San Diego County
Local Agency Formation Commission

Commission Meeting
August 2, 2021

Chair
Andy Vanderlaan

Vice Chair
Jim Desmond

Commissioners
Jo MacKenzie
Chris Cate
Paul McNamara
Mary Casillas Salas
Nora Vargas
Barry Willis

Alternates
Joel Anderson
Kristi Becker
David Drake
Harry Mathis
Marni von Wilpert

Agenda Item No. 6a

“Avion Reorganization”

(RO21-03)

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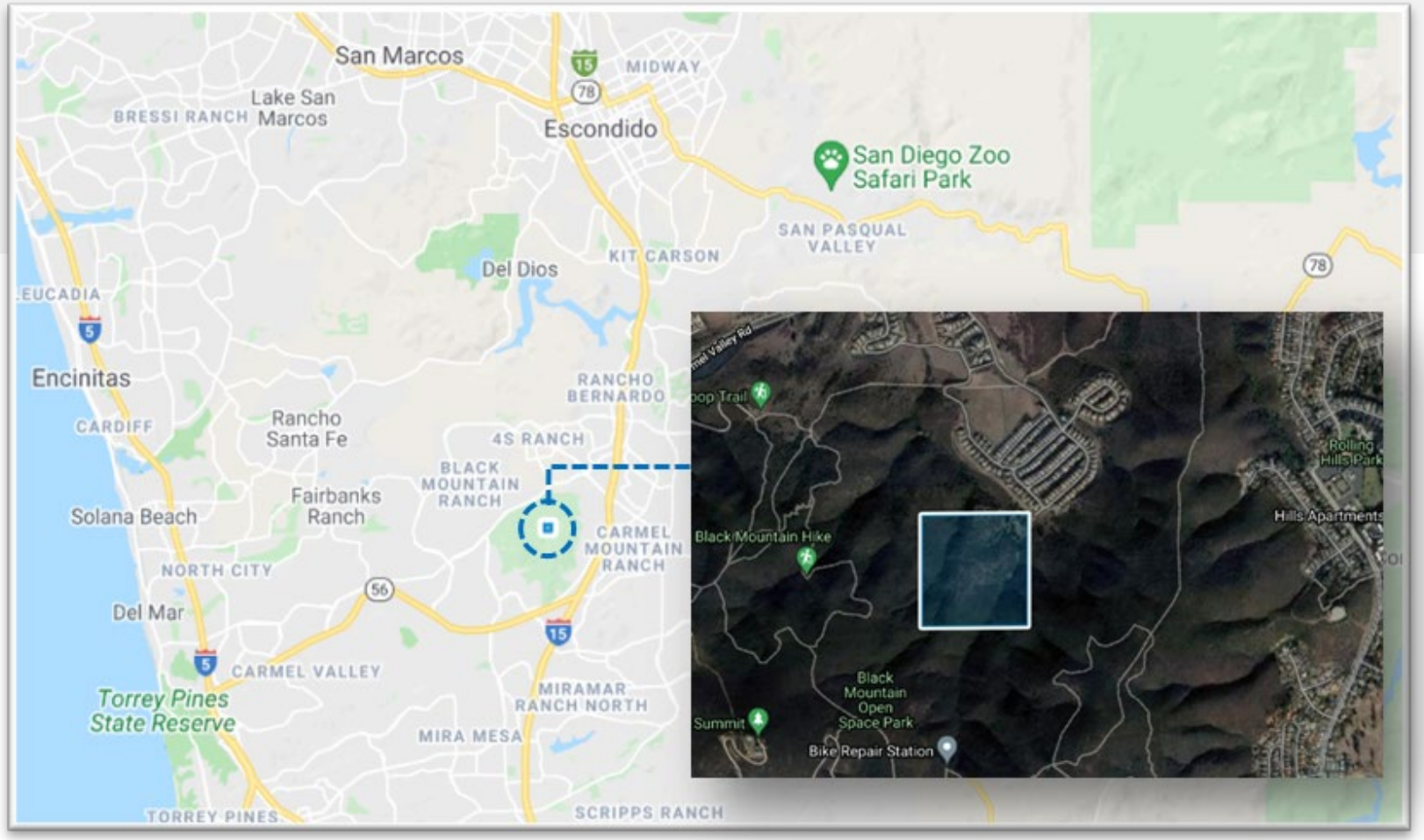
open hearing

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discuss and provide feedback

