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Chair Kristi Becker
City of Solana Beach

Vice Chair Barry Willis
Alpine Fire Protection

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Paloma Aguirre
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County of San Diego

Monica M. Steppe, Alt.
County of San Diego

Dane White
City of Escondido

John McCann, Alt.
City of Chula Vista

Stephen Whitburn
City of San Diego

Marni von Wilpert, Alt.
City of San Diego

Jo MacKenzie
Vista Irrigation

David Drake, Alt.
Rincon del Diablo

Brigette Browning
General Public

Eileen Delaney, Alt.
General Public

ADMINISTRATION

Keene Simonds
Executive Officer

Holly O. Whatley
Commission Counsel

5a

AGENDA REPORT Consent | Action

November 2, 2026

TO: Chair Becker and Commissioners
FROM: Erica Sellen, Commission Clerk
SUBJECT: Approval of Meeting Minutes |
Regular Meeting of August 3, 2026

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider draft minutes prepared for the regular meeting held on August 3, 2026. The minutes are in action form and being presented for formal Commission approval.

BACKGROUND

State law requires public agencies to maintain appropriate records of their meetings. Consistent with this requirement and San Diego LAFCO's own practice, the Commission Clerk prepares draft minutes in action form following each meeting for subsequent Commission approval.

DISCUSSION

This item is for San Diego LAFCO to consider approving action minutes for the most recent regular meeting, which was held on August 3, 2026. The attendance record for the meeting follows.

- All regular Commissioners were present except Paloma Aguirre (County of San Diego), Brigitte Browning (Public), and Stephen Whitburn (City of San Diego).
- All alternate Commissioners were present except Monica Montgomery Steppe (County of San Diego) and Marni von Wilpert (City of San Diego).

ANALYSIS

The attached draft minutes for the August 3, 2026 regular meeting accurately reflect San Diego LAFCO's actions as recorded by the 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 August 3, 2026 regular meeting as presented, with staff attesting to their completeness. This recommendation is consistent with Alternative One outlined in the following section.

ALTERNATIVES FOR ACTION

The following alternatives are available to San Diego LAFCO:

Alternative One (recommended):

Approve the attached draft minutes prepared for the August 3, 2026 regular meeting as presented.

Alternative Two:

Approve the attached draft minutes prepared for the August 3, 2026 regular meeting with any requested corrections or clarifications.

Alternative Three:

Continue the item to the next regular meeting and provide direction 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 Sellen
Commission Clerk

Attachment:

- 1) Draft Meeting Minutes for August 3, 2026

**DRAFT MINUTES
SAN DIEGO LAFCO REGULAR MEETING
August 3, 2026**

1. 8:15 A.M. – CALL TO ORDER BY CHAIR

Item 1a

ROLL CALL OF COMMISSIONERS PRESENT

The regular meeting was called to order at 8:17 a.m. by Chair Becker. The 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 (CHAIR)
Jo MacKenzie, Vista Irrigation District
Dane White, City of Escondido
Barry Willis, Alpine Fire Protection District (VICE CHAIR)

Alternates Present: Eileen Delaney, Public
David Drake, Rincon del Diablo Municipal Water District
John McCann, City of Chula Vista

Members Absent: Paloma Aguirre, County of San Diego (regular)
Brigette Browning, Public (regular)
Monica Montgomery Steppe, County of San Diego (alternate)
Stephen Whitburn, City of San Diego (regular)
Marni von Wilpert, City of San Diego (alternate)

The Commission Clerk confirmed a quorum with six voting members present with Alternate Commissioner Delaney voting in absence of Commissioner Browning.

Also present at the time of roll call were the following LAFCO staff members: Executive Officer Keene Simonds, Assistant Executive Officer Priscilla Mumpower, Commission Counsel Holly Whatley, Local Government Analyst II Michaela Peters, Local Government Analyst I Joelle Burila, Local Government Analyst I Meghan Traynor, Communications Associate Aiden Velasquez, GIS Analyst Dieu Ngu, and Commission Clerk Erica Sellen.

Item 1b

PLEDGE OF ALLEGIANCE

Vice Chair Willis led the Pledge of Allegiance.

2. STATEMENT REGARDING REMOTE PARTICIPATION, IF APPLICABLE

None.

