



San Diego County Local Agency Formation Commission

Regional Service Planning | Subdivision of the State of California

8

AGENDA REPORT Consent | Information

February 4, 2019

TO: Commissioners

FROM: Robert Barry, Chief Policy Analyst
Linda Zambito, Analyst I

SUBJECT: **Current Proposals and Related Activities**

SUMMARY

The San Diego Local Agency Formation Commission (LAFCO) will receive a report summarizing active proposals on file with the Commission. This includes one new filing made with LAFCO since the last report was presented at the December 3rd meeting. The report also identifies notable pending proposals that are expected to be submitted in the near term. The item is for information only and satisfies LAFCO's reporting requirement under Government Code 56857.

BACKGROUND

LAFCO Proceedings

LAFCO proceedings for consideration of proposed changes of organization or reorganizations – which include incorporations, formations, annexations, detachments, mergers, consolidations, and service power activations or divestures – may be initiated by landowner/voter petitions or resolutions by local agencies. LAFCOs may also initiate proposals specific to forming, consolidating, or dissolving special districts if consistent with the recommendations of approved municipal service reviews. Following submittal, proposals are reviewed for completeness and status letters are sent to applicants within 30 days. If proposals require additional information they are deemed incomplete and the status letters will itemize needed information. Once proposals are deemed complete they

Administration

County Operations Center
9335 Hazard Way, Suite 200
San Diego, California 92123
T 858.614.7755 F 858.614.7766
www.sdlafco.org

Jim Desmond
County of San Diego

Catherine Blakespear
City of Encinitas

Mark Kersey
City of San Diego

Chair Jo MacKenzie
Visita Irrigation

Andy Vanderlaan
General Public

Dianne Jacob
County of San Diego

Bill Wells
City of El Cajon

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City of San Diego

Vice Chair Ed Sprague
Olivenhain Municipal Water

Harry Mathis, Alternate
General Public

Greg Cox, Alternate
County of San Diego

Vacant, Alternate
City Selection Committee

Judy Hanson, Alternate
Leucadia Wastewater

are scheduled for hearing. Proposals involving outside service extension requests follow separate proceedings and may be administratively approved by the Executive Officer if addressing documented public health or safety threats.

DISCUSSION

This item is being presented for information only and identifies all active proposals currently on file with San Diego LAFCO. The report also – and for telegraphing purposes of future workload – identifies pending proposals staff anticipates being filed with LAFCO in the near term. A summary of active and pending proposals follows and further detailed in Attachment One.

Active Proposals

There are 21 active proposals currently on file with San Diego LAFCO as of date. The active proposals range in scope from pre-hearing to post-hearing with the latter category representing items already approved by the Commission, but awaiting the completion of conducting authority proceedings (i.e., protest) or terms.

Pending Proposals

There are five potential new and substantive proposals staff expects to be submitted to San Diego LAFCO in the near-term from local agencies based on ongoing discussions with proponents.¹ Three of these pending proposals involve city annexations in North County to accommodate relatively large subdivision projects and involve Safari Highlands (Escondido), Sager Ranch (Escondido), and Rancho Lomas Verdes (Vista). The other two pending proposals involve unincorporated residential development projects west of the City of Escondido – Valiano (Eden Hills) and Harmony Grove Village South – and would require annexations to one or more special districts.

ANALYSIS

San Diego LAFCO remains active in processing over two dozen jurisdictional change proposals and outside service requests. This includes several substantive actions and highlighted by continuing to work on post-hearing activities tied to the “Julian-Cuyamaca Fire Protection District Reorganization.” Other substantive items that are nearing hearing before the Commission include the “Pauma Valley Fire Reorganization” and expected to be presented during the April 2019 meeting. Most recently, the following proposal has been filed with the Commission since the December 3rd report:

- “Eolus Avenue-Ryan Change of Organization” | Leucadia Wastewater District

¹ Staff uses discretion in listing pending proposals and limits notice to only activities to be initiated by a local governmental agency. Pending proposals to be initiated by landowners and/or registered voters are not disclosed until an actual filing is made.

RECOMMENDATION

This item is presented to San Diego LAFCO for information only. It is recommended the Commission review the report with the invitation to discuss and ask questions of staff.

ALTERNATIVES FOR ACTION

This item is being presented for information only; no action.

PROCEDURES

This item has been placed on the 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 unless otherwise specified by the Commission.

On behalf of staff,

A handwritten signature in black ink, appearing to read 'Linda Zambito', written in a cursive style.

