunities

No development plans are associated with the reorganization proposal.

The affected territory is entirely unincorporated and under the land use authority of the County of San Diego and its adopted policies. Specific development policies for the affected territory are delegated in the County General Plan to the Lakeside Community Plan (2011), which is one of 22 designated communities identified by the Board of Supervisors meriting stand-alone land use provisions. The present zoning covering the affected territory is Semi-Rural (Sr-10), which prescribes a minimum lot size of 174,240 square feet or 4.0 acres. This assignment means the total maximum density potential within the affected territory based on current parcel configurations (sizes) is 19 parcels. Additional intensity would be separately permitted by the County with each single-family residence allowed one accessory dwelling unit. This latter allowance produces a total intensity potential of 38 residential units.

Commission Focus

Three central and sequential policy items underlie San Diego LAFCO's consideration for the proposed reorganization. These policy items ultimately take the form of determinations and orient the Commission to consider the interrelated merits of (a) accommodating sphere of influence actions for Lakeside WD, CWA, and MET, (b) timing of the reorganization, and (c) whether discretionary boundary modifications or approval terms are appropriate. The Commission must also consider other relevant statutes in and outside LAFCO law as detailed.

5 Lakeside WD is a retail water member agency of the wholesaler CWA, which receives the majority of its wholesale imported water supply from MET. All three subject agencies have agreed to the proposed reorganization.

ANALYSIS

San Diego LAFCO's analysis of the proposed reorganization is divided into two subsections. The first subsection pertains to evaluating the central policy issues referenced in the preceding section starting with the merits of the conforming sphere of influence amendments and the timing of the reorganization relative to the factor mandated for review by the Legislature and local policies. The second subsection considers other germane issues required for the LAFCO proposal consideration and this include complying with the California Environmental Quality Act (CEQA).

Central Policy Items

Item No. 1 |
Conforming Sphere of Influence Amendments

The proposed reorganization necessitates San Diego LAFCO to consider concurrent actions to all three subject agencies' spheres of influence to achieve consistency with the requested boundary changes required under statute. Consideration of the concurrent sphere actions are premised on the Commission's statutory responsibility to designate spheres to demark the affected agencies' appropriate future service areas relative to community needs and – among other features – to conform with proposed changes of organization or reorganization when warranted. To this end, staff believes the proposed sphere of influence actions to include the affected territory are appropriate and would serve to formalize Commission policy determinations that Lakeside WD (retail) – and by extension CWA and MET (wholesale) – are the appropriate providers now and going forward of public water service to the affected territory on a permanent basis.

Analysis of these three related amendments follow.

- Sphere Factor No. 1:
  Consideration of a Municipal Service Review

  Statute requires LAFCO to prepare municipal service reviews to inform its related task to regularly review and update all local agencies' spheres of influence. The statute further directs LAFCO perform sphere updates every five years as needed. Commission policy L-106 affirms this statutory direction while also providing waiver allowances based on Executive Officer recommendations. The most recent series of municipal service reviews prepared by LAFCO germane to the affected territory and subject agencies were completed in the late 2000s. Requiring one or more new municipal service reviews – however and specific to informing the proposed reorganization – does not appear warranted This conclusion ties to the relatively limited scope of the amendments and otherwise certainty in analyzing service impacts and related capacities as detailed further in this agenda report.

- Sphere Factor No. 2:
  Consideration of the Agency-Affected Territory Relationship

  The Legislature prescribes consideration of five factors anytime LAFCOs act on spheres of influence. These factors parallel the macro topics in municipal service reviews with a generalized focus on the relationship with the affected territory – including service needs and adequacy of available services. The factors also orient the Commission to broadly consider the relationship between current and planned land uses in the affected territory plus – and as needed – effects on qualifying disadvantaged unincorporated communities. The factors and staff analysis follows.

  - With respect to **present and planned land uses**, the affected territory as submitted comprises 17 rural residential parcels with private roads that collectively span 80.34 acres within the Lakeside community. These existing uses conform to the present County zoning assignment applied to all 17 parcels of Semi-Rural and its minimum lot size of 4.0 acres. The present and planned rural residential land uses serve as a buffer to the denser urban uses to the west and agricultural uses to the east. The present and planned uses are readily compatible with the proposal and conforming sphere amendments under consideration.

  - With respect to **present and probable need for one or more public services**, there is a pending need for a more reliable source of potable water supplies within the affected territory to accommodate the effects of uncertain groundwater flows. The pending need for a more reliable water supply is substantiated by the area landowners agreeing to proportionally fund a $1.335 million dollar expansion of Lakeside WD's distribution system. This present and probable service need is readily compatible with the proposal and conforming sphere amendments under consideration.

  - With respect to **overall adequacy of the agencies' public services**, no material deficiencies have been identified by LAFCO staff as part of the proposal review. Specifically, and as further detailed in the proceeding section, Lakeside WD – and by extension CWA and MET – has the supply and means to provide retail service to the affected territory. This adequacy provides sufficient compatibility with the proposal and conforming sphere amendments under consideration.

  - With respect to **social or economic communities of interest if relevant to the agencies**, the affected territory lies immediately outside all three subject agencies' spheres of influence and jurisdictional boundaries. These neighboring properties already within the jurisdictional boundaries and spheres of influence rely on the subject agencies for water supplies to support existing uses and consequently have a direct impact – socially and economically – on the quality of life within the affected territory. These social and economic ties are compatible with the proposal and confirming sphere amendments under consideration.

- With respect to **present and probable need for services involving any disadvantaged unincorporated communities,** none of the affected territory qualifies under LAFCO statute.

- Sphere Factor No. 3:
  Consideration of Policy L-102

  San Diego LAFCO's policies guiding sphere of influence actions are primarily codified under L-102. This policy was adopted in August 1990 and last substantively updated in June 2000. It directs the Commission to utilize spheres to guide deliberations on future changes of organizations and in doing so – and among other growth management objectives – help reflect and preserve community identities. The policy further directs LAFCO to use spheres to discourage duplication of municipal services and similarly encourages local agency consolidations, whether functional or political. The sphere of influence amendments necessary to accommodate the proposed reorganization conforms with L-102. Most directly, the amendments would facilitate known and otherwise modest jurisdictional changes.

CONCLUSION |
MERITS OF CONFORMING SPHERE OF INFLUENCE AMENDMENTS

The conforming sphere of influence amendments necessary to accommodate the proposed reorganization is sufficiently justified under both statute and local policy. Justification is marked by the preceding analysis and largely premised on the following assumption. First, it is assumed the Commission determines a new municipal service review for the subject agencies is not necessary given the otherwise limited scope of service impacts associated with the jurisdictional changes and a waiver is appropriate. Second, it is assumed the Commission determines there is sufficient connectivity between the subject agencies' services and the communities of interest within and adjacent to the affected territory.

Item No. 2 |
Reorganization Timing

San Diego LAFCO's consideration of the proposed reorganization's timing draws on analyzing baseline factors required in statute as well as applicable policies set by the Commission. Most of the baseline factors in statute focuses on disclosing and otherwise addressing compatibility issues with external goals and policies of other State, regional, and local agencies as well as assessing the ability of subject agencies providing services going forward.[6] Applicable local policies prompted for consideration are headlined by L-107 and its attention to disclosing and/or addressing any known or perceived jurisdictional disputes.

Analysis of these two related timing factors follows.

6 Reference to Government Code Section 56668.

- Timing Factor No. 1:
  Baseline Considerations: Regional Policies + Service Relationships

  State law prescribes the mandatory consideration of certain and multifaceted factors anytime LAFCOs consider jurisdictional changes. These factors range in substance from disclosures – such as the affected territory's current land uses, assessed values, register voter counts, and so on – to discretionary analyses. This latter category is highlighted by evaluating the proposed annexation's relationship to community needs as well as the service capacities and related financial resources of the subject agencies. A summary of key conclusions generated in reviewing these discretionary matters for the proposed reorganization with an emphasis on the receiving entity (Lakeside WD) regarding (a) service needs, (b) service availability and capacities, and (c) related financial considerations follow.

  - With respect to **service needs**, the affected territory's existing residential uses and uncertain groundwater flows merits organized public water service. Annexation of the affected territory to Lakeside WD for purpose of facilitating the extension of retail water service (through CWA & MET's wholesale supplies) accommodates this need and serves as a preferred alternative to depending on uncertain groundwater flows.

  - With respect to **service availability and capacities**, Lakeside WD has available and sufficient capacities to accommodate projected water demands in the affected territory at its current and planned maximum uses. Additional details follow.

    An existing Lakeside WD distribution main is located immediately south of the affected territory within the public rights-of-way of Muth Valley Road and Genesis Way. It is projected the maximum average day water flow generated within the affected territory based on current development is 4,471 gallons or 0.014 acre-feet. This projected amount can be readily accommodated by Lakeside WD and represents 0.048% of its available treatment capacity remaining within its water system.[7] Ultimate buildout would include 38 total residential units (19 single-family homes and 19 accessory dwelling units) and increases the projected average day water flow to 9,994 gallons. This latter projection would equal 0.086% of the existing available capacity.