3. AGENDA REVIEW

Chair Becker asked Executive Officer Simonds if there were any requests to remove or rearrange items on the agenda. Executive Officer Simonds stated no changes to the agenda were needed while also noting supplemental correspondence has been posted online and distributed along the dais involving Agenda Item 6a. He also advised Commissioners to use their tent cards to get the Chair's attention when requesting to speak.

4. PUBLIC COMMENT AND OPPORTUNITY FOR PUBLIC TO REQUEST DISCUSSION ON CONSENT ITEMS

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

The following online speaker addressed the Commission:

- Tedi Jackson, Protect Rural Escondido

The Commission Clerk confirmed there were no other registered speakers (audience or remote) or live e-mail comments.

5. CONSENT ITEMS

Item 5a

Approval of Meeting Minutes for June 15, 2026

Item presented to approve draft action minutes prepared for the Commission's June 15, 2026 meeting. Recommendation to approve.

Item 5b

Commission Ratification | Recorded Payments for May and June 2026

Item presented to ratify recorded payments made and received by the Executive Officer for the months of May and June 2026. Recommendation to ratify.

Item 5c

4th Quarter Budget Report for 2025-2026 | Administrative Close of the Fiscal Year

Item presented to 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. Recommendation to formally accept the report.

CONSENT ITEMS CONTINUED...

Item 5d

Report on Adopted 2026-2027 Workplan

Item presented to receive its first update on the adopted Fiscal Year 2026-2027 workplan. Recommendation to receive and file the report, with the opportunity to pull the item for discussion and feedback.

Item 5e

Report on Applicant Proposals

Item presented to receive a status report on active and anticipated applicant proposals. Information only.

Chair Becker invited public comments from the following online speaker:

- Tedi Jackson, Protect Rural Escondido

The Commission Clerk confirmed there were no other registered speakers (audience or remote) or live e-mail comments.

Item 5f

Proposed "Palacharla - Artesian Road Change of Organization" | Annexation to Rancho Santa Fe Community Services District and Related Actions (CO26-03)

Item presented to 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. Recommendation to approve 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.

Item 5g

Proposed Fund Balance Designations for Fiscal Year 2026-2027

Item presented to conduct an 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. Recommendation to approve.

CONSENT ITEMS CONTINUED...

Item 5h

Notice of Executed Professional Services Agreement with London Moeder Advisors | Comprehensive Fiscal Analysis for Proposed Incorporation of La Jolla

Item presented to 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.

Item 5i

Report on Recent Committee Meeting | Special Districts Advisory Committee's July 17, 2026 Meeting

Item presented to receive a report on the most recent meeting of its Special Districts Advisory Committee held on July 17th. Information only.

Item 5j

Legislative Report

Item presented to receive an update on active legislation relevant to the Commission's regulatory and planning responsibilities. Information only.

Item 5k

Biennial Review | Conflict of Interest Code

Item presented to review its adopted Conflict of Interest Code as part of a required biennial review. No amendments are proposed at this time. Recommendation to approve and file with the County of San Diego Board of Supervisors, which serves as LAFCO's code-reviewing body.

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

Roll call requested:

AYES:	Anderson, Becker, Delaney (voting), MacKenzie, White and Willis
NOES:	None
ABSENT:	Aguirre, Browning and Whitburn
ABSTAINING:	None

The Commission Clerk confirmed the motion was approved 6-0.

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

Item 6a

Proposed Sphere of Influence Actions:

City of Carlsbad, Carlsbad Municipal Water District, and City of Oceanside

Item presented to 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 updates 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.

Chair Becker requested any disclosures from Commissioners on material ex parte communications. No disclosures were reported.

Staff presentation provided by Local Government Analyst II Peters.

Chair Becker opened the hearing and invited public comments. The Commission Clerk confirmed there were no registered speakers (audience or remote) or live e-mail comments.

Chair Becker invited questions and comments from the Commissioners. No discussion.

Chair Becker closed the hearing.

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

PUBLIC HEARING ITEMS CONTINUED...

Item 6a Continued...

Roll call requested:

AYES: Anderson, Becker, Delaney (voting), MacKenzie, White and Willis
NOES: None
ABSENT: Aguirre, Browning and Whitburn
ABSTAINING: None

The Commission Clerk confirmed the motion was approved 6-0.

Item 6b

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)

Item presented to 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 a planned single-family residence. Recommendation to conditionally approve 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.

Chair Becker requested any disclosures from Commissioners on material ex parte communications. No disclosures were reported.

Staff presentation provided by Local Government Analyst I Burila.

