SAN DIEGO COUNTY
LOCAL AGENCY FORMATION COMMISSION

REGULAR MEETING AGENDA
Monday, August 3, 2026

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
@sandiegolafco9909

San Diego LAFCO		
Commissioner	**Appointing Authority**	**Affiliation**
CHAIR KRISTI BECKER	Cities Selection Committee	City of Solana Beach
VICE CHAIR BARRY WILLIS	Independent Special Districts	Alpine Fire Protection
PALOMA AGUIRRE	Board of Supervisors	County of San Diego
JOEL ANDERSON	Board of Supervisors	County of San Diego
BRIGETTE BROWNING	Commission	General Public
JO MACKENZIE	Independent Special Districts	Vista Irrigation
STEPHEN WHITBURN	Mayor of the City of San Diego	City of San Diego
DANE WHITE	Cities Selection Committee	City of Escondido
ALTERNATE EILEEN DELANEY	Commission	General Public
ALTERNATE DAVID A. DRAKE	Independent Special Districts	Rincon del Diablo MWD
ALTERNATE JOHN MCCANN	Cities Selection Committee	City of Chula Vista
ALTERNATE MONICA MONTGOMERY STEPPE	Board of Supervisors	County of San Diego
ALTERNATE MARNI VON WILPERT	Mayor of the City of San Diego	City of San Diego

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

All comments – whether provided in person or remotely (video and telephone) – are limited to three minutes for individuals and five minutes for agencies and community organizations. The Chair may adjust the time allowance as they deem appropriate in managing the Commission's business.

Remote participation by e-mail is also welcomed by sending comments to Commission Clerk Erica Sellen at erica.sellen@sdcounty.ca.gov.

- All e-mails received before 3:00 P.M. one business day before the meeting will be forwarded to the Commission and posted online prior to the start of the meeting.
- All e-mails received after 3:00 P.M. one business day before the meeting and up until the conclusion of the item by the Commission will be noted for the record by LAFCO staff with a good-faith summary and subsequently posted online.

The Commission may proceed with the meeting, even where there is a disruption that prevents the Commission from broadcasting the meeting to members of the public or from receiving public comment from members of the public using a call-in option or internet-based service option, unless such disruption prevents a member of the Commission is participating under Government Code Section 54953, subdivision (e) or (f).

Public Accommodations:

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

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

Contact Information:

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

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

    a) **Roll Call of Commissioners Present**
    b) **Pledge of Allegiance**

2. **STATEMENT REGARDING REMOTE PARTICIPATION, IF APPLICABLE**

3. **AGENDA REVIEW**
The Executive Officer will summarize the agenda, advise on any requested changes, and disclose any supplemental communications received. The Chair will also consider requests from Commissioners to rearrange agenda items.

4. **PUBLIC EXPRESSION AND**
OPPORTUNITY FOR PUBLIC TO REQUEST DISCUSSION ON CONSENT ITEMS
Opportunity for members of the public to speak on any subject matter within the Commission's growth management duties and interests that is not on the agenda. Speakers are limited to three minutes. This is also an opportunity to request discussion on a consent calendar item.

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

    a) **Approval of Meeting Minutes for June 15, 2026 (action)**
    The Commission will consider action minutes from the June 15, 2026 meeting prepared by the Commission Clerk. Staff recommends approval as presented. (Pages 7-16)

    b) **Commission Ratification | Recorded Payments for May and June 2026 (action)**
    The Commission will review a report of all payments made and received for May and June 2026. Staff recommends ratifying payments as presented. (Pages 17-30)

    c) **4th Quarter Budget Report for 2025-2026 |**
    Administrative Close of the Fiscal Year (action)
    The Commission will review a report comparing budgeted and actual transactions through the fourth quarter as part of the administrative close of the fiscal year. The report details the Commission finished June 30th with an overall net surplus of $92,932 or 3.5%. No correcting budget amendments are needed, as all expense units concluded the year within their authorized balances. Staff recommends formally accepting the report. (Pages 31-36)

    d) **Report on Adopted 2026-2027 Workplan (information)**
    The Commission will receive its first update on the adopted Fiscal Year 2026–2027 workplan. Staff recommends the Commission receive and file the update, with the opportunity to pull the item for discussion and feedback. (Pages 37-44)

    e) **Report on Applicant Proposals (information)**
    The Commission will receive a status report on active and anticipated applicant proposals. Information only. (Pages 45-56)

CONSENT ITEMS CONTINUED…

f) Proposed "Palacharla – Artesian Road Change of Organization" | Annexation to Rancho Santa Fe Community Services District and Related Actions (CO26-03) (action)
The Commission will consider a change of organization proposal initiated by landowner petition to annex 5.0 acres in the unincorporated community of San Dieguito to the Rancho Santa Fe Community Services District. The affected territory consists of one undeveloped parcel (267-147-10) and lies entirely within the District's sphere of influence. The purpose of the proposal is to extend public wastewater service to the affected territory to facilitate the construction of a single-family residence and attached accessory dwelling unit. Staff recommends approval of the proposal as submitted, including waiver of protest proceedings, and adoption of findings supporting a California Environmental Quality Act (CEQA) exemption. Adoption is subject to 30-day reconsideration. (Pages 57-86)

g) Proposed Fund Balance Designations for Fiscal Year 2026-2027 (action)
The Commission will conduct its annual review of fund balance designations for the new fiscal year as required by policy. As of July 1, 2026, the spendable cash fund balance is $1,420,344. Staff proposes reducing committed monies by $300,000 to ensure unassigned monies satisfy the policy minimum of 33.3% of budgeted operating expenses. Staff recommends approval. (Pages 87-90)

h) Notice of Executed Professional Services Agreement with London Moeder Advisors | Comprehensive Fiscal Analysis for Proposed Incorporation of La Jolla (information)
The Commission will receive notice the Executive Officer has executed a professional services agreement with London Moeder Advisors to prepare the comprehensive fiscal analysis (CFA) required for the proposed special reorganization to incorporate the community of La Jolla, with concurrent detachment from the City of San Diego. The Commission authorized the agreement at its June 15, 2026 special meeting. The executed document is substantively consistent with the version presented at that hearing, with one modification to the payment schedule made at the consultant's request. Information only. (Pages 91-118)

