APPROVED MINUTES
SAN DIEGO LAFCO
May 3, 2021 REGULAR MEETING

Via Videoconference Only
Per Governor's Executive Order N-29-20

1. CALL TO ORDER | ROLL CALL

The regular meeting was called to order by videoconference at 9:00 a.m. by Chair Vanderlaan.

The Commission Clerk performed the roll call with the following attendance recorded.

Regulars Present:	Chris Cate, City of San Diego (arrived at 9:29 a.m.) Jim Desmond, County of San Diego (VICE CHAIR) Jo MacKenzie, Vista Irrigation District Mary Casillas Salas, City of Chula Vista Andy Vanderlaan, Public (CHAIR) Nora Vargas, County of San Diego Bill Wells, City of El Cajon Barry Willis, Alpine Fire Protection District
Alternates Present:	Harry Mathis, Public Paul McNamara, City of Escondido Joel Anderson, County of San Diego
Members Absent:	Marni von Wilpert, City of San Diego (alternate)

The Commission Clerk confirmed a virtual quorum was present with seven voting members with the eighth – Commissioner Cate – expected to join shortly. Also present at the virtual dais were Executive Officer Keene Simonds, Commission Counsel Holly O. Whatley, Local Government Analyst II Linda Heckenkamp, Local Government Analyst I Priscilla Allen, Administrative Assistant Erica Blom, and Commission Clerk Tamaron Luckett.

2. PLEDGE OF ALLEGIANCE

Commissioner Desmond led meeting attendees in the Pledge of Allegiance.

3. AGENDA REVIEW AND RELATED REQUESTS

Chair Vanderlaan asked the Executive Officer if there were requests to remove or rearrange items on the agenda as presented. The Executive Officer stated one change was necessary and involved pulling agenda item 5d to allow staff additional time to analyze late information with the goal of returning the item as early as the June meeting. The Executive Officer also noted the meeting was being live streamed and instructions for the public to participate in real-time were provided on the agenda as well as detailed on the LAFCO website.

4. PUBLIC COMMENT

Chair Vanderlaan invited anyone from the public to address the Commission on a matter not related to an agenda item. The Commission Clerk confirmed no members of the public had registered to address the Commission. The Administrative Assistant also confirmed there were no live e-mail comments received for public comment.

5. CONSENT ITEMS

Item 5a
Approval of Meeting Minutes for April 5, 2021
Item presented to approve draft action minutes prepared for the Commission's April 5, 2021 regular meeting. Recommendation to approve.

Item 5b
Commission Ratification | Recorded Payment for March 2021
Item presented to ratify recorded payments made and received by the Executive Officer for the month of March 2021. Recommendation to ratify.

Item 5c
Budget Update for 2020-2021 |
3rd Quarter Actuals with Year-End Projections & Related Budget Amendments
Item presented to review a report comparing budgeted and actual expense and revenue transactions for 2020-2021 through the third quarter with related projections. The report identifies the Commission has expended 69% of its budgeted resources through March and is projected to finish with an unadjusted operating surplus of $0.086 million or 4.5%. Recommendation to accept and file along with approving correcting amendments as detailed.

Item 5d
Proposed "Chinese Bible Church of Organization" |
Annexation to the Rancho Santa Fe Community Services District (CO20-22)
Item pulled and to be presented at the June 7th meeting.

Item 5e
Proposed "Estrada-Viejas View Place Change of Organization" |
Annexation to the San Diego County Sanitation District (CO20-20)
Item presented to consider a change of organization proposal to annex approximately 1.0 unincorporated acres of territory to the San Diego County Sanitation District. The proposal purpose is to permanently extend public wastewater service to accommodate a rebuilt single-family residence as well as an accessory dwelling unit which will replace a temporary out-of-agency service agreement approved by LAFCO in February 2021. Recommendation to conditionally approve without modifications along with waiving protest proceedings.

CONSENT ITEMS CONTINUED…

Item 5f
Proposed "Huelsman-Acacia Avenue Change of Organization" |
Annexation to the San Diego County Sanitation District (CO20-23)
Item presented to consider a change of organization proposal to annex approximately 0.3 unincorporated acres of territory to the San Diego County Sanitation District. The proposal purpose is to extend wastewater service to the subject parcel as a preventive measure to replace an aging septic system. Recommendation to conditionally approve with modifications to include 0.06-acre frontage portion of Acacia Avenue to the centerline along with waiving protest proceedings.