  - With respect to **related financial considerations**, Lakeside WD has adequate financial resources and related administrative controls to provide retail water services to the affected territory in support of its present and planned development without adversely impacting current ratepayers. This comment is reflected in the staff analysis of recent audited statements, which shows the Lakeside WD having established favorable liquidity and capital levels and highlighted by a current ratio of 23 to 1 and debt ratio of 3.4%. Further, Lakeside

7 The average water demand for Lakeside WD over the last three full years has been 9.6 acre-feet daily or 3,511 acre-feet annually. Lakeside WD's total available daily supply (supply less infrastructure limitations) is 38.82 acre-feet. This results in Lakeside WD's have an estimated excess capacity amount of 29.22 acre-feet.

WD's has maintained positive year-end balances with an average total margin of 22.68% over the last 36 months.

- Timing Factor No. 2:
  Consideration of Policy L-107

  San Diego LAFCO adopted L-107 in May 2010 to require all applicants to disclose jurisdictional disputes or related items that are associated with their proposal filings. If applicable, and unless waived by the Executive Officer, the policy requires applicants and/or their representatives to consult with opponents to resolve any known issues – concerns, disputes, etc. – before the item is formally considered by the Commission.[8] If an agreement is reached through the consultation process, the policy states the Commission shall consider the provisions as part of the application. If an agreement is not reached despite exhausting good-faith efforts, the policy states the Commission shall proceed to consider the application as submitted.

  No jurisdictional disputes have been disclosed by the Lakeside WD, CWA, or MET. LAFCO staff, similarly, has not identified any disputes or related concerns involving other local agencies in the administrative review.

CONCLUSION |
MERITS OF REORGANIZATION TIMING

The timing of the reorganization to annex the affected territory to Lakeside WD – and by extension CWA and MET – to facilitate the establishment of public water service is warranted. Justification is marked by the preceding analysis and highlighted by appropriately responding to the need for public water service within the affected area paired with sufficient capacities to serve among all three subject agencies. Additional analysis supporting the conclusion is provided in Appendix A.

Item No. 3 |
Modifications and Terms

No modifications to the submitted reorganization have been identified by San Diego LAFCO staff meriting Commission consideration at this time. This includes confirmation that the annexation of the affected territory would not generate any corridors and/or otherwise illogical jurisdictional features. Further, the affected territory as it has been proposed reflects agreement by the landowners to proportionally fund the approximate $1.335 million in improvements and ancillary costs necessary to extend services. Standard approval terms appear appropriate.

8 The Executive Officer retains discretion to determine the extent of consultation needed.

**CONCLUSION |
MODIFICATIONS AND TERMS**

No modifications appear warranted. Standard approval terms are recommended and include receipt of all remaining payments associated with the processing of the proposal by the Commission through recordation.

Other Statutory Considerations

Exchange of Property Tax Revenues

California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement between the County of San Diego and the subject agencies for the proposed reorganization before San Diego LAFCO. The associated statutes also empower the County of San Diego to make all related property tax exchange determination on behalf of the subject agencies given they are all special districts. LAFCO staff has confirmed the County Board of Supervisors has adopted a master enterprise district resolution applicable to the proposed reorganization. The exchange agreement specifies no transfer of property taxes would occur should the commission approve the concurrent annexations of the affected territory to Lakeside WD, CWA, and MET.

Environmental Review

San Diego LAFCO is obligated under CEQA to assess whether environmental impacts would result from activities approved under the Commission's authority, either as a lead or responsible agency. The Commission is tasked with making two distinct findings under CEQA in consideration of the proposed reorganization. Staff's analysis follows.

- San Diego LAFCO serves as lead agency under CEQA for the conforming sphere of influence amendments to Lakeside WD, CWA, and MET. It is recommended the Commission find these actions a project under CEQA but exempt from further review under State CEQA Guidelines Section 15061(b)(3). This exemption appropriately applies given it can be seen with certainty spheres are planning policies and any amendments do not make any changes to the environment or authorize any new uses.

- San Diego LAFCO serves as responsible agency under CEQA for the reorganization in deference to Lakeside WD as lead agency. Staff concurs Lakeside WD has correctly determined the activity (i.e., annexations) is a project under CEQA but exempt from further review under State CEQA Guidelines Section 15319 (a). This exemption appropriately applies given the affected territory contains existing structures subject to a Major Use Permit and the extension of water will only serve existing facilities.

Protest Proceedings

Protest proceedings for the proposed reorganization may be waived by San Diego LAFCO should the Commission proceed with an approval under Government Code Section 56663(a). This waiver appropriately applies given notice was provided to all landowners and voters within 300 feet of the affected territory and so long as no written objections are received from the landowners or registered voters at the close of the public hearing.

RECOMMENDATION

Staff recommends conditional approval of the reorganization proposal as submitted along with conforming sphere of influence amendments as detailed. This recommendation and ancillary actions are consistent with Alternative One in the proceeding section.

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO:

Alternative One (recommended):
Adopt the attached draft resolution conditionally approving the reorganization proposal as submitted (no modifications) and conforming sphere of influence amendments as detailed along with making required findings under CEQA. Protest would also be waived.

Alternative Two:
Continue consideration to the next regular meeting.

Alternative Three:
Disapprove the reorganization proposal with direction to staff to return at the next regular meeting with a conforming resolution for adoption.

PROCEDURES FOR CONSIDERATION

This item has been placed on San Diego LAFCO's agenda for action as part of a noticed public hearing. The following procedures are suggested.

1. Commissioner disclosures, if any.
2. Receive verbal presentation from staff unless waived.
3. Open the public hearing and invite testimony beginning with the applicant.
4. Discuss item and consider the staff recommendation.

On behalf of the Executive Officer,

Michaela Peters

Michaela Peters
Analyst I

Appendices:

A) Analysis of Boundary Change Factors

Attachments:

1) Map of the Affected Territory
2) Draft LAFCO Resolution of Approval
3) Application Materials

APPENDIX A

Government Code Section 56668
Mandatory Proposal Review Factors

a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to populated areas; the likelihood of significant growth in the area, and adjacent areas, in the next 10 years.

The affected territory as submitted comprises two unincorporated areas in the rural residential community of Lakeside and collectively span 80.34 acres total. The 17 subject parcels within the affected territory are developed with single-family residences. The County of San Diego Assessor's Office identifies the 17 parcels as 329-131 (-08, -09, -11, -33) & 329-132 (-02, -03, -04, -05, -09, -10, -13, -14, -15, -16, -42, -43, -48) with a total land value of $11,533,844.

b) The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

The County of San Diego serves as the primary purveyor of general governmental services to the affected territory. These services include community planning, roads, street lighting, and law enforcement. Other pertinent service providers include Lakeside FPD (fire protection, emergency medical, and ambulance transport) and the Resource Conservation District of Greater San Diego County. The proposal affects only potable retail and wholesale water service functions and is the focus of the following analysis.

- **Retail and Wholesale Water Service**
  The affected territory presently relies on uncertain well water flows and annexation to Lakeside WD – and CWA & MET concurrently – would directly assume retail & wholesale water service responsibilities for the affected territory upon the reorganization. Connection to the Lakeside WD will become available through the addition of a 700-foot service lateral which will be located withing the public right-of-way on Muth Valley Road & Genesis Way. The projected average daily water flow for the affected territory at its maximum use under current zoning is 4,471 gallons. This projected amount can be readily accommodated by Lakeside WD and represents 0.048% of its available treatment capacity remaining within its potable water system. Ultimate buildout would include three additional units and increase the average day wastewater flow to 9,994 gallons per day or 0.086% of the remaining available capacity.

c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.

Approving the reorganization and annexations therein to Lakeside WD, CWA, and MET would formalize and strengthen economic and social ties between the Districts and the affected territory. These ties are relatedly reflected in the Commission's standing inclusion of the affected territory within the three Districts' sphere of influence.

d) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies/priorities set forth in G.C. Section 56377.

Approving the proposed reorganization and annexations to Lakeside WD, CWA, and MET would facilitate the orderly expansion of the Districts' jurisdictional boundaries consistent with their spheres of influence. The affected territory does not contain "open space" as defined under LAFCO law and no conflicts exists under Government Code Section 56377. Additional analysis concerning conformance with germane Commission policies follows.

- San Diego LAFCO Policy L-107 requires applicants to disclose and address potential jurisdictional issues associated with their proposals and if applicable requires a consultation process with affected agencies, interested parties, or organizations to help discuss and potentially remedy concerns unless waived by the Executive Officer. No jurisdictional disputes or related concerns were identified or disclosed by the applicant, by affected agencies, or interested parties in the review of the proposal.

e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.

The affected territory does not presently contain "agricultural land" as defined under LAFCO law. Specifically, the affected territory does not contain lands currently used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program. Approval of the proposal and annexation to the City of Escondido would have no effect on maintaining the physical and economic integrity of agricultural lands.

f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment, the creation of islands or corridors of unincorporated territory, and other similar matters.

