



- AMENDED -
REGULAR MEETING AGENDA
Monday, November 2, 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 Commission		
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
Click or type the link found at the top of the agenda	Dial + 1-669-900-9128
Type the Meeting ID identified on the top of this agenda followed by the Passcode	Dial the Meeting ID identified at the top of the agenda followed by the Passcode
Click the raise hand icon	Dial *9 to raise your hand
LAFCO will announce your name as it appears when it is your turn to speak	LAFCO will call out the last 4 digits of your phone number when it is your turn to speak
Click the speaker icon to unmute to speak	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 | 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**a) Approval of Meeting Minutes for August 3, 2026 (action)**

The Commission will consider action minutes from the August 3, 2026 meeting prepared by the Commission Clerk. Staff recommends approval as presented. (Pages 7-18)

b) Commission Ratification | Recorded Payments for July, August, and September 2026 (action)

The Commission will review a report of all payments made and received for July, August, and September 2026. Staff recommends ratifying payments as presented. (Pages 19-30)

c) Budget Update for 2026-2027 |**First Quarter Actuals with Year-End Projections (action)**

The Commission will review a report comparing budgeted and actual transactions through the first quarter of 2026-2027 and related year-end projections. Staff recommends formally accepting the report. (Pages 31-36)

d) Updating Authorized Signatories on LAFCO Credit Card (action)

The Commission will consider action to update the authorized signatories on the agency's credit card account with San Diego County Credit Union. Staff recommends the Commission approve signatory authorization by position, specifically the Executive Officer, Assistant Executive Officer, and Commission Clerk, rather than by individual. (Pages 37-46)

e) Report on Applicant Proposals (information)

The Commission will receive a status report on active applicant proposals and requests currently on file as well as anticipated filings based on ongoing discussions with proponents. The item satisfies LAFCO's reporting requirement involving petition-initiated proposals. Information only. (Pages 47-58)

CONSENT ITEMS CONTINUED...**f) Proposed “Kukkal – Niemann Ranch Road Change of Organization” |
Annexation to Whispering Palms Community Services District and Related Items (LAFCO
File No. CO25-12) (action)**

The Commission will consider a change of organization proposal initiated by landowner petition to annex 2.1 acres in the unincorporated community of Fairbanks Ranch to the Whispering Palms Community Services District (CSD). The affected territory consists of one vacant parcel – identified as Assessor Parcel Number 305-020-43 – and lies entirely within the CSD’s sphere of influence. The purpose of the proposal is to establish public wastewater service to facilitate the planned development of one single-family residence, one accessory dwelling unit, and one accessory structure (pool house). Staff recommends conditional approval of the proposal, waiver of protest proceedings, and adoption of findings supporting an exemption under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(b). Approval is subject to a 30-day reconsideration period. (Pages 59-92)

**g) Notice of Executed Professional Services Agreements |
South Fork Consulting LLC and Chis Chamberlain (information)**

The Commission will receive notice of two new professional services agreements executed by the Executive Officer under the Commission’s delegated procurement authority. The first is with South Fork Consulting LLC to provide on-call planning services. The second is with Chris Chamberlain to provide advisory support to staff on the Commission’s governance study on public recreation at seven City of San Diego-owned reservoirs in unincorporated communities. This item is provided for information. (Pages 93-126)

h) Final Agency Apportionments for FY 2026-2027 (information)

The Commission will receive a report identifying final local agency apportionments for 2026-2027. The apportionments have been calculated by the County of San Diego Auditor’s Office consistent with the prescribed funding formula established under LAFCO law and based on the \$2.589 million total contribution amount set by the Commission at its May 4, 2026 meeting. Information only. (Pages 127-130)

i) Legislative Report (information)

The Commission will receive a report on the final outcomes of legislation tracked by LAFCO staff during the 2025-2026 State Legislative Session. With the Legislature in final recess and the Governor’s September 30 deadline to sign or veto legislation having passed, this report summarizes measures enacted, vetoed, or not advanced to enactment. It also provides an update on litigation concerning the judicial review of LAFCO decisions. This report is presented for information only with an opportunity to pull for discussion and provide general direction. (Pages 131-142)

