



San Diego County
Local Agency Formation Commission
 Regional Service Planning | Subdivision of the State of California

7

AGENDA REPORT
 Consent | Information

April 8, 2019

TO: Commissioners

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

SUBJECT: Current Proposals & Notification of District Actions Submitted by Petition of Registered Voters or Landowners

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will receive a report summarizing active proposals on file with the Commission. This includes one new submittal made with LAFCO since the last report was presented at the March 4th 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 concurrently satisfies LAFCO’s reporting requirement for special district proposals submitted by petition of registered voters or landowners. The notification starts a 60-day period in which the affected special districts may request termination of the proceedings due to financial or service related concerns.

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 petition or resolution by local agencies. LAFCOs may also initiate proposals

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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 documentation they are deemed incomplete and the status letters will itemize any needed information. Once proposals are deemed complete they are scheduled for Commission 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. The information item also serves to concurrently satisfy the Commission’s reporting requirement to provide notice on agendas when proposals involving special districts are initiated by landowners or registered voters.¹

Active Proposals

There are 25 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. Most recently, the following proposal has been submitted with the Commission since the March 4th report:

- “Van Buren–Austin Drive Change of Organization” (CO19-05) | Annexation to the San Diego County Sanitation District ²

Pending Proposals

There are seven 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.³ Four of these pending proposals include city annexations in North County to accommodate relatively large subdivision projects and involve Safari Highlands (Escondido), Sager Ranch (Escondido), Rancho Lomas Verdes (Vista) and Otay Mesa Landfill (Chula Vista). The other three pending proposals involve unincorporated residential development projects west of the City of Escondido – Valiano (Eden Hills), Harmony Grove Village South, and Orchard Hills – and would require annexations to one or more special districts.

¹ Government Code Section 56857 directs LAFCOs to provide notice on agendas of any proposal involving special districts that have been initiated by landowners or registered voters. The agenda notification starts a 60-day period in which the affected special districts may request termination of the proceedings due to financial or service related concerns.

² The “Van Buren–Austin Drive Change of Organization” (CO19-05) was subsequently withdrawn by request of the applicant on March 13, 2019.

³ 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.

Notification:
Special District Proposals Submitted by Registered Voter/Landowner Petition

San Diego LAFCO has received the following proposals involving proposals involving a special district submitted by petition of the registered voters or landowners:

- “Lomas De Oro Court Change of Organization” |
Annexation to the Leucadia Wastewater District Detachment (CO19-01)
- “Salem–Synder Road Change of Organization” |
Annexation to the Otay Water District Annexation (CO19-02)
- “Bonsignore–Guava Lane Reorganization” |
Annexation to the Otay Water District Annexation (RO19-03)
- “Ortega–Olde Highway 80 Change of Organization” |
Annexation to the San Diego County Sanitation District Annexation (CO19-04)
- “Van Buren–Austin Drive Change of Organization” |
Annexation to the San Diego County Sanitation District Annexation (CO19-05)⁴

This petition notification starts a 60-day period for the affected districts to transmit a resolution to LAFCO requesting termination of the annexation proceedings. The resolution requesting termination of the annexation proceedings must cite financial or service related concerns supported by substantial evidence in the record as justification for the request.

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,” which is expected to be presented no later than May 2019.

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.

⁴ The “Van Buren–Austin Drive Change of Organization” (CO19-05) was subsequently withdrawn by the applicant.

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 over a faint circular stamp.

Linda Zambito
Analyst I

Attachment:

- 1) Active Proposals, April 8, 2019

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
ACTIVE PROPOSALS <u>PENDING COMMISSION ACTION</u>			
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 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

6	DA16-10	<p>“CSA 17 Harmony Grove Annexation”</p> <ul style="list-style-type: none"> - CSA 17 (Annexation) 	Linda Zambito	<p>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.</p>
7	RO16-11	<p>“Rancho Hills Annexation”</p> <ul style="list-style-type: none"> - Rancho Santa Fe CSD (Annexation) 	Robert Barry	<p>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.</p>
8	SA16-13 RO16-13	<p>“Windmill Construction Reorganization”</p> <ul style="list-style-type: none"> - City of La Mesa (Annexation) - San Miguel FPD (Detachment) - CSA 135 (Detachment) 	Robert Barry	<p>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 0.13 acre. The City of La Mesa has approved 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 is in contact with the applicant and City to address outstanding information needed to complete administrative review.</p>
9	SA17-07 RO17-07	<p>“San Marcos Highlands Reorganization”</p> <ul style="list-style-type: none"> - City of San Marcos (Annexation) - San Marcos FPD (Annexation) - Vista FPD (Detachment) - Vallecitos WD (Sphere Amendment, Annexation) - Vista ID (Detachment) - Tri-City Healthcare District (Detachment) - Palomar Health Healthcare District (Annexation) 	Robert Barry	<p>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.</p>
10	SA18-07 OAS18-07	<p>“Carmichael Drive – Wyman Service Agreement”</p> <ul style="list-style-type: none"> - City of La Mesa (Sphere Amendment, OAS) 	Robert Barry	<p>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 proposal will be heard by LAFCO on the April 8, 2019 agenda.</p>