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds that appears consistent with the standards of the State Board of Equalization and conforming with lines of assessment. LAFCO approval would be conditioned on approval of the map and geographic description by the County Assessor's Office and address any modifications enacted by the Commission.

g) A regional transportation plan adopted pursuant to Section 65080.

The recommended reorganization would not conflict with San Diego Forward, the regional transportation plan established by the San Diego Association of Governments (SANDAG).

h) Consistency with the city or county general and specific plans.

The affected territory is entirely unincorporated and under the land use authority of the County of San Diego and its adopted policies. Specific development policies for the affected territory are delegated in the County General Plan to the Lakeside Community Plan and presently designated as Semi-Rural (Sr-10), which prescribes a minimum lot size of 174,240 square feet or 4.0 acres. This assignment means the total maximum density potential within the affected territory based on current parcel configurations (sizes) of 19 parcels. Additional intensity would be separately permitted by the County with each single-family residence allowed one accessory dwelling unit. This latter allowance produces a total intensity potential of 38 residential units.

i) The sphere of influence of any local agency affected by the proposal.

See agenda report analysis.

j) The comments of any affected local agency or other public agency.

Notice of the submitted reorganization proposal was distributed to all affected and subject agencies as required under LAFCO law. Notices were also provided to all local college and school districts. No written comments on the proposal were received ahead of preparing this agenda report for distribution on October 30, 2023.

k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Information collected and reviewed as part of this proposal indicates the Lakeside WD has overall sufficient and available financial resources and administrative controls therein relative to serving the affected territory without adversely impacting existing constituents. This statement is supported by the following factors.

- Lakeside WD's last outside audit covers 2021-2022 and shows the District finished with sufficient liquidity levels with an agency-wide current ratio of 23.41 (i.e., $23.41 in current assets for every $100.00 in current liabilities).

- Lakeside WD finished 2020-2021 with good capital levels and marked by a debt ratio of 3.4% (i.e., only $3.40 out of every $100.00 in net assets are financed.)

- Lakeside WD finished 2020-2021 with an overall total margin of 22.68%.

l) Timely availability of adequate water supplies for projected needs as specified in G.C. Section 65352.5.

The affected territory's existing residential uses are presently within and connected to Lakeside WD's retail potable water system with wholesale supplies provided by the San Diego County Water Authority and Metropolitan Water District of Southern California. Approval of the proposed reorganization would not affect these existing relationships and/or commitments. Further, Lakeside WD did not request any approval terms in the course of receiving a notice of review on the reorganization.

m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs.

The proposed reorganization would not impact any local agencies in accommodating their regional housing needs. All potential units tied to the lands are already assigned to the County of San Diego by the region's council of governments through the standing inclusion of the land within the Districts' spheres of influence.

n) Any information or comments from the landowners, voters, or residents.

The landowners support the proposed reorganization and have provided written consent to the proceedings as the petitioners.

o) Any information relating to existing land use designations.

See above analysis for (h).

p) The extent to which the proposal will promote environmental justice.

The reorganization is expected to aid and/or otherwise promote environmental justice by enhancing the availability of potable water service within the affected territory and transition from uncertain well water flows. This latter category – notably – includes low-income communities, communities of color, tribal nations, and other disadvantaged groups. Consideration of existing environmental justice factors within the affected territory draw on staff analyzing data available from the California Environmental Protection Agency through its online assessment tool (CalEnviroScreen 4.0).

Two composite percentile rankings for the affected territory are generated within this analysis and involves (a) pollution burdens and (b) susceptible population to pollution burdens relative to all census tracts in California. These rankings follow.

- The affected territory's **composite pollution burden ranking** falls in the thirty-third percentile with an internal range between 0 to 94 percentiles. Four pollution burden measurements exceed the 50 percentile and considered relatively high. These four measurements are relative to air quality, involving involve ozone, groundwater threats, impaired water, and solid waste.

- The affected territory's **composite susceptible population** ranking falls in the twenty-eighth percentile with an internal range between 14 to 74 percentiles. One of these at-risk groups exceeds the 50 percentile and involves low birth weight.

A summary of all tracked pollution burdens and susceptible population follows.

Census Tract 6073016902
Pollution Burdens and At-Risk Population
Table 2.6a (Source: California Environmental Protection Agency and SD LAFCO)

Factor	Census Tract 607301690
No. of Census Tracts	
Estimated Population	2,84
Pollution Burden	**Weighted Percentil**
... Percentile	**33.**
Indicator | Air Quality: Ozone	74.
Indicator | Air Quality: PM 2.5:	20.
Indicator | Air Quality: Diesel PM:	1.
Indicator |Pesticides:	0.
Indicator | Toxic Releases:	21.
Indicator |Traffic:	19.
Indicator | Drinking Water Contaminants:	46.
Indicator | Lead in Housing:	41.
Effects | Cleanup Sites:	40.
Effects | Groundwater Threats:	64.
Effects | Hazardous Waste:	1.
Effects | Impaired Water:	94.
Effects | Solid Waste:	70.
At Risk Population Characteristics	**Weighted Percentil**
... Percentile	**28.**
Sensitive Population | Asthma:	25.
Sensitive Population | Low Birth Weight:	74.
Sensitive Population | Cardiovascular Disease:	22.
Socioeconomic Factor | Education Attainment:	46.
Socioeconomic Factor | Linguistic Isolation:	14.
Socioeconomic Factor | Poverty:	37.
Socioeconomic Factor | Unemployment:	36.
Socioeconomic Factor | Housing Burden:	17.

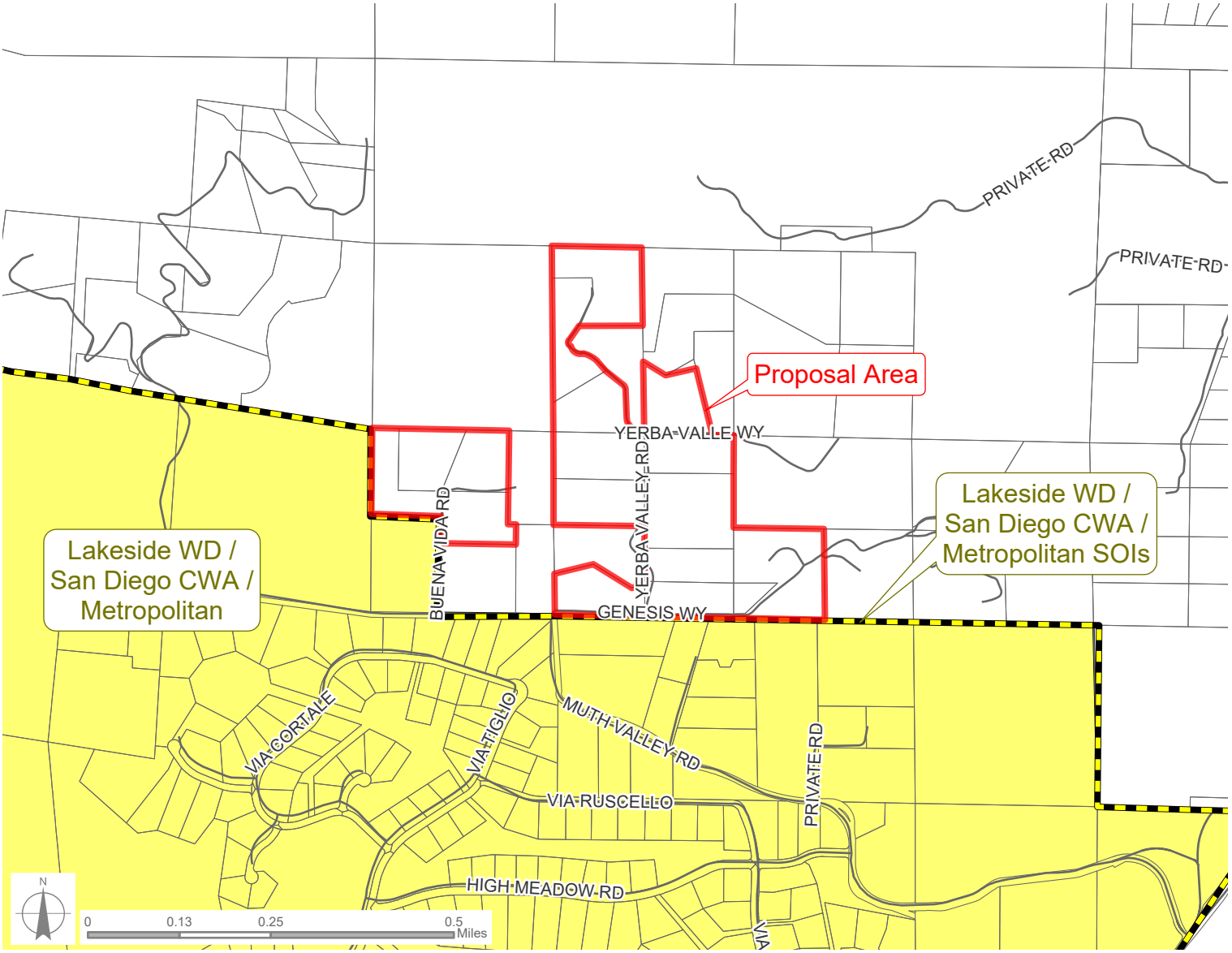
q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information is relevant to the affected territory.