Item 5g
Progress Report on 2020-2021 Workplan
Item presented to receive a progress report on the adopted workplan for 2020-2021 and specific projects. Recommendation to accept and file.

Item 5h
Current Proposals and Related Activities
Item presented to update current proposals on file with LAFCO along with identifying anticipated submittals. Information only.

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Chair Vanderlaan asked if the Commissioners would like to pull any consent item apart from item 5d. There were no requests from Commissioners.

Commissioner MacKenzie motioned with a second from Commissioner Willis to approve the consent calendar and staff recommendations with the exception of item 5d. Roll call requested:

AYES:	Desmond, MacKenzie, Salas, Vanderlaan, Vargas, Wells, and Willis
NOES:	None
ABSENT:	Cate and von Wilpert
ABSTAINING:	None

The Commission Clerk confirms the motion was approved 7-0.

(continued)

6. PUBLIC HEARING ITEMS

Item 6a
Proposed "Meadowood Reorganization" |
Concurrent Annexation to the Rainbow Municipal Water District and Detachment from Valley Center Municipal Water District and Conforming Sphere of Influence Amendments (RO20-10 et al.)
Item presented to consider a reorganization from the Rainbow Municipal Water District to annex approximately 266.9 acres of unincorporated territory in northern Valley Center with concurrent detachment from Valley Center Municipal Water District. The proposal purpose is to facilitate the planned development of a 844-unit residential subdivision – "Citro" (formerly Meadowood) – through the extension of public water and wastewater services which will supersede an existing outside service agreement between the subject agencies. Recommendation to conditionally approve the reorganization with conforming sphere of influence amendments along with waiving protest proceedings.

Analyst Priscilla Allen provided the staff presentation.

Chair Vanderlaan invited Commissioner comments or questions. No comments.

Chair Vanderlaan proceeded to open the public hearing and invited comments by pre-registered attendees and live e-mail.

The Commission Clerk confirmed two members of the public had pre-registered to address the Commission. Comments were received from the following persons:

- Tom Kennedy with Rainbow Municipal Water District
- Jimmy Ayala with Tri Pointe Homes

The Administrative Assistant confirmed there were no live e-mail comments.

Chair Vanderlaan proceeded to close the public hearing.

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Commissioner Willis motioned to approve the staff recommendation as provided in the agenda report with a second from Commissioner MacKenzie. Roll call requested:

AYES:	Cate, Desmond, MacKenzie, Salas, Vanderlaan, Vargas, Wells, and Willis
NOES:	None
ABSENT:	von Wilpert
ABSTAINING:	None

The Commission Clerk confirms the motion was approved 8-0.

PUBLIC HEARING ITEMS CONTINUED…

Item 6b
Adoption of a Final Workplan and Budget for 2021-2022
Item presented to consider recommendations to adopt a final workplan and budget for 2021-2022. The final workplan outlines 30 specific project goals ranging in priority from "high" to "low". The final budget overall expenses remain at $1.941 million. A matching amount of revenues are also budgeted with one internal distinction to set agency apportionments at current levels with the remaining difference being covered by additional reserves.

Executive Officer Keene Simonds provided the staff presentation.

Chair Vanderlaan invited Commissioner comments or questions. No comments.

Chair Vanderlaan proceeded to open the public hearing and invited comments by pre-registered attendees and live e-mail.

The Commission Clerk confirmed no members of the public had pre-registered to address the Commission. The Administrative Assistant also confirmed there were no live e-mail comments.

Chair Vanderlaan proceeded to close the public hearing.

**

Commissioner MacKenzie motioned to approve the staff recommendation as provided in the agenda report with a second from Commissioner Vargas. Roll call requested:

AYES:	Cate, Desmond, MacKenzie, Salas, Vanderlaan, Vargas, Wells, and Willis
NOES:	None
ABSENT:	von Wilpert
ABSTAINING:	None

The Commission Clerk confirms the motion was approved 8-0.