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11	DD18-10	<p>“Pala Detachment”</p> <ul style="list-style-type: none"> - 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.
12	RO18-13 SA18-13	<p>“Pauma Valley Fire Reorganization”</p> <ul style="list-style-type: none"> - CSA No. 135 (Latent Powers Expansion) - Pauma Valley MWD (Divestiture) - Yuima MWD (Divestiture) - Mootamai MWD (Divestiture) 	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.
13	RO18-16	<p>“Stonemark Estates Reorganization”</p> <ul style="list-style-type: none"> - 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.
14	CO18-18 DA18-18	<p>“Eolus Avenue – Ryan Change of Organization”</p> <ul style="list-style-type: none"> - Leucadia Wastewater District (Annexation) 	Linda Zambito	Proposal submitted by resolution from Leucadia Wastewater District in December 2018 and involves the annexation of an approximately 0.69 acre lot. The proposal will be heard by LAFCO on the April 8, 2019 agenda...
15	RO19-01 SA19-01	<p>“Lomas De Oro Court Change of Organization” -</p> <ul style="list-style-type: none"> - Leucadia Wastewater District (Detachment) 	Alex Vidal	Proposal submitted by landowner petition in February 2019 involving detachment from the Leucadia WWD. Affected territory includes two developed incorporated parcels totaling approximately 1.18 acres. Detachment from Leucadia WWD is requested as a City of Encinitas condition of wastewater service to the parcels. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.
16	RO19-02	<p>“Salem – Snyder Road Change of Organization”</p> <ul style="list-style-type: none"> - Otay Water District (Annexation) 	Robert Barry	Proposal submitted in February 2019 by landowner petition, involves annexation of an approximately 1.49 acre residential lot for wastewater service. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.
17	RO19-03	<p>“Bonsignore – Guava Lane Change of Organization”</p> <ul style="list-style-type: none"> - Otay Water District (Annexation) 	Linda Zambito	Proposal submitted in February 2019 by landowner petition, involves the annexation of an approximately 0.98 acre residential lot for wastewater service. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.

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18	Ro19-04	<p>“Ortega – Olde Highway 80 Change of Organization” - San Diego County Sanitation District (Annexation)</p>	Linda Zambito	<p>Proposal submitted in February 2019 by landowner petition, involves the annexation of two residential lots totaling approximately 5.07 acres for wastewater service. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.</p>
19	DA19-05	<p>“Van Buren – Austin Drive Change of Organization” - San Diego County Sanitation District (Annexation)</p> <p>- Note: proposal withdrawn by applicant on March 13, 2019</p>	Robert Barry / Alex Vidal	<p>Proposal submitted in February 2019 by landowner petition, involves the annexation of one residential lot totaling approximately 4.92 acres for wastewater service. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis. On March 13, 2019, the proposal applicant requested the proposal be withdrawn to complete subdivision processing and environmental review with the County of San Diego.</p>
ACTIVE POST COMMISSION ACTION				
20	RO18-09	<p>“Julian – Cuyamaca FPD Reorganization” - Julian – Cuyamaca FPD (Dissolution) - CSA 135 (Latent Power Expansion)</p>	John Traylor	<p>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.</p>
21	SS17-10 LP17-10 RO17-10	<p>“Harmony Grove Village Reorganization” - Rincon Del Diablo (Latent Power Establishment) - San Diego County SD (Detachment)</p>	Robert Barry	<p>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.</p>
22	DA16-15 SA16-15	<p>“Alpine Islands Annexation” - Alpine FPD (Annexation) - CSA 135 – LP Fire Area (Latent Powers Divesture)</p>	Robert Barry	<p>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 proposal was approved by the Commission on February 4, 2019 and is now pending recordation once all terms are satisfied. A noticed protest hearing was held on March 13, 2019 at the LAFCO office. No protest was received by affected registered voters or landowners.</p>

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23	SA16-20 LP16-20	<p>“CSA 135 Islands Reorganization”</p> <ul style="list-style-type: none"> - CSA 135 – LP Fire Area (Latent Powers Expansion) - Bonita-Sunnyside FPD (Annexation) - Lakeside FPD (Annexation) - San Miguel FPD (Annexation) - Ramona MWD (Annexation) 	Robert Barry	<p>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 proposal was approved by the Commission on February 4, 2018 and is now pending recordation once all terms are satisfied. A noticed protest hearing was held on March 13, 2019 at the LAFCO office. No protest was received by affected registered voters or landowners.</p>
24	DA18-15	<p>“Menchaca-St. Paul St Annexation”</p> <ul style="list-style-type: none"> - Vallecitos Water District (Annexation) 	Linda Zambito	<p>Proposal submitted in September 2018 by landowner petition from Vallecitos Water District, involves the annexation of an approximately 1.59 acre lot. The proposal was approved by the Commission on March 4, 2018 and is now pending recordation once all terms are satisfied.</p>
25	CO18-17 DA18-17	<p>“Nordahl Road-Diaz Change of Organization”</p> <ul style="list-style-type: none"> - Vallecitos Water District (Annexation) 	Robert Barry	<p>Proposal submitted in October 2018 by landowner petition, involves the annexation of an approximately 3.8 acre lot. The proposal was approved by the Commission on March 4, 2018 and is now pending recordation once all terms are satisfied.</p>

PENDING PROPOSAL SUBMITTALS

(No project manager; inquiries should be direct to Robert Barry)

26	Pending	<p>“Safari Highlands Reorganization”</p> <ul style="list-style-type: none"> - City of Escondido 		<p>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.</p>
27	Pending	<p>“Rancho Lomas Verde Reorganization”</p> <ul style="list-style-type: none"> - City of Vista 		<p>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.</p>

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28	Pending	“Sager Ranch Reorganization” - City of Escondido		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.
29	Pending	Valiano Specific Plan (TM-5575)		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.
30	Pending	Harmony Grove Village South (TM-626)		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.
31	Pending	Otay Mesa Landfill – City of Chula Vista		This anticipated reorganization involves the Otay Mesa Landfill annexation to the City of Chula Vista.
32	Pending	Orchard Hills Reorganization – Vista Irrigation District & Vallecitos Water district		This anticipated reorganization involves a County of San Diego tentative map (TM5570) for a 20-lot residential subdivision on 12.5 acres. Proposed detachment from Vista ID and annexation to Vallecitos WD for wastewater and water services.