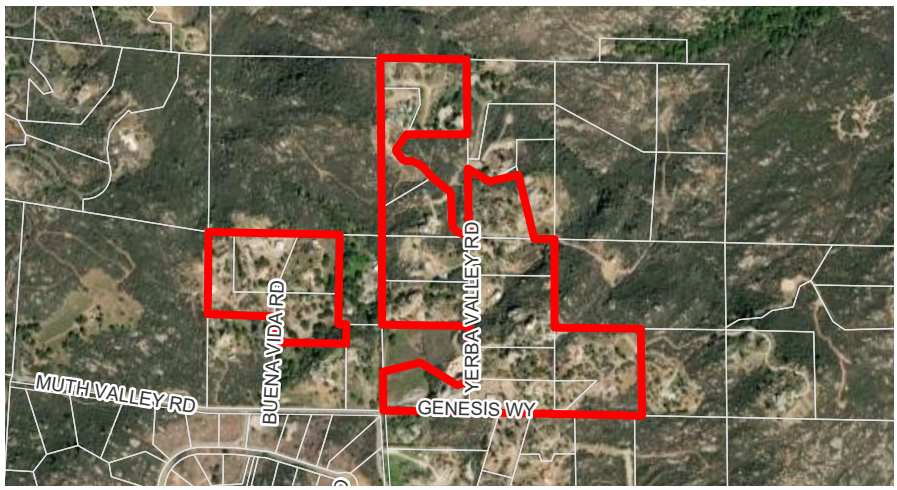
The County of San Diego General Plan contains a hazard mitigation plan for potential fire,

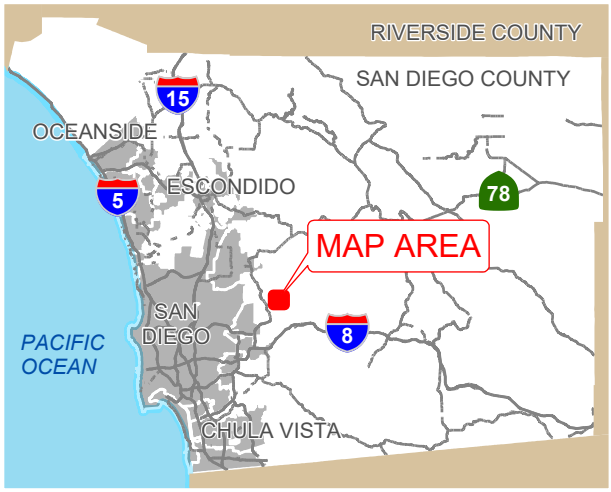
flooding, and earthquakes. The affected territory lies in a Very-High Fire Hazard Severity Zone as well as a moderate earthquake hazard area.

r) Section 56668.3(a)(1) Whether the proposed annexation will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.

Approval of the reorganization would be in the best interest of the current and future landowners and/or residents of the affected territory by providing reliable water service going forward.







RO23-02

PROPOSED "YERBA VALLEY ROAD REORGANIZATION" | ANNEXATION TO LAKESIDE WD, SAN DIEGO COUNTY WATER AUTHORITY, AND METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

- Proposal Area
- Lakeside WD / SDCWA / MET SOIs
- Lakeside WD / SDCWA / MET

SOI = Sphere of Influence

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

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G:\GIS\Vicinity_Maps\agendamaps2023\23-02 Lakeside WD.aprx

Created by Dieu Ngu -- 9/5/2023

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RESOLUTION NO._____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A REORGANIZATION

"YERBA VALLEY ROAD REORGANIZATION"
ANNEXATION TO THE LAKESIDE WATER DISTRICT, SAN DIEGO COUNTY WATER AUTHORITY, AND METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
LAFCO FILE NO: RO23-02

WHEREAS, on February 8, 2023, Lakeside Water District filed a reorganization proposal and resolution to initiate proceedings and an application with the San Diego County Local Agency Formation Commission, hereinafter referred to as "Commission", pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the application filed seeks approval of a reorganization to annex approximately 80.34 acres of unincorporated territory to the Lakeside Water District (WD) as well as to the San Diego County Water Authority (CWA) and Metropolitan Water District of Southern California ("MET"); and

WHEREAS, the affected territory as proposed includes two non-contiguous areas involving 17 developed single-family residential parcels along with adjacent portions of the public right-of-ways along Genesis Way and Buena Vita Road; and

WHEREAS, the County of San Diego Assessor's Office identifies the 17 subject parcels within the proposed reorganization as 329-131 (-08, -09, -11, -33) & 329-132 (-02, -03, -04, -05, -09, -10, -13, -14, -15, -16, -42, -43, -48) with a total land value of $11,533,844; and

WHEREAS, an applicable master property tax transfer agreement applies to the proposed reorganization dated December 14, 1982 and provides a "no-exchange" formula; and

WHEREAS, the Commission's Executive Officer has reviewed the proposed reorganization and prepared a report with recommendations; and

WHEREAS, the Executive Officer's report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a noticed public hearing on the proposal on November 6, 2023;

WHEREAS, the Commission considered all the factors required by law under Government Code Sections 56425 and 56668 as well as adopted local policies and procedures.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. The public hearing was held on the date set therefore, and due notice of said meeting was given in the manner required by law.

2. At the public hearing, the Commission considered the Executive Officer's report.

3. With respect to considering the effects of the proposed reorganization under the California Environmental Quality Act (CEQA), the Commission's makes the following findings:

    a) LAFCO serves as lead agency under CEQA for the accommodating amendments to Lakeside WD, CWA, and MET's sphere of influences. The Commission determines the amendments are a project under CEQA but exempt from further review under the "general rule" provision per State CEQA Guidelines Section 15306. This exemption appropriately applies given it can be seen with certainty spheres are planning policies and any amendments do not make any changes to the environment or authorize and new uses or services.

    b) LAFCO serves as responsible agency under CEQA for the reorganization and in deference to Lakeside WD as lead agency. The Commission concurs Lakeside WD has correctly determined the annexations are a project under CEQA but exempt from further review under State CEQA Guidelines Section 15319(a). This exemption appropriately applies given the affected territory contains existing structures subject to a Major Use Permit and the extension of water service will only serve existing facilities.

4. The Commission CONDITIONALLY APPROVES the sphere of influence amendments for Lakeside WD, CWA, and MET to accommodate and otherwise match the reorganization as shown in Exhibit A and does so by making the determinative statements covering the factors under Government Code Section 56425 provided in the Executive Officer's written report.

    a) Approval of the above-stated sphere of influence amendments are contingent upon the approval and related issuance of a Certificate of Completion.

    b) Approval of the above-stated sphere of influence amendments include an enabling waiver by the Commission as recommended by the Executive Officer of the provision in L-106 that would otherwise require the preparation of one or more municipal service reviews.

5. The Commission CONDITIONALLY APPROVES the reorganization and associated annexations to Lakeside WD, CWA, and MET without modifications. Approval involves all the following:

    a) Concurrent annexation of the affected territory to the Lakeside WD, CWA, and MET as shown in "Exhibit A-1" and described in "Exhibit A-2".

6. The Commission CONDITIONS ALL APPROVALS on the following terms being satisfied by November 6, 2024 unless an extension is requested in writing and approved by the Executive Officer:

    a) Completion of the 30-day reconsideration period provided under Government Code Section 56895.

b) Submittal to the Commission of final map and geographic description of the affected territory as approved by the Commission conforming to the requirements of the State Board of Equalization – Tax Services Divisions.

c) Submittal to the Commission of the following payments:

- A check made payable to LAFCO in the amount of $100.00 for the County of San Diego-Clerk Recorder to reimburse for filing a CEQA Notice of Determination and Notice of Exemption consistent with the finding in the resolution.

- A check made payable to the State Board of Equalization for processing fees in the amount of $1,500.00.

d) Written confirmation from Lakeside WD, CWA, and MET that all terms required of their boards involving the reorganization are satisfied.

7. The Commission assigns the proposal the following short-term designation: "Yerba Valley Road Reorganization"

8. The affected territory as designated by the Commission is uninhabited as defined in Government Code Section 56046.

9. The Commission waives conducting authority proceedings under Government Code Section 56662. Protest proceedings are waived given all landowners and registered voters within the affected territory as well as and within 300 feet have been notified in a manner provided in stature and no written opposition was received from the affected voters or landowners before the conclusion of the noticed hearing.

10. The Lakeside WD, San Deigo CWA, and MET are registered-voter districts.

11. The Lakeside WD, San Diego CWA, and MET all utilize the County of San Diego assessment roll.

12. The affected territory will be liable for any existing bonds, contracts, and/or obligations of the Lakeside WD, San Diego CWA, and MET as provided under Government Section 57328.

13. The effective date of the approval shall be the date of recordation but not before the completion of a 30-day reconsideration period and only after all terms have been completed as attested by the Executive Officer.