**i) Report on Recent Committee Meeting |
Special Districts Advisory Committee's July 17, 2026 Meeting (information)**
The Commission will receive a report on the most recent meeting of its Special Districts Advisory Committee held on July 17th. Information only. (Pages 119-126)

j) Legislative Report (information)
The Commission will receive an update on active legislation relevant to the agency's regulatory and planning responsibilities. Information only. (Pages 127-138)

k) Biennial Review | Conflict of Interest Code (action)
The Commission will review its adopted Conflict of Interest Code as part of a required biennial review. No amendments are proposed at this time. The review is being presented for Commission approval and subsequent filing with the County of San Diego Board of Supervisors, which serves as LAFCO's code-reviewing body. (Pages 139-154)

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 Sphere of Influence Actions:
City of Carlsbad, Carlsbad Municipal Water District, and City of Oceanside (action)**

The Commission will consider two related sets of sphere of influence actions involving the City of Carlsbad, Carlsbad Municipal Water District (MWD), and the City of Oceanside, both drawing from the recently completed review on the Carlsbad Subregion. The first set of recommended actions update the spheres for Carlsbad and Carlsbad MWD, without change, satisfying LAFCO's review duty under statute. The second set establishes a matching special study area consisting of three subareas totaling 123 acres for the spheres of Carlsbad, Carlsbad MWD, and Oceanside. The recommended special study area – which captures lands along and near to SR-78 corridor that are either inside Oceanside but more naturally aligned with Carlsbad, or inside Carlsbad but more naturally aligned with Oceanside – would serve under policy to encourage the subject agencies to discuss a future reorganization. Should mutual interest emerge, the designation lets the Commission consider a concurrent sphere amendment and boundary change without a new municipal service review. A draft resolution approving these actions, including finding that the actions are exempt under the "general rule" exemption in the California Environmental Quality Act Guidelines, Section 15061(b)(3), is provided as an attachment. Adoption of the draft resolution and associated actions is subject to a 30-day reconsideration period. (Pages 155-180)

**b) Proposed "Turner – Oak Creek Drive Reorganization" |
Annexation to the Lakeside Water District and Concurrent Detachment from Padre Dam Municipal Water District with Related Actions (File No. RO26-01) (action)**

The Commission will consider a reorganization proposal initiated by resolution of the Lakeside Water District (WD) involving two adjoining and undeveloped parcels totaling 2.37 acres in the unincorporated community of Lakeside. The proposal involves annexation to Lakeside WD, concurrent detachment from Padre Dam Municipal Water District (MWD), and conforming sphere amendments. The primary purpose of the proposal is to extend public potable water service to the undeveloped parcel at 10780 Oak Creek Drive (APN 379-040-66) for planned single-family residence. Staff recommends conditional approval of the proposal along with conforming sphere of influence amendments, waiver of protest proceedings, waiver of the municipal service review requirement under Policy L-106, and adoption of findings supporting an exemption under the California Environmental Quality Act (CEQA). Adoption is subject to 30-day reconsideration. (Pages 181-216)

7. BUSINESS CALENDAR

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

a) Outside Audit Report on Fiscal Year 2025 (action)

The Commission will receive an outside audit report on the financial statements for Fiscal Year 2025. The audit was performed by Davis Farr LLP (Irvine) and results in an unmodified – or "clean" – opinion, with no material weaknesses in internal control and no instances of reportable noncompliance identified. The audit report and accompanying required communications from the outside auditor are presented to the Commission for formal acceptance and filing and to provide direction to staff on related matters moving forward. (Pages 217-276)

BUSINESS CALENDAR CONTINUED…

b) **Proposed Update to the Rolling Five-Year Study Schedule (action)**
The Commission will consider a proposed update to the Commission's rolling five-year municipal service review (study) schedule. The proposed update follows the Commission's adoption of the Fiscal Year 2026-2027 workplan and advances the existing schedule forward by one year, resetting the planning horizon to Fiscal Years 2027 through 2031 to maintain alignment. The proposed update was reviewed by the Special Districts Advisory Committee at their July 17, 2026 meeting without any resulting requests or suggestions to revise. Staff recommends the Commission approve the proposed update, subject to any desired modifications. (Pages 277-288)

8. CLOSED SESSION

a) **Conference with Legal Counsel -- Anticipated Litigation:**
Pursuant to Government Code Section 54956.9(d)(3)): Significant exposure to litigation pursuant to paragraph (3) of subdivision (d) of Section 54956.9. (One case.)

9. EXECUTIVE OFFICER REPORT

10. COMMISSIONER ANNOUNCEMENTS & REQUESTS FOR FUTURE ITEMS

11. ADJOURNMENT TO NEXT REGULAR MEETING
October 5, 2026

Attest to Posting:

Erica Sellen
Commission Clerk