Linda Zambito
Analyst I

Attachment:

- 1) Active Proposals, February 4, 2019

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File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
ACTIVE PROPOSALS PENDING COMMISSION ACTION			
1	DA08-10 “Avocado Way-Potter Annexation” Vallecitos WD (Annexation)	Robert Barry	Proposed annexation to Vallecitos WD to obtain sewer service for two existing residences along Avocado Way. Proposal application submitted in March 2008, but deemed incomplete in April 2008 status letter. A new status letter was sent to the applicant in January 2018 stating the proposal will be considered abandoned unless notified otherwise. The current property owner has responded and conveyed their interest to proceed with the annexation. Ongoing discussions with Vallecitos WD as of Spring 2018.
2	RO08-09 “South Mollison Ave-Snyder Reorganization” City of El Cajon (Annexation)	Robert Barry	Proposed annexation to the City of El Cajon. The annexation area includes approximately 1.25 acres and is subject to a proposed multi-family residential project. Proposal application submitted in May 2008, but deemed incomplete in June 2008 status letter. A new status letter was sent in January 2018 to the applicant, new property owner, and City stating the proposal will be considered abandoned unless notified otherwise. No response to date.
3	RO08-15 SA08-15 “Crestlake Estates Reorganization” San Diego County SD (Annexation) Lakeside FPD (Annexation) CSA 69 (Annexation)	Robert Barry	The proposed reorganization would provide sewer services to an approved Tentative Map allowing the development of 60 single-family residences. Proposal application submitted in May 2008, but deemed incomplete in June 2008 status letter. A new status letter was sent to the applicant in February 2018 stating the proposal will be considered abandoned unless notified otherwise. No response to date.
4	DA12-02 “Lorch Annexation” Borrego WD (Annexation)	Robert Barry	Annexation of approximately 9.4 acres to the Borrego Water District to provide water service to one parcel. The site is within the adopted sphere. Proposal application submitted in March 2012, but deemed incomplete in April 2012 status letter. A new status letter was sent in January 2018 stating the proposal will be considered abandoned unless notified otherwise. Borrego WD responded to the letter and has reinitiated discussions with the landowner regarding possible service terms.
5	RO06-17 “Tobacco Road Reorganization” City of Escondido (Annexation)	Robert Barry	In 2006, LAFCO approved two out of service agreements to allow the City of Escondido to provide sewer service to two residences with failing septic systems located along Tobacco Road. The agreements between the City and landowners required the annexation of the two parcels. To implement this condition, a reorganization including six other parcels was submitted to LAFCO in March 2006, but deemed incomplete in April 2006 status letter. A new status letter was sent in January 2018 stating the proposal will be considered abandoned unless notified otherwise. Two of the affected landowners have responded to the letter and are now working with the City in proceeding forward in determining if the other landowners are interested/willing to proceed with the annexation at this time.

SAN DIEGO LAFCO PROPOSAL SUMMARY

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
6 DA16-10	“CSA 17 Harmony Grove Annexation” CSA 17 (Annexation)	Linda Zambito	Proposal submittal required as cross-condition of the Rancho Santa Fe Fire Protection District Reorganization: Dissolution of CSA No. 107 (Elfin Forest/Harmony Grove). This involves requiring the initiation of the annexation of approximately 3,600 acres to CSA 17 for ambulance service. Proposal application submitted in May 2016, but deemed incomplete in June 2016 status letter. The CSA 17 Advisory Committee has opposed the annexation. A negotiated property tax exchange agreement is also necessary. LAFCO staff met with the applicant in August 2018 to provide assistance.
7 RO16-11	“Rancho Hills Annexation” Rancho Santa Fe CSD (Annexation)	Robert Barry	Proposed annexation to Rancho Santa Fe CSD to establish sewer service to a portion of a 37-lot residential subdivision titled “Rancho Hills.” A concurrent latent power expansion for Olivenhain MWD is needed to accommodate sewer to the remaining project site. Proposal application submitted in October 2016, but deemed incomplete in November 2016 status letter. Applicant has requested the proposal processing be placed on hold. Staff has remained in contact with the applicant and is awaiting their confirmation to proceed.
8 SA16-13 RO16-13	“Windmill Construction Reorganization” City of La Mesa (annexation) San Miguel FPD (Detachment) CSA 135 (Detachment)	Robert Barry	Proposal submitted as an outside service extension request with the City of La Mesa. The proposal has transitioned into a reorganization as a City condition of service to develop a single residential lot of approximately 0.15 acre. The City of La Mesa has initiated a General Plan Amendment to expand their planning boundaries and establish a land use designation for the affected territory. Proposal application submitted in October 2016, but deemed incomplete in November 2016 status letter. Staff has remained in contact with the applicant and working to address outstanding information needed to complete administrative review.
9 DA16-15 SA16-15	“Alpine Islands Annexation” Alpine FPD (Annexation) CSA 135 – LP Fire Area (Latent Powers Divesture)	Robert Barry	Proposal involves the annexation of approximately 6,600+ acres of remaining non-jurisdictional lands within Alpine FPD’s existing sphere and as part of the continued draw-down following dissolution of Rural FPD. Proposal application submitted in September 2016, but application deemed incomplete in November 2016 status letter. Alpine FPD continues to negotiate a property tax exchange agreement with the County. The submitted proposal application is scheduled for consideration by the Commission at the February 4 th 2018 meeting.
10 SA16-20 LP16-20	“CSA 135 Islands Reorganization” CSA 135 – LP Fire Area (Latent Powers Expansion/Divestiture) Bonita-Sunnyside FPD (Annexation) Lakeside FPD (Annexation) SMCFPD (Annexation) Ramona MWD (Annexation)	Robert Barry	Proposal involves annexation of remaining unserved Islands 2, 3, and 4 within Heartland area and reorganization of local fire service territory among five agencies: CSA 135; Bonita-Sunnyside FPD; Lakeside FPD; Ramona MWD; and San Miguel FPD. Reorganization proposal submitted by resolution of the San Diego County Fire Authority. Involves annexation to the subject agencies and expansion of CSA No. 135’s latent powers to provide fire protection and emergency medical services to three unincorporated and unserved island areas totaling approximately 21,048 acres. A concurrent amendment to add the affected territory to the subject agencies’ spheres of influence is also required to accommodate the proposed action. The submitted proposal application is scheduled for consideration by the Commission at the February 4 th 2018 meeting.