14. As allowed under Government Code Section 56107, the Commission authorized the Executive Officer to make non-substantive corrections to the resolution to address any technical defects, errors, irregularities, or omissions.

15. The Executive Officer is hereby authorized and directed to transmit copies of this resolution as provided in Sections 56880-56882 of the Government Code.

16. The Executive Officer is further authorized and directed to prepare, execute, and record a Certificate of Completion, make the required filings with the County Assessor, County Auditor, and the State Board of Equalization as required by Section 57200, et seq., of the Government Code

**

PASSED AND ADOPTED by the Commission on November 6, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

**

ATTEST:

_____
Keene Simonds
Executive Officer

EXHIBIT A-1
MAP OF THE AFFECTED TERRITORY
CONCURRENT ANNEXATIONS TO LAKESIDE WD, CWA and MET

Placeholder

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EXHIBIT A-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY
CONCURRENT ANNEXATIONS TO LAKESIDE WD, CWA and MET

Placeholder

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RESOLUTION NO. 23-04

A RESOLUTION OF APPLICATION BY THE BOARD OF DIRECTORS OF LAKESIDE WATER DISTRICT REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR THE PROPOSED YERBA VALLEY ANNEXATION CHANGE OF ORGANIZATION

RESOLVED, by the Board of Directors of the Lakeside Water District, that

WHEREAS, the Board of Directors of the LAKESIDE WATER DISTRICT (LWD), San Diego County, State of California, desires to initiate proceedings pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code for the proposed Yerba Valley Annexation; and

WHEREAS, the proposed Yerba Valley Change of Organization includes annexation of the Yerba Valley Community Facilities District territory ***(APN 329-131(08, -09, -11, -33) and 329-132-02, -03, -04, -05, -09, -10, -13, -14, -15, -16, -42, -43, -48)*** to Lakeside Water District; and

WHEREAS, the reasons for this proposed Change of Organization are as follows:

1. LWD is empowered to and is engaged in the service of potable water and has existing facilities to provide water service to the territory proposed to be annexed.
2. The owners of the territory desire to utilize the LWD facilities.
3. The territory to be annexed is within LWD's Sphere of Influence.

WHEREAS, the territory subject to the proposed Change of Organization is inhabited, and a description of the external boundary of the territory is set forth In Exhibit "A" and a map thereof is set forth in Exhibit "B", both attached hereto and by this reference Incorporated herein; and

WHEREAS, LWD requests that the proposed Change of Organization be subject to the following terms and conditions:

1. The annexed property is thereafter subject to capacity fees, water service fees, and all other district-wide Ordinances and Resolutions of LWD.

WHEREAS, LAFCO is authorized to approve this proposed Change of Organization without notice or hearing and without an election. If no express effective date Is indicated, the effective date of the Change of Organization shall be the date of recordation of the Certificate of Completion and Resolution ordering the change of organization by the County Recorder.

WHEREAS, the staff of LWD has reviewed this proposed Change of Organization under the California Environmental Quality Act (CEQA) and has found it to be categorically exempt from CEQA pursuant to Section 15319 (a) of the California Environmental Quality Act.

NOW, THEREFORE, this Resolution of Application is hereby approved and adopted by the Board of Directors of the LAKESIDE WATER DISTRICT. The Local Agency Formation Commission of San Diego County is hereby requested to take proceedings for the proposed Change of Organization that includes the territory as described in Exhibit "A" and shown in Exhibit "B", according to the terms and conditions stated above and, in a manner, provided by the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED at a Regular meeting of the Board of Directors held on February 7th, 2023 by the following vote:

AYES: **Hilliker, Robak, Nuemeister, Johnson, Jenkins**
NOES:
ABSTAIN:
ABSENT:

Frank Hilliker, President
Board of Director's

ATTEST:
Brett Sanders, Board Secretary
Lakeside Water District

7a

AGENDA REPORT
Business | Action

November 6, 2023

TO: Commissioners

FROM: Keene Simonds, Executive Officer
Carolanne Ieromnimon, Analyst II

SUBJECT: **Proposed Update to the Study Schedule**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider approving a proposed update to its five-year Study Schedule. The current schedule covers 2022 to 2026 and guides the Commission's task in statute to regularly prepare municipal service reviews to help inform other regulatory and planning duties. The proposed update has been initiated by staff to reset the anticipated timing of studies (subject to the annual workplan) to reflect current progress and provide a more accurate projection of start dates going forward over the next five years. It also – pertinently – 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.

BACKGROUND

Study Directive | Municipal Service Reviews and Sphere of Influence Updates

State law directs San Diego LAFCO to review all local agencies' spheres of influence and update as needed every five years and in doing so actively manage what the Commission sets as the agencies' appropriate current and future boundaries and service areas. State law relatedly specifies LAFCO inform sphere updates by preparing municipal service reviews to

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Chair Jim Desmond, County of San Diego
Joel Anderson, 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
Vice Chair Stephen Whitburn, City of San Diego
Marni von Wilpert, Alt., City of San Diego
Jo MacKenzie, Vista Irrigation
Barry Willis, Alpine Fire Protection
David Drake, Alt., Rincon del Diablo
Andy Vanderlaan, General Public
Harry Mathis, Alt., General Public

independently assess the availability and adequacy of local services relative to community needs. The Commission's policies on preparing municipal service reviews are codified as L-106 and includes direction to maintain a five-year study schedule.

Current Study Schedule

San Diego LAFCO approved its current Study Schedule calendaring municipal service reviews and ancillary sphere of influence updates in June 2022. The current Study Schedule calendars between five and six municipal service reviews each year over a fixed five-year period ending in 2025-2026. Other key characteristics include an overall emphasis on preparing regional or service specific municipal service reviews. A copy of the current Study Schedule is attached.

Study Schedule Status

San Diego LAFCO has completed three of the ten municipal service reviews calendared for the first two years of the current five-year Study Schedule. The three involve regional studies on Escondido, Ramona, and Fallbrook-Rainbow. Another six are underway consistent with the adopted workplan with four expected to be completed this fiscal year and involve regional studies on Carlsbad, Oceanside, Vista, and San Marcos. The remaining two are expected to be complete next fiscal and involve regional studies on Del Mar and Encinitas. The 11th municipal service review involves the Pauma Valley region and is not in the adopted workplan.[1] A status summary of the current Study Schedule is shown in the following table.

Current Study Schedule Status
Municipal Service Reviews Calendared for FY2022 and FY2023

Municipal Service Review	Status
Escondido Region – Part II	Completed
Fallbrook-Rainbow Region	Completed
Ramona Region	Completed
Carlsbad Region	Underway – FY23
Oceanside Region	Underway – FY23
San Marcos Region	Underway – FY23
Vista Region	Underway – FY23
Del Mar – Solana Beach Region	Underway – FY24 (expected)
Encinitas Region	Underway – FY24 (expected)
Paula Valley Region	Pending Future Workplan

DISCUSSION

This item is for San Diego LAFCO to consider approving a proposed update to the five-year Study Schedule calendaring municipal service reviews, and by extension sphere of influence updates. The proposed update has been initiated by staff and would make changes to both timing and structure and headlined by the following new characteristics.

1 A governance study on the Escondido region was also included in the Study Schedule and initially added to the FY2023 workplan. The Commission – however – did not include the governance study in the FY2024 workplan.

- The proposed update resets the five-year period starting in FY2024. The five-year coverage period resets (rolls) each year thereafter subject to Commission approval.

- All municipal service reviews previously calendared by the Commission in the current Study Scheduled are incorporated into the proposed update.

- The first year of the proposed update in FY2024 is set and includes the eight municipal service reviews authorized by the Commission in the current adopted workplan:

  - Wholesale Water Services
  - San Diego County Healthcare Districts
  - Carlsbad Region
  - Oceanside Region
  - Vista Region
  - San Marcos Region
  - Del Mar + Solana Beach Region
  - Encinitas Region

- The second year of the proposed update (FY2025) is light in volume with the expectation some of the first year municipal service reviews will need to continue. A likely example involves the municipal service review on wholesale water services (County Water Authority and Metropolitan Water District).

- The second to fifth years of the proposed update are tentatively calendared and done so to help guide and telegraph future decision-making (i.e., adopt future workplans and reset future study schedules). The municipal service reviews will remain in tentative status until added to the first year and concurrently placed in the workplan.

ANALYSIS

The proposed update to the Study Schedule before San Diego LAFCO serves as a midcourse correction and resets the five-year calendar in preparing municipal service reviews and any related sphere of influence updates to reflect current timing expectations. It also – pertinently – introduces a structural change to transition the Study Schedule from a fixed to rolling five-year schedule. This transition positions the Commission to sync the Study Schedule more readily with the adopted annual workplan and the real-time accounting therein for resources and priorities that can – and have – lengthened and/or delayed studies. Apt examples where the Commission would benefit from a rolling schedule include redirecting staff resources to address high-volume or complex applicant proposals as well as advancing studies out-of-order given unique timing interests that otherwise are collectively unknown to LAFCO at the time of setting a fixed schedule.