**j) Report on Recent Committee Meeting |
Cities Advisory Committee’s September 17, 2026 Meeting (information)**

The Commission will receive a report on the most recent meeting of its Cities Advisory Committee held on September 17th. Information only. (Pages 143-148)

CONSENT ITEMS CONTINUED...**k) Renewal of Remote Meeting Authorization for the Cities Advisory Committee (action)**

The Commission will consider renewing authorization for its Cities Advisory Committee (CAC) to conduct teleconference meetings pursuant to Senate Bill 707 and Government Code Section 54953.8.6. The Commission first authorized teleconference meetings for the CAC in March 2026. Continued use of this meeting format requires the Commission to renew specified findings every six months. Staff recommends adopting the attached resolution renewing the authorization and required findings. (Pages 149-158)

l) Designation of Labor Negotiators (action)

The Commission will consider designating its labor negotiators for purposes of reviewing – and negotiating if warranted – the salary and benefits of the Executive Officer as part of the annual performance review. Consistent with policy and practice, it is recommended the Commission designate Chair Becker, Vice Chair Willis, and Immediate Past Chair Whitburn in step with their role as the Executive Officer Compensation Committee. (Pages 159-160)

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

Public hearing items involve 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) White Paper | “Homeless Services + Governance in San Diego County” (discussion)

The Commission will receive an administrative-draft white paper examining how homelessness services across San Diego County are organized, financed, and held accountable. The paper has been prepared by staff consistent with the Commission’s adopted work plan and evaluates whether the region’s governance arrangements align oversight and service capacity with the scale of need. This includes assessing the existing local structure alongside three alternatives. Staff recommends the Commission accept and file the white paper with any direction on revisions or additional information, or alternatively direct staff to further evaluate one or more of the alternatives. (Pages 161-272)

7. BUSINESS ITEMS

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

a) CONTINUED TO DECEMBER 7, 2026**Review and Direction of Legislative Policy L-107: Jurisdictional Issues Associated with Proposed or Pending Changes of Organization or Reorganizations (discussion)**

The Commission will review Legislative Policy L-107 and consider whether to provide direction to staff on potential amendments. The item is presented consistent with the Commission's adopted work plan and its request to revisit L-107 and its consultation procedure for addressing jurisdictional disputes involving proposals requiring LAFCO approval. Should the Commission wish to proceed with amendments, staff would prepare draft changes for review and comment by its Advisory Committees and return with an action item at a future meeting. (Pages 273-286)

This item is continued to the next regular meeting on December 7, 2026, at the direction of the Chair. Written public comments received will be held and included with the December agenda materials. Members of the public who attend the November 2nd meeting may still address this item during the general public comment period.

BUSINESS ITEMS CONTINUED...**b) Report on Adopted 2026-2027 Workplan (discussion)**

The Commission will receive an update on the current fiscal year workplan and related activities with a focus on all 10-high priority projects. Discussion only. (Pages 287-294)

c) Consideration and Possible Approval of Ninth Amendment to Executive Officer's Employment Contract, Including Compensation Adjustment (action)

The Commission conducts an annual performance evaluation of its Executive Officer, Keene Simonds, annually. As part of this evaluation, the Commission may propose and consider amendments to the Executive Officer's employment contract. The Executive Officer Compensation Committee will present their recommendation regarding a potential amendment to the Executive Officer's compensation. (Pages 295-308)

8. CLOSED SESSION**a) Public Employee Performance Evaluation**

Pursuant to California Government Code Section 54957(b)
Employee: Keene Simonds, Executive Officer

b) Conference with Labor Negotiators

California Government Code section 54957.6
Agency designated representatives: EO Compensation Committee (Chair Becker;
Vice-Chair Willis; Immediate Past Chair Whitburn)
Unrepresented Employee: Executive Officer

c) 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**

December 7, 2026

Attest to Posting:

Erica Sellen
Commission Clerk