SAN DIEGO LAFCO PROPOSAL SUMMARY

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
11 SA17-07 RO17-07	“San Marcos Highlands Reorganization” City of San Marcos (Annexation) San Marcos FPD (Annexation) Vista FPD (Detachment) Vallecitos WD (Sphere Amendment, Annexation) Vista ID (Detachment)	Robert Barry	Proposal involves annexation of approximately 125 acres 189-SFR development to the City of San Marcos. Proposal submitted by resolution of the City of San Marcos and involves annexation of approximately 125 acres to the City with concurrent reorganizations between the San Marcos FPD and the Vista FPD for fire protection services, and between the Vallecitos WD and Vista ID for the provision of sewer and water services. The City of San Marcos has approved development plans and environmental review for the referenced development titled “San Marcos Highlands.” The City’s approvals included a condition requiring the City and the County to execute a habitat protection agreement with State and Federal agencies for the proposal area. The submitted proposal application is incomplete pending receipt of additional documentation – including the referenced habitat document – and information from the applicant to complete staff’s analysis.
12 SA18-07 OAS18-07	“Carmichael Drive – Wyman Contractual Service Agreement” (City of La Mesa)	Robert Barry	Proposal involves an outside service extension for the City of La Mesa to provide sewer service to one developed single-family lot. The purpose of the request is to allow the landowner to proceed with an intensity improvement to develop an accessory workshop unit, which exceeds the permitted capacity of the onsite septic system. The affected territory lies outside La Mesa’s sphere of influence. The submitted proposal application is incomplete pending additional analysis.
13 DD18-10	“Pala Detachment” San Luis Rey MWD (Detachment)	Robert Barry	Proposed by petition of the landowners is a detachment of approximately 334.33 acres from the San Luis Rey Municipal Water District. The proposal area includes 11 unincorporated parcels that are owned by the Pala Band of Mission Indians, but are not part of the Pala Reservation area. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.
14 RO18-13 SA18-13	“Pauma Valley Fire Reorganization” County Service Area No. 135 (Divest Fire & EMS) (LP expansion; sphere amendment)	Linda Zambito	Proposal submitted in August 2018 by resolution from Pauma Valley MWD, Yuima MWD, Mootamai MWD and CSA No. 135, involves the divestiture of fire and EMS to CSA No. 135, and requires a latent power expansion and sphere amendment. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.
15 DA18-14	“Andreiko-Glaucus St. Annexation” Leucadia Wastewater District	Linda Zambito	Proposal submitted by resolution from Leucadia Wastewater District and involves the annexation of an approximately 0.34 acre lot. The submitted proposal application is scheduled for consideration by the Commission during the February 4th 2018 meeting.
16 DA18-15	“Menchaca-St. Paul St Annexation” Vallecitos Water District	Linda Zambito	Proposal submitted in September 2018 by resolution from Vallecitos Water District, involves the annexation of an approximately 1.59 acre lot. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.