RECOMMENDATION

It is recommended San Diego LAFCO approve the proposed update to the Study Schedule and in doing so replace the current version from June 2022. This recommendation would be accommodated by taking the actions outlined in the proceeding section as Alternative One.

ALTERNATIVES FOR ACTION

The following alternatives are available to San Diego LAFCO:

Alternative One (recommended):
Approve the proposed update to the Study Schedule provided as Attachment Two with any desired changes with an immediate effective date.

Alternative Two:
Continue consideration of the item to a future meeting and provide direction to staff for more information and/or outreach as needed.

Alternate Three:
Take no action.

PROCEDURES

This item has been placed on the agenda for action as part of San Diego LAFCO's business calendar. The following procedures, accordingly, are recommended.

1) Receive verbal report from staff unless waived.
2) Commission discussion.
3) Consider the staff recommendation.

On behalf of the Executive Officer



Carolanne Ieromnimon
Analyst II

Attachments:

1) Current Five-Year Study Schedule: FY2022 to FY2026
2) Proposed Update to Five-Year Study Schedule Beginning with FY2024

Commission Study Schedule

FY2022 THROUGH FY2026

Regional Service Planning
Subdivision of the State of California



Study Directive

State law directs San Diego LAFCO to review spheres of influence for all cities and special districts and update as needed (affirm, expand, reduce, etc.) every five years and by extension mark the agencies' appropriate current and future boundaries and service areas. Pertinently, local agencies cannot annex and/or extend services outside their spheres with limited exceptions. State law also specifies San Diego LAFCO must inform the sphere updates by preparing comprehensive evaluations – titled municipal service reviews – to determine the availability and adequacy of local governmental services as well as governance responsiveness relative to community needs.

Study Schedule

San Diego LAFCO has established a five-year Study Schedule to guide its statutory task to review and update as appropriate the spheres of influence of cities and special districts under the Commission's oversight. The Study Schedule is premised on the Commission's policy interest to proactively calendar municipal service reviews and use these documents to determine the subsequent scope of any related sphere of influence updates for the affected agencies.

Commission Discretion

The Study Schedule serves as a general guide in preparing municipal service reviews and related sphere of influence updates; it does not commit the Commission to any particular approach or scale in preparing these reports. The Commission must also coordinate the initiate of any scheduled municipal service review in conjunction with adopting an annual workplan to ensure appropriate resources are available to proceed relative to other activities and priorities.

sdlafco.org

SEE THE SCHEDULE »

2021 – 2022 & 2022 – 2023

NORTH COUNTY FOCUS

Escondido Region: Part II
- City of Escondido

Fallbrook–Rainbow Region
- Fallbrook PUD
- Rainbow MWD
- North County FPD
- CSA No. 81 – Fallbrook Parks

Pauma Valley Region
- Mootamai MWD
- Rincon Ranch CSD
- Pauma CSD
- Pauma MWD
- San Luis Rey MWD
- Yuima MWD

Ramona Region
- Ramona MWD

San Marcos Region
- City of San Marcos
- Buena SD*
- San Marcos FPD
- Vallecitos WD
- Vista ID*

Vista Region
- City of Vista
- Vista ID*
- Vista FPD
- Buena SD*

NORTH COAST FOCUS

Carlsbad Region
- City of Carlsbad
- Carlsbad MWD
- Leucadia WD *

Escondido Region: Governance Option
- City of Escondido
- Rincon del Diablo MWD

Del Mar – Solana Beach Region
- City of Del Mar
- City of Solana Beach
- Santa Fe ID
- CSA No. 17 – Ambulance *

Encinitas Region
- City of Encinitas
- Leucadia WWD *
- Olivenhain MWD
- San Dieguito WD
- CSA 17 – Ambulance*

Oceanside Region
- City of Oceanside
- Morreo Hills CSD
- Oceanside Harbor District

*Denotes a special district included in more than one study.



Oceanside California State Beach ▶



Chula Vista is the second largest city in the San Diego metropolitan area.

2023 – 2024

SOUTHWEST COUNTY FOCUS

Macro Fire Service Study

- State: CAL FIRE
- Cities
- Special Districts
- Tribes

Metro San Diego Region

- City of San Diego
- San Diego Unified PD

Rancho Santa Fe Region

- Fairbanks Ranch CSD
- Questhaven MWD
- Rancho Santa Fe CSD
- Rancho Santa Fe FPD
- Whispering Palms CSD
- CSA No. 17 – Ambulance*
- CSA No. 83 – San Dieguito Parks

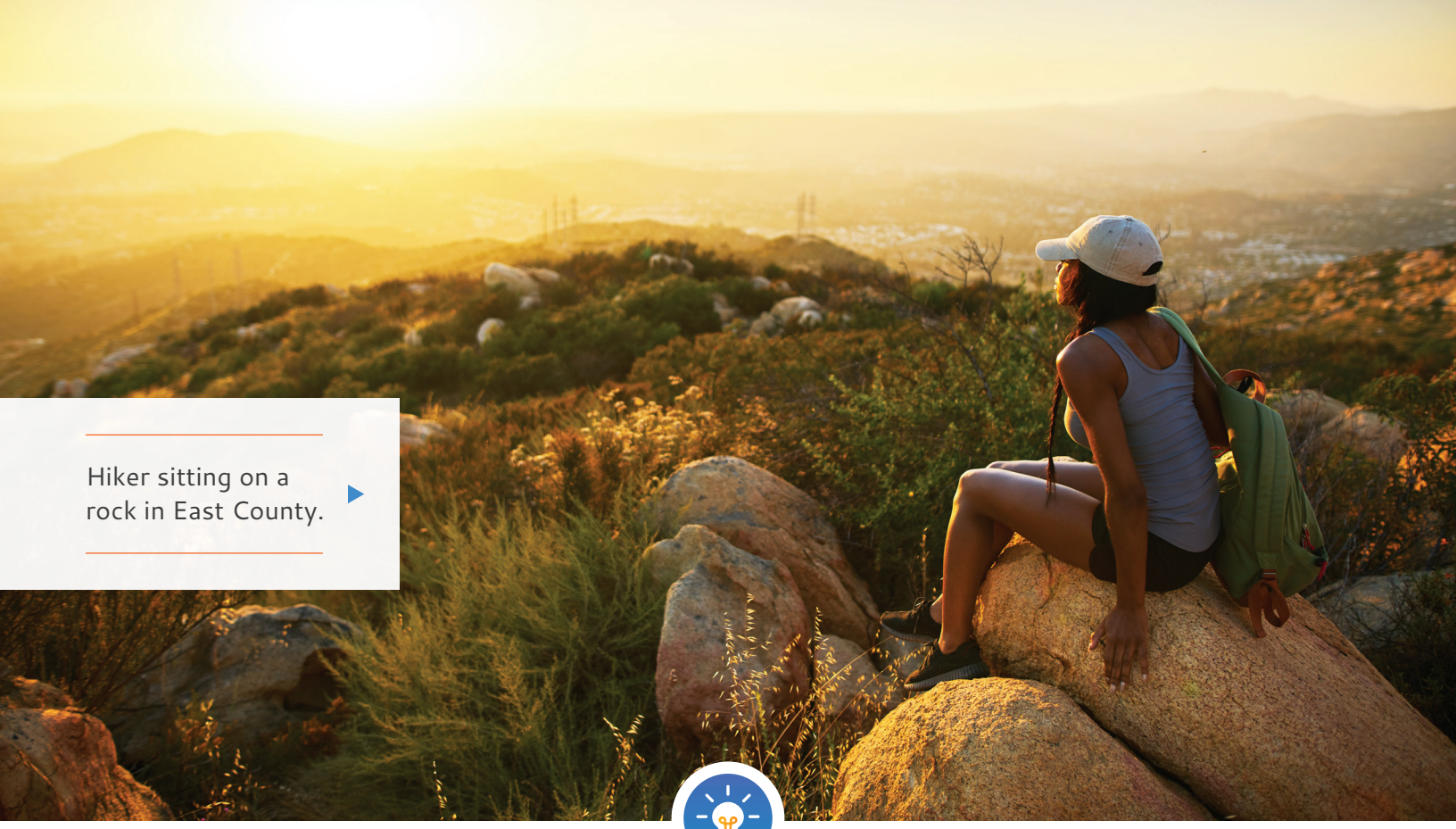
Silver Strand Region

- City of Coronado
- City of Imperial Beach

South Coast Region

- City of Chula Vista
- City of National City
- Bonita-Sunnyside FPD
- Lower Sweetwater FPD
- Otay WD*
- San Diego County SD*
- South Bay ID
- CSA No. 122 – Planning

*Denotes a special district included in more than one study.



Hiker sitting on a rock in East County.