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consider recommendation



Size:
41.48 acres

Landowner(s):
Lennar Homes of California

Planned Use:
84 Multi Family Units

Municipal Water District

RAMONA REGION

DRAFT

REPORT SUMMARY | August 2021

Agenda Item No. 7a

San Diego LAFCO

August 2, 2021

Agenda Item No. 7a

Municipal Service Review

Ramona Region

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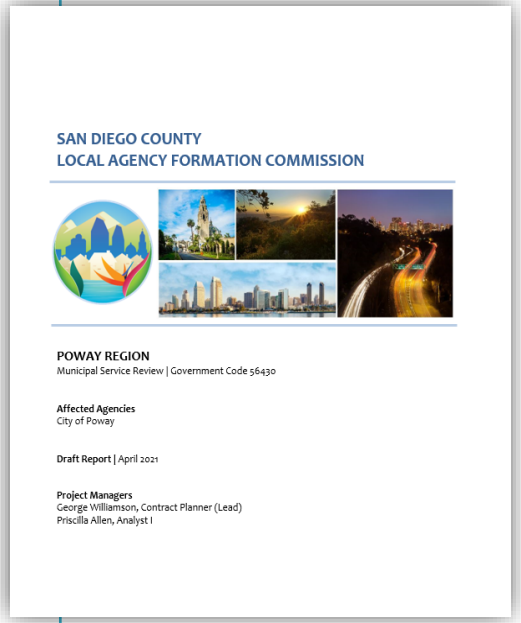
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discuss and provide feedback

Municipal Service Reviews (MSRs)

OVERVIEW

- Independently evaluate services relative to informing LAFCO's other regulatory and planning functions
- MSRs serve as the Commission's instrument in State law to exercise considerable power to facilitate boundary changes or initiate on its own certain reorganizations – like forming, consolidating, and dissolving special districts
- This MSR focuses on the Ramona MWD


SAN DIEGO COUNTY
LOCAL AGENCY FORMATION COMMISSION

POWAY REGION
Municipal Service Review | Government Code 56430

Affected Agencies
City of Poway

Draft Report | April 2021

Project Managers
George Williamson, Contract Planner (Lead)
Priscilla Allen, Analyst I