SAN DIEGO LAFCO PROPOSAL SUMMARY

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
18	RO18-16 "Stonemark Estates Reorganization" City of Vista (Annexation) Buena SD (Detachment) Vista FPD (Detachment)	Robert Barry	Proposal submitted in October 2018 by resolution from the City of Vista, involves the annexation of an approximately 31.75 acres and concurrent detachment from Buena Sanitation and Vista Fire Protection. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff's analysis.
19	CO18-17 DA18-17 "Nordahl Road-Diaz Change of Organization" Vallecitos Water District	Robert Barry	Proposal submitted in October 2018 by landowner petition, involves the annexation of an approximately 3.8 acre lot. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff's analysis.
20	CO18-18 DA18-18 "Eolus Avenue – Ryan Change of Organization" Leucadia Wastewater District	Linda Zambito	Proposal submitted by resolution from Leucadia Wastewater District and involves the annexation of an approximately 0.69 acre lot. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff's analysis.
ACTIVE POST COMMISSION ACTION			
21	RO18-09 "Julian – Cuyamaca Fire Protection District Reorganization" Julian – Cuyamaca FPD (Dissolution) County Service Area No. 135 (Fire) (LP expansion; sphere amendment)	John Traylor	Reorganization involves dissolution of the approximate 52,100 acre Julian-Cuyamaca FPD and concurrent authorization for CSA No. 135 to assume fire protection and emergency medical services for the approximate 51,800 acre affected territory. The submitted proposal is incomplete and pending receipt of additional documentation and information from the applicant to complete staff's analysis. The proposal was approved by the Commission on September 10, 2018 with a subsequent protest hearing held on October 16, 2018. Protest from registered voters is sufficient to require an election and is separately addressed as part of Agenda Item No. 15.
22	SS17-10 LP17-10 RO17-10 "Rincon del Diablo MWD LP Sewer Activation/Harmony Grove Village Reorganization" Rincon Del Diablo (Service-Specific Sphere Establishment; Latent Power Activation) San Diego County SD (Detachment)	Robert Barry	This reorganization proposal was submitted by resolution of the Rincon del Diablo Municipal Water District (MWD) and involves activation of the MWD's latent power for sewer service within the approximate 450 acre Harmony Grove Village (HGV) service area of the San Diego County Sanitation District (SD). The HGV is presently located within the MWD's service area and sphere of influence for water service. The proposed reorganization would detach the HGV area from the San Diego County SD, establish a service-specific sphere of influence for the detachment area, and activate the MWD's latent sewer power to assume responsibility for the provision of sewer service within the HGV. The proposal was approved by the Commission on June 4, 2018 and is now pending recordation once all terms are satisfied.

SAN DIEGO LAFCO PROPOSAL SUMMARY

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
PENDING PROPOSAL SUBMITTALS			
23	Pending “Safari Highlands Reorganization” City of Escondido	Robert Barry	This anticipated reorganization proposal is currently undergoing development and environmental review by the City of Escondido with an expected submittal to LAFCO later in 2018. The anticipated proposal involves annexation of approximately 1,098 acres to the City for the primary purpose of developing a 550-lot residential subdivision. All of the affected territory lies outside the current City sphere. Due to the scope of the proposal area a comprehensive update of the City’s sphere is warranted along with preparing the supporting municipal service review document. These and issues have been communicated to the City and are currently under joint-review with other stakeholders.
24	Pending “Rancho Lomas Verde Reorganization” City of Vista	Robert Barry	This anticipated reorganization involves annexation of approximately 300 acres to the City of Vista and concurrent detachments from CSA 135 and the Vista FPD to facilitate a 153-lot residential development. Close to three-fourths of the project area lies outside the current City sphere. Due to the scope of the proposal area a comprehensive update of the City’s sphere is warranted along with preparing the supporting municipal service review document. These and issues have been communicated to the City and are currently under joint-review with other stakeholders.
25	Pending “Sager Ranch Reorganization” City of Escondido	Robert Barry	This anticipated reorganization involves annexation of approximate 1,800 acres to the City of Escondido and concurrent detachments from CSA 135 and the Valley Center FPD. The reorganization would facilitate the development of approximately 200 acres to include 203 residential units and a 225-room resort. Portions of the project area lies outside the current City sphere. Due to the scope of the proposal area a comprehensive update of the City’s sphere is warranted along with preparing the supporting municipal service review document. These and issues have been communicated to the City and are currently under joint-review with other stakeholders.
26	Pending Valiano Specific Plan (TM-5575)	Robert Barry	This anticipated reorganization involves the Eden Hills project and specific to accommodating sewer services (among a variety of options) for the planned development of approximately 239 acres to include 326 residential units.
27	Pending Harmony Grove Village South (TM-626)	Robert Barry	This anticipated reorganization involves the Harmony Grove Village South project and specific to accommodating sewer services (among a variety of options) for the planned development of approximately 111 acres to include 453 residential units.

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