2024 – 2025

EAST COUNTY FOCUS

Alpine – Lakeside Region

- Alpine FPD
- Lakeside FPD
- Lakeside WD
- Padre Dam MWD*
- San Diego County SD*
- CSA No. 69 – Ambulance
- CSA No. 136 – Sundance Basin

El Cajon – Santee Region

- City of El Cajon
- City of Santee
- Helix WD*
- Padre Dam MWD*

East Laguna Summit Region

- Canebrake WD
- Descanso WD
- Jacumba CSD
- San Diego County SD*
- CSA No. 137 – Live Oak Springs

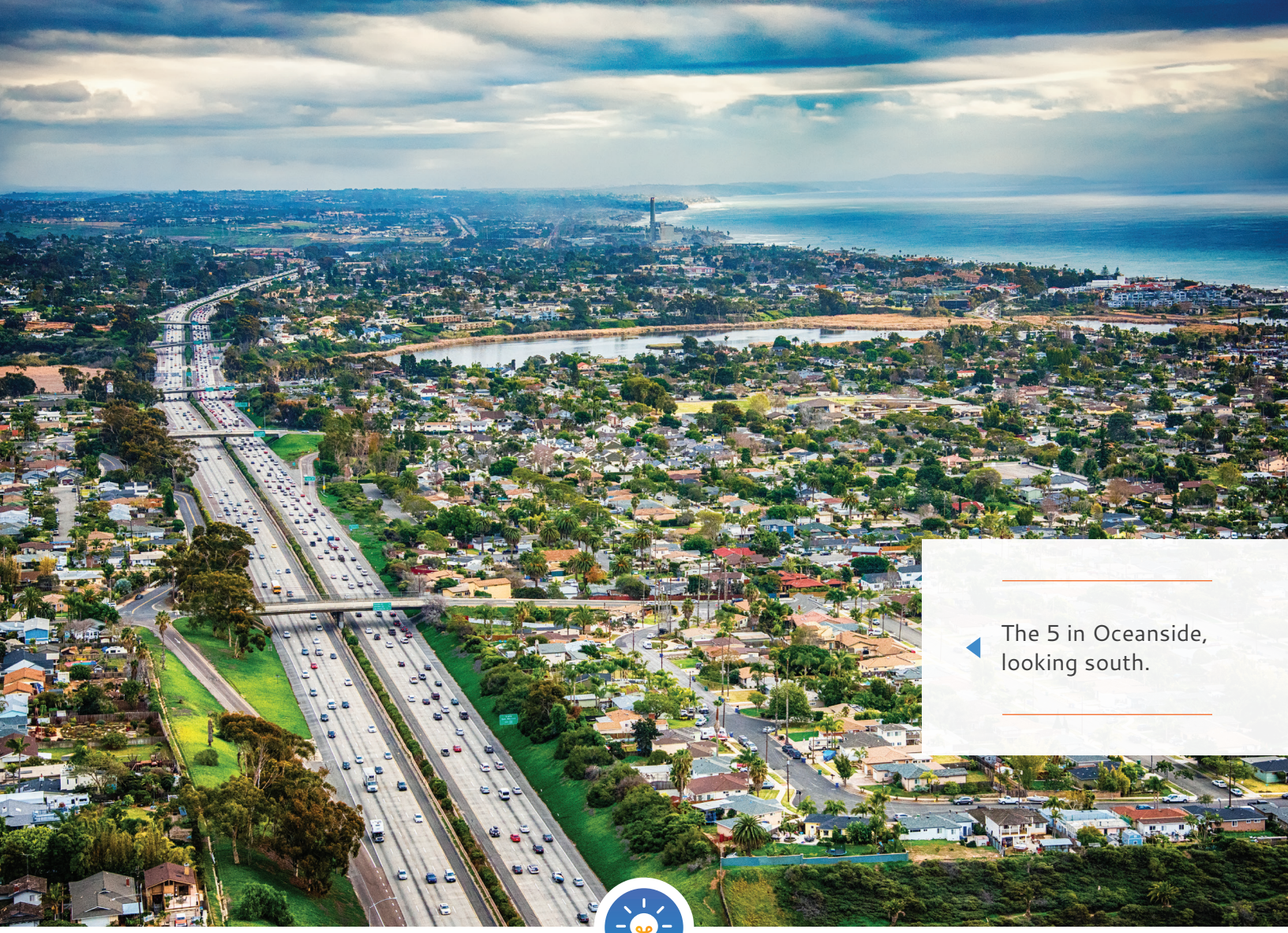
La Mesa – Lemon Grove Region

- City of La Mesa
- City of Lemon Grove
- Helix WD*
- Lemon Grove Roadway LD
- Lemon Grove SD
- San Diego County SD*

Spring Valley Region

- Otay MWD*
- San Miguel FPD
- San Diego County SD*
- CSA No. 69 – Ambulance*
- CSA No. 128 – Parks

*Denotes a special district included in more than one study.



The 5 in Oceanside, looking south.

2025 – 2026

MISCELLANEOUS

Borrego Region
- Borrego Springs FPD
- Borrego WD
- Coachella Valley WD

Cemetery Services
- North County CD
- Pomerado CD
- Ramona CD
- Valley Center CD

Flood Control Services
- San Diego County FCD
- Cities
- Special Districts

Healthcare Services
- Fallbrook HD
- Palomar Health HD
- Tri-City HD
- Grossmont HD

Transit Services
- North County TD

Wholesale Water Services
- County Water Authority
- Metropolitan WD

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Commission Study Schedule 5-Year Plan

FY2024 THROUGH FY2028

Regional Service Planning
Subdivision of the State of California



Study Directive

State law directs San Diego LAFCO to review spheres of influence for all cities and special districts and update as needed (affirm, expand, reduce, etc.) every five years and by extension mark the agencies' appropriate current and future boundaries and service areas. Pertinently, local agencies cannot annex and/or extend services outside their spheres with limited exceptions. State law also specifies San Diego LAFCO must inform the sphere updates by preparing comprehensive evaluations – titled municipal service reviews – to determine the availability and adequacy of local governmental services as well as governance responsiveness relative to community needs.

Study Schedule

San Diego LAFCO has established a five-year rolling Study Schedule to guide its statutory task to review and update as appropriate the spheres of influence of cities and special districts under the Commission's oversight. The rolling Study Schedule is premised on the Commission's policy interest to proactively calendar municipal service reviews and use these documents to determine the subsequent scope of any related sphere of influence updates for the affected agencies. The Commission also regularly draws on the municipal service reviews to inform its' decision-making on boundary changes.

Rolling Study Schedule Format

The Study Schedule is a living or rolling document that the Commission resets yearly in concert with the annual budget and workplan adoptions. The rolling study schedule spans 5 fiscal years with only the first year being set. The second through fifth years are tentatively calendared, and done so to help guide and telegraph future decision-making. This approach allows the Commission the flexibility to redirect staff resources where needed should calendar studies extend beyond one year while also granting staff the ability to prioritize applicant proposals.

SEE THE SCHEDULE »

NORTH COUNTY FOCUS

Carlsbad Region

- City of Carlsbad
- Carlsbad MWD
- Leucadia WD

Vista Region

- City of San Marcos
- Buena SD*
- San Marcos FPD
- Vallecitos WD
- Vista ID*

San Marcos Region

- City of Vista
- Vista ID*
- Vista FPD
- Buena SD*

Healthcare Districts

- Fallbrook HCD
- Grossmont HCD
- Palomar HCD
- Tri-City HCD

Del Mar – Solana Beach Region

- City of Del Mar
- City of Solana Beach
- Santa Fe ID
- CSA No. 17 – Ambulance *

Encinitas Region

- City of Encinitas
- Leucadia WWD *
- Olivenhain MWD
- San Dieguito WD
- CSA 17 – Ambulance*

Oceanside Region

- City of Oceanside
- Morreo Hills CSD
- Oceanside Harbor District

Wholesale Water Services

- San Diego County Water Authority
- Metropolitan Water District

*Denotes a special district included in more than one study.



Oceanside California State Beach ▶



Chula Vista is the second largest city in the San Diego metropolitan area.

2025 – 2026

SOUTHWEST COUNTY FOCUS

Macro Fire Service Study

- State: CAL FIRE
- Cities
- Special Districts
- Tribes

Metro San Diego Region

- City of San Diego
- San Diego Unified PD

Rancho Santa Fe Region

- Fairbanks Ranch CSD
- Questhaven MWD
- Rancho Santa Fe CSD
- Rancho Santa Fe FPD
- Whispering Palms CSD
- CSA No. 17 – Ambulance*
- CSA No. 83 – San Dieguito Parks