Chair Becker opened the hearing and invited public comments from the following registered speaker:

- Brett Sanders, General Manager, Lakeside Water District

The Commission Clerk confirmed there were no other registered speakers (audience or remote) or live e-mail comments.

Chair Becker invited questions and comments from the Commissioners. General discussion ensued.

Chair Becker closed the hearing.

PUBLIC HEARING ITEMS CONTINUED...

Item 6b Continued...

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

Roll call requested:

AYES: Anderson, Becker, Delaney (voting), MacKenzie, White and Willis
NOES: None
ABSENT: Aguirre, Browning and Whitburn
ABSTAINING: None

The Commission Clerk confirmed the motion was approved 6-0.

7. BUSINESS ITEMS

Item 7a

Outside Audit Report on Fiscal Year 2024-2025

Item presented to receive an outside audit report on the financial statements for Fiscal Year 2024-2025. 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.

Staff presentation provided by Executive Officer Simonds.

Chair Becker invited public comments. The Commission Clerk confirmed there were no registered speakers (audience or remote) or live e-mail comments.

Chair Becker invited questions and comments from the Commissioners. General discussion followed, including a question from Commissioner Anderson regarding the length of time an auditor typically performs San Diego LAFCO's annual audit. Executive Officer Simonds responded that Davis Farr prepared the Fiscal Year 2024-2025 audit under a one-year contract with the Commission and will also prepare the next four annual audits based on the results of a competitive bid conducted through San Diego LAFCO's membership in the Alliance of California LAFCOs.

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

Roll call requested:

BUSINESS ITEMS CONTINUED...

Item 7a Continued...

AYES: Anderson, Becker, Delaney (voting), MacKenzie, White and Willis
NOES: None
ABSENT: Aguirre, Browning and Whitburn
ABSTAINING: None

The Commission Clerk confirmed the motion was approved 6-0.

Item 7b

Proposed Update to the Rolling Five-Year Study Schedule

Item presented to 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 FY 2026-2027 workplan and advances the existing schedule forward by one year, resetting the planning horizon to FY 2027 through FY 2031 to maintain alignment. The proposed update was reviewed by the Special Districts Advisory Committee at their July 17th meeting without any resulting requests or suggestions to revise. Recommendation to approve the proposed update, subject to any desired modifications.

Staff presentation provided by Assistant Executive Officer Mumpower.

Chair Becker invited public comments. The Commission Clerk confirmed there were no registered speakers (audience or remote) or live e-mail comments.

Chair Becker invited questions and comments from the Commissioners. General discussion ensued, including comments from Commissioners Drake and Delaney regarding the Commission's decision to defer work on the Wholesale Water Agencies Municipal Service Review until Fiscal Years 2030 and 2031.

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

Roll call requested:

AYES: Anderson, Becker, Delaney (voting), MacKenzie, White and Willis
NOES: None
ABSENT: Aguirre, Browning and Whitburn
ABSTAINING: None

The Commission Clerk confirmed the motion was approved 6-0.

8. CLOSED SESSION

Item 8a

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.)

The Commission Clerk confirmed there were no registered speakers and no live email comments. Chair Becker then adjourned the meeting into closed session.

In returning from closed session, Commission Counsel Whatley reported a unanimous vote to determine significant exposure to litigation exists and that there was no reportable action.

9. EXECUTIVE OFFICER REPORT

Executive Officer Simonds noted the following:

- Matthew Romero, a recent graduate of San Diego State University, was present and shadowing staff.
- With the approval of Chair Becker, the special meeting scheduled for September 14th has been canceled.

10. COMMISSIONER ANNOUNCEMENTS & REQUESTS FOR FUTURE ITEMS

- Commissioner Willis inquired about the status of the Alliance of LAFCOs. Assistant Executive Officer Mumpower reported that the Alliance continues to hold quarterly meetings, with current efforts focused on establishing a nonprofit organization.
- Commissioner MacKenzie inquired about CALAFCO. Executive Officer Simonds reported that staff continues to monitor CALAFCO activities and remain informed on matters of interest.

11. ADJOURNMENT TO NEXT MEETING

Chair Becker adjourned the meeting in memory of former County Supervisor and LAFCO Commissioner Bill Horn.

With no further business, the meeting was adjourned at 9:45 a.m.

I hereby attest the minutes above accurately reflect the actions of the Commission at its August 3, 2026 meeting.

ATTEST,

Erica Sellen
Commission Clerk