7. BUSINESS ITEMS

Item 7a
Outside Audit Report on Fiscal Year 2019-2020
Item presented to review an outside audit for financial statements issued for 2019-2020. Executive Officer Keene Simonds presented a brief presentation and summarized the recommendations. Recommendation to accept and file.

Chair Vanderlaan invited initial Commission comments or questions. No comments.

BUSINESS ITEMS CONTINUED…

Item 7a continued
Chair Vanderlaan invited comments from the public. The Commission Clerk confirmed no member of the public had pre-registered to address the Commission. The Administrative Assistant confirmed there were no live e-mail comments.

Commissioner Willis motioned to approve the staff recommendation as provided in the agenda report with a second from Commissioner MacKenzie. Roll call requested:

AYES:	Cate, Desmond, MacKenzie, Salas, Vanderlaan, Vargas, Wells, and Willis
NOES:	None
ABSENT:	von Wilpert
ABSTAINING:	None

The Commission Clerk confirms the motion was approved 8-0.

Item 7b
Local Agency Directory
Item presented to receive a local agency directory prepared as part of the adopted 2020-2021 workplan. Analyst Priscilla Allen provided a brief staff presentation.

The Commission thanked Priscilla Allen and Tamaron Luckett for their outstanding work on the directory.

Item 7c
Report from the Office Ad Hoc Committee and Related Actions
Item presented to receive a report from its Ad Hoc Committee (Vanderlaan, Desmond, and Cate) on potential office space options and recommendation and consider also providing a formal authorization to the Ad Hoc Committee and/or Executive Officer.

Executive Officer Keene Simonds noted this item will be deferred in favor of a related closed session.

8. EXECUTIVE OFFICER REPORT

- Executive Officer Keene Simonds noted LAFCO received six nominations for the alternate special district vacant position and the Commission Clerk is now proceeding with administering a mail-ballot election.

- Executive Officer noted Robert Barry retired using the early separation program and Ruth Arellano will also be retiring in December.

- Executive Officer noted there will be a Rainbow-Fallbrook ad hoc meeting on May 10th with consultant Michael Hanemann discussing water supply ability. Commissioner MacKenzie requested information for the commissioners to attend the meeting.

9. COMMISSIONER ANNOUNCEMENTS | REQUESTS FOR FUTURE ITEMS

- Commissioner Willis requested staff return at a future meeting with a discussion item addressing the property tax exchange and related revenues provided among local fire service providers. General discussion followed by the Commission with consensus for LAFCO staff to return with a future discussion item as requested.

- Commissioner MacKenzie provided information regarding CALAFCO.

10. CLOSED SESSION

Commission Counsel Holly Whatley adjourned the Commission into closed session for the items presented on the agenda at 9:59 a.m.

a) **Conference with Real Property Negotiators:** Pursuant to Government Code Section 54956.8.
Agency Negotiator: Keene Simonds, Executive Director
Property Location: 2550 5th Avenue, Ste. 725, San Diego CA 92103
Negotiating Parties: Manchester Financial Corp
Property Owner: Manchester Financial Corp
Under Negotiation: Price and terms of office space lease

b) **Conference with Real Property Negotiators:** Pursuant to Government Code Section 54956.8.
Agency Negotiator: Keene Simonds, Executive Director
Property Location: 555 West Beech Street, Suite 502, San Diego, CA 92101
Negotiating Parties: MC Strauss Company
Property Owner: MC Strauss Company
Under Negotiation: Price and terms of office space lease

Chair Vanderlaan reconvened into open session at 10:28 a.m. with Commission Counsel Holly Whatley announcing direction for staff to negotiate further with 2550 Fifth Avenue on a potential office lease. Commission Counsel also confirmed there would be no need for the Commission to return to Agenda Item 7c.

(continued)

11. ADJOURNMENT TO NEXT MEETING

With no further business the Chair adjourned the videoconference meeting at 10:30 a.m.

**

I hereby attest the minutes above accurately reflect the deliberations of the Commission at its May 3, 2021 videoconference meeting.

ATTEST,



Tamaron Luckett
Commission Clerk

A video recording of the May 3, 2021 regular meeting is also available online at www.sdlafco.org or by contacting LAFCO staff at 858-614-7755.