Silver Strand Region

- City of Coronado
- City of Imperial Beach

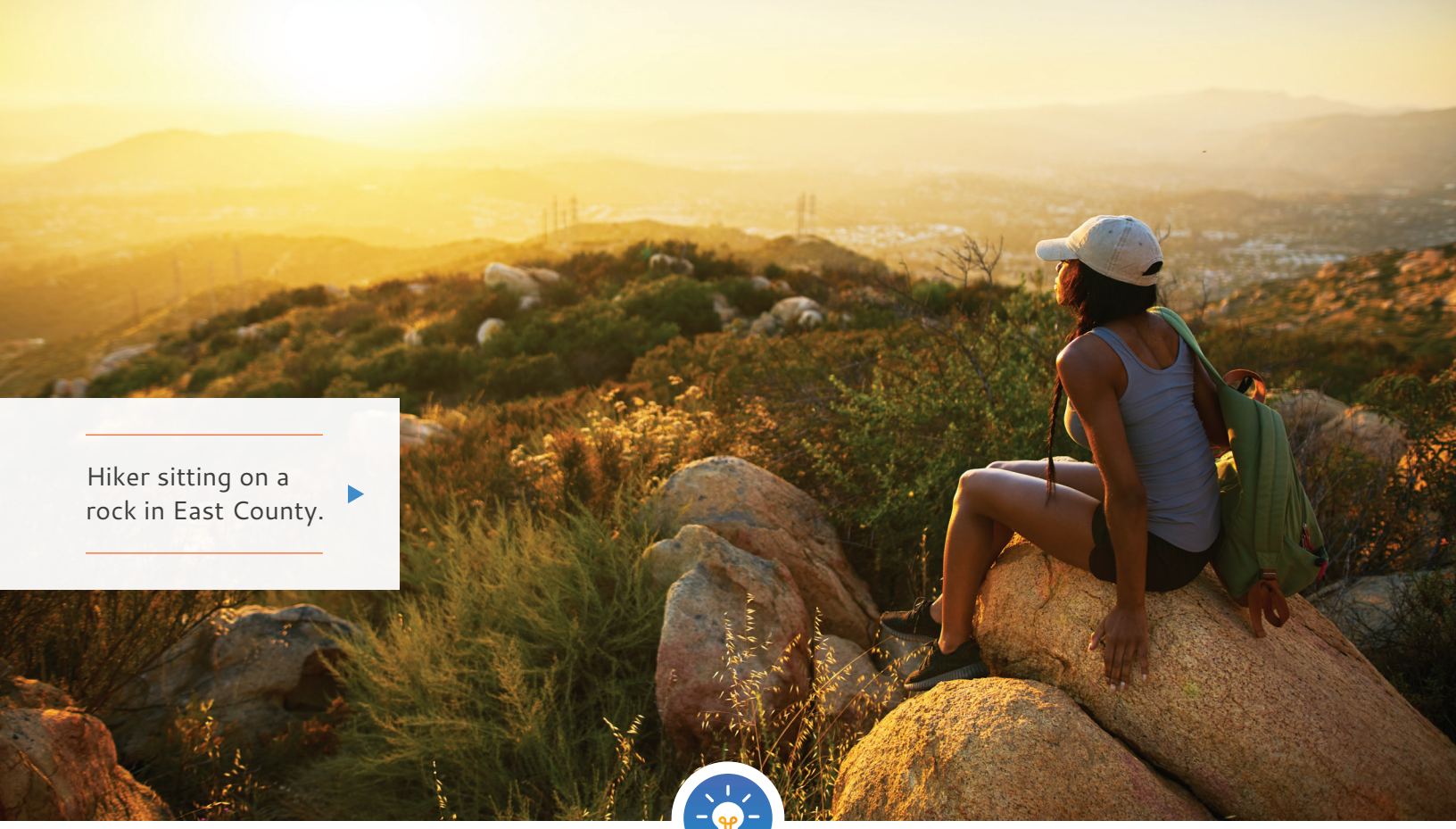
South Coast Region

- City of Chula Vista
- City of National City
- Bonita-Sunnyside FPD
- Lower Sweetwater FPD
- Otay WD*
- San Diego County SD*
- South Bay ID
- CSA No. 122 – Planning

Transit Services

- North County TD

*Denotes a special district included in more than one study.



Hiker sitting on a rock in East County.

2026 – 2027

EAST COUNTY FOCUS

Alpine – Lakeside Region

- Alpine FPD
- Lakeside FPD
- Lakeside WD
- Padre Dam MWD*
- San Diego County SD*
- CSA No. 69 – Ambulance
- CSA No. 136 – Sundance Basin

El Cajon – Santee Region

- City of El Cajon
- City of Santee
- Helix WD*
- Padre Dam MWD*

Pauma Valley Region

- Mootamai MWD
- Rincon Ranch CSD
- Pauma CSD
- San Luis Rey MWD
- Yuima MWD

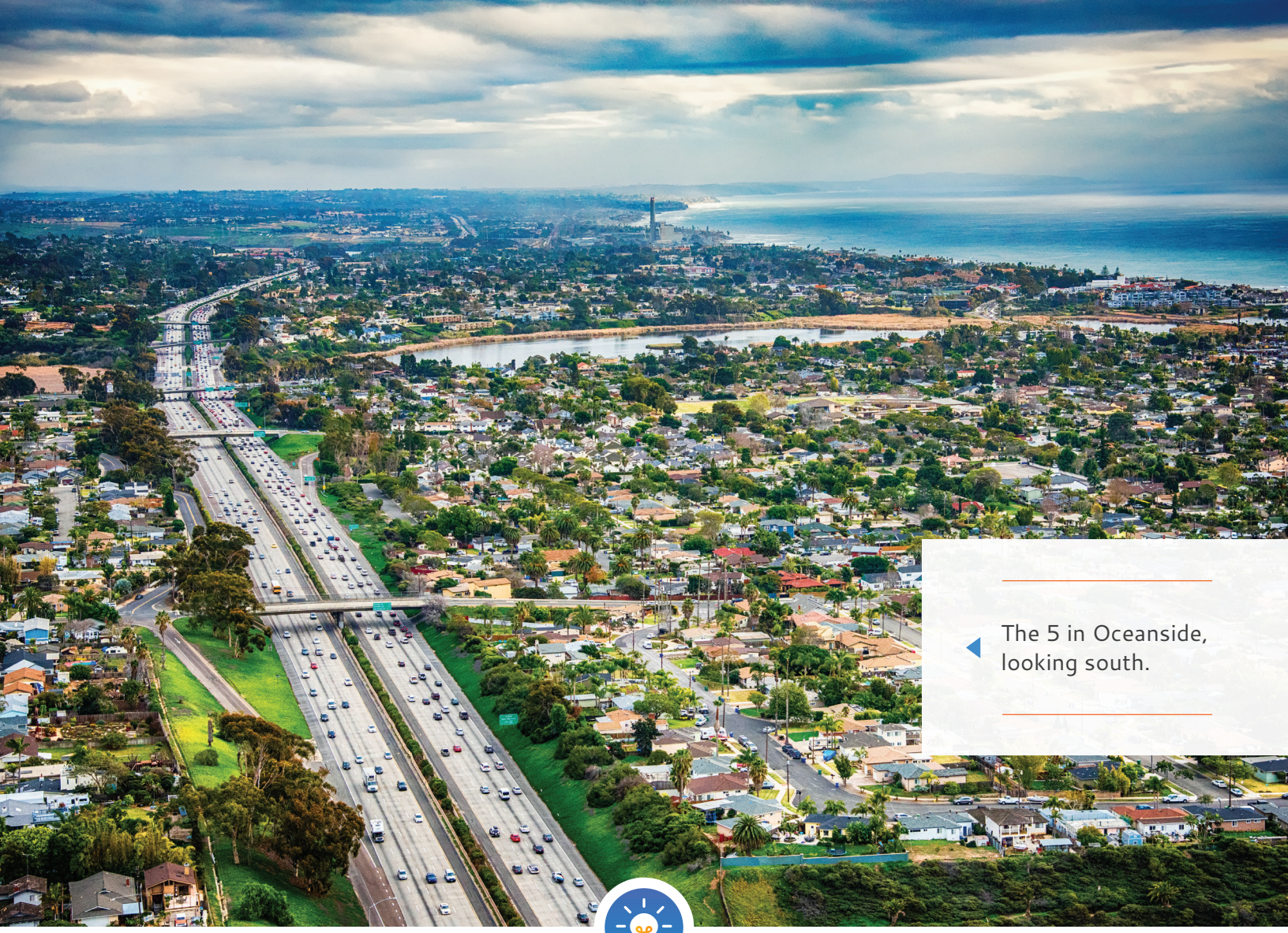
La Mesa – Lemon Grove Region

- City of La Mesa
- City of Lemon Grove
- Helix WD*
- Lemon Grove Roadway LD
- Lemon Grove SD
- San Diego County SD*

Spring Valley Region

- Otay MWD*
- San Miguel FPD
- San Diego County SD*
- CSA No. 69 – Ambulance*
- CSA No. 128 – Parks

*Denotes a special district included in more than one study.



The 5 in Oceanside, looking south.

2027 – 2028

MISCELLANEOUS

Borrego Region
- Borrego Springs FPD
- Borrego WD
- Coachella Valley WD

Cemetery Services
- North County CD
- Pomerado CD
- Ramona CD
- Valley Center CD

Flood Control Services
- San Diego County FCD
- Cities
- Special Districts

Alpine - Lakeside Region
- Alpine FPD
- Lakeside FPD
- Lakeside WD
- Padre Dam MWD *
- San Diego County SD
- CSA No. 69 - Ambulance
- CSA No. 136 -Sundance Basin

East Laguna Summit Region
- Canebrake WD
- Descanso WD
- Jacumba CSD
- San Diego County SD
- CSA No. 137 - Live Oak Springs

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