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Municipal Service Review

Ramona Region

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Google Earth

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Municipal Service Review

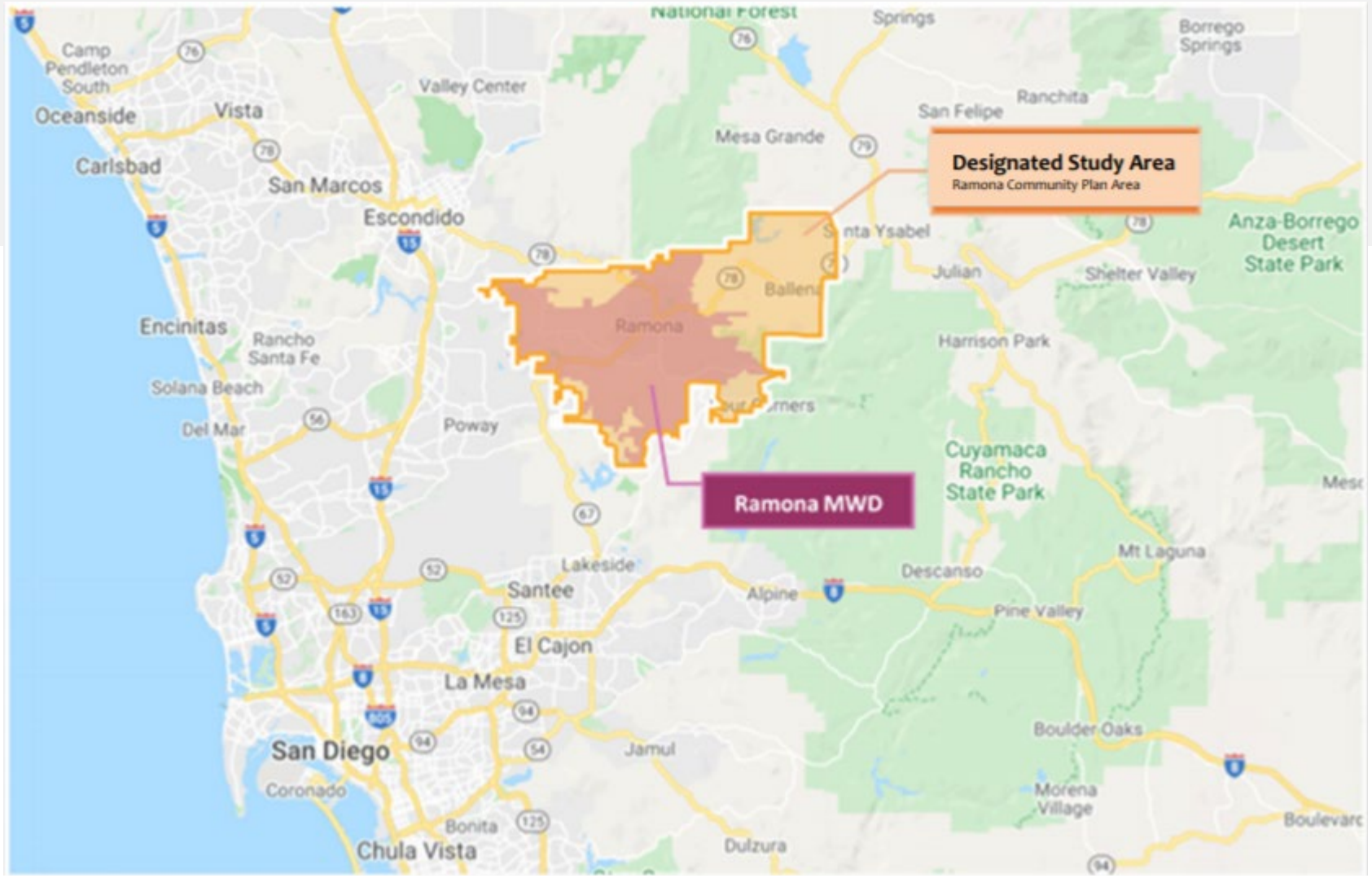
Ramona Region

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Municipal Service Review

Ramona Region

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Background & Context

- The Ramona region spans 130 square miles
- Ramona has grown to an estimated population of about 38K residents and is now one of the largest unincorporated communities in all of San Diego County
- 94% of the region's residents – or 35K – reside in the center core
- Ramona MWD formed in 1956 as successor agency to the Ramona ID
- Ramona MWD currently has five active service functions: (1) water, (2) wastewater, (3) fire, (4) parks, and (5) recycled water

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Municipal Service Review

Ramona Region

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Key Themes

- No. 1 | Evolving Community Character
- No. 2 | Expanded and Centralized Role of Ramona MWD
- No. 3 | Adequate Service Capacities with One Notable Exception
- No. 4 | Need for Capital Improvement Investments within MWD
- No. 5 | MWD's Positive Financial Standing
- No. 6 | Advancing Regional Fire Protection Services
- No. 7 | The Curious Case of Incorporation
- No. 8 | The Clearer Case for a Community Services District

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Municipal Service Review

Ramona Region

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Recommendations

1. The Commission should coordinate with SANDAG to identify current buildout estimates relative to existing zoning standards
2. The Commission should perform additional analysis with respect to water, wastewater, and fire protection needs for adjacent DUC lands
3. Ramona MWD should address excessive inflow and infiltration issues within its Santa Maria wastewater collection system
4. Ramona MWD should develop a facility improvement plan to guide its parks and recreation function
5. The Commission should defer its statutory task to address service levels and related needs of the lone mutual water company– Rancho Santa Teresa – to a scheduled information report as part of the 2021-2022 workplan

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Recommendations

6. Ramona MWD should revisit and update its potable water service rates accordingly to remedy a sizeable structural deficit of nearly nine-fold
7. Ramona MWD should expand its existing community outreach efforts by establishing social media uses and live-streaming meetings to further facilitate opportunities for community input
8. Ramona MWD should consider the following with respect to improving current fire protection and EMS:
    - Adopting response time standards with desired time dependent benchmarks and making these parts of the contract language with CAL FIRE
    - Ramona MWD should develop a vegetation management plan to mitigate the wildfire risk to the community

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Recommendations

9. Ramona MWD and San Diego County FPD should consider a voluntary consolidation under the FPD's greater economies of scale
10. The Commission should address and reconcile Ramona MWD's recycled water service activity as part of a future update to Rule No. 4
11. The Commission should prepare a future informational report to advise on incorporation opportunities in San Diego County to include the Ramona region
12. Consider reorganization of Ramona MWD into a community services district
13. Proceed with a limited update and expansion to Ramona MWD's SOI and add approximately 30 unincorporated acres
14. Additional amendments to the Ramona MWD SOI may also be warranted subject to a more comprehensive update as part of the next scheduled study

THANK YOU!

QUESTIONS/COMMENTS?

