



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

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AGENDA REPORT
 Consent | Action

February 7, 2022

TO: Commissioners
FROM: Carolanne Ieromnimon, Analyst I
SUBJECT: Report on Active Proposals and Related Activities

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will receive a status report on the 24 active proposals currently on file with the Commission as well as anticipated filings based on ongoing discussions with proponents. The item is for information and concurrently satisfies LAFCO’s reporting requirement involving petition-initiated proposals.

BACKGROUND

Processing Procedures and Timelines

LAFCO proceedings for jurisdictional changes are generally initiated by outside applicants through petitions (landowners or voters), and to a lesser degree by resolutions (local agencies). LAFCOs may also initiate jurisdictional changes to form, consolidate, or dissolve special districts if consistent with the recommendations of approved municipal service reviews. Most jurisdictional change filings take three to six months before they are scheduled for hearing. Applications for outside-of-agency service approvals – which are subject to separate procedures – generally take one to two months to process.

<p>Administration Keene Simonds, Executive Officer 2550 Fifth Avenue, Suite 725 San Diego, California 92103 T 619.321.3380 www.sdlafco.org</p>	<p>Vice Chair Jim Desmond County of San Diego</p> <p>Joel Anderson County of San Diego</p> <p>Nora Vargas, Alt. County of San Diego</p>	<p>Paul McNamara City of Escondido</p> <p>Mary Casillas Salas City of Chula Vista</p> <p>Kristi Becker, Alt. City of Solana Beach</p>	<p>Chris Cate City of San Diego</p> <p>Marni von Wilpert, Alt. City of San Diego</p>	<p>Jo MacKenzie Vista Irrigation</p> <p>Barry Willis Alpine Fire Protection</p> <p>David Drake, Alt. Rincon del Diablo</p>	<p>Chair Andy Vanderlaan General Public</p> <p>Harry Mathis, Alt. General Public</p>
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DISCUSSION

This item provides San Diego LAFCO with its regular update on active proposals on file. The item also – and for telegraphing purposes of future workload – identifies pending proposals staff anticipates being filed with LAFCO based on discussions with local agencies. It also serves to concurrently satisfy a reporting requirement to provide notice on agendas involving jurisdictional changes initiated by petitions.¹

All active and pending proposals are outlined in Attachment One.

ANALYSIS

None.

RECOMMENDATION

This item is presented to San Diego LAFCO for information only.

ALTERNATIVES FOR ACTION

None.

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,



Carolanne Ieromnimon
Analyst I

Attachment:

- 1) Active and Pending Proposals as of January 28, 2022

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.

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
ACTIVE PROPOSAL APPLICATIONS PENDING COMMISSION ACTION			
1	RO06-17 “Tobacco Road Reorganization” - City of Escondido (Annexation)	Staff	Application submitted in March 2006 to annex six parcels to the City of Escondido for wastewater service. In 2006, LAFCO approved two out-of-service agreements to allow the City of Escondido to provide wastewater 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. The proposal was 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 determining if the other landowners are interested/willing to proceed with the annexation at this time. Discussions continue.
2	RO08-09 “South Mollison Ave-Snyder Reorganization” - City of El Cajon (Annexation)	Staff	Application submitted in May 2008 for a 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 and was 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 from any of the interested parties to date. (Expected abandonment subject to pending policy authorization.)
3	DA08-10 “Avocado Way-Potter Annexation” - Vallecitos WD (Annexation)	Staff	Application submitted in March 2008 for a proposed annexation to Vallecitos WD to obtain wastewater service for two existing residences along Avocado Way 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. Discussions continue.
4	RO08-15 SA08-15 “Crestlake Estates Reorganization” - San Diego County SD (Annexation) - Lakeside FPD (Annexation) - CSA 69 (Annexation)	Staff	Application submitted in May 2008 requesting a reorganization to provide wastewater services to an approved Tentative Map allowing the development of 60 single-family residences and was 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. (Expected abandonment subject to pending policy authorization.)

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
5	DA12-02 “Lorch Annexation” - Borrego WD (Annexation)	Staff	Application submitted in March 2012 to annex approximately 9.4 acres to the Borrego Water District to provide water service to one parcel within the District sphere. Application deemed incomplete in an 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. Discussions continue.
6	DA16-10 “CSA 17 Harmony Grove Annexation” - CSA 17 (Annexation)	Staff	Application submitted in May 2016 to annex approximately 3,600 acres to CSA 17 for ambulance service and done so as a cross-condition of the Rancho Santa Fe Fire Protection District Reorganization: Dissolution of CSA No. 107 (Elfin Forest/Harmony Grove). The proposal was 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 continues to discuss project with County with the intent on bringing forward to the Commission once all required information is collected/analyzed.
7	RO16-11 “Rancho Hills Annexation” - Rancho Santa Fe CSD (Annexation)	Keene Simonds	Application submitted in October 2016 to annex a portion of a 37-lot residential subdivision titled “Rancho Hills” to Rancho Santa Fe CSD for wastewater service. A concurrent latent power expansion for Olivenhain MWD is needed to accommodate sewer to the remaining project site. The proposal was 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 indicating as of November 2021 interest in proceeding forward.
8	Ro19-04 “Ortega – Olde Highway 80 Change of Organization” - San Diego County Sanitation District (Annexation)	Staff	Application submitted in February 2019 by landowner petition to annex two residential lots totaling approximately 5.07 acres to San Diego County Sanitation District 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.

	File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
9	SA19-26 RO19-26 OAS19-26	“Valiano - Eden Valley Reorganization” - City of Escondido (Sphere Amendment and OSA) - San Marcos FPD (Annexation) - Rancho Fe FPD (Sphere Amendment & Detachment)	Keene Simonds	Application submitted in November 2019 jointly by landowner petition and the City of Escondido and involves a reorganization and outside-of-agency service agreement as part of the “Valiano” planned development in Harmony Grove. The reorganization involves the concurrent annexation of approximately 10.8 unincorporated acres to San Marcos FPD and detachment from Rancho Santa Fe FPD and related sphere amendments. The outside-of-agency service agreement approval request involves the extension of wastewater from the City of Escondido for approximately 82.9 unincorporated acres with related sphere amendments to add to Escondido and remove from San Marcos. The application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.
10	LP(E)19-27	“Fallbrook Public Utility District Latent Power Expansion - Park & Rec et,al.”	Keene Simonds	Application submitted in November 2019 by resolution seeking approval to activate Fallbrook PUD’s latent power to exercise park and recreation, street lighting and roads and street functions within its boundaries. The submitted proposal application is incomplete and pending receipt of additional documentation and this includes completion of a scheduled municipal service review for the Fallbrook-Rainbow region.
11	RO20-04	“Rainbow MWD – Eastern MWD Reorganization” – San Diego County Water Authority (Detachment) – Eastern Municipal Water District (Annexation)	Keene Simonds	Application submitted April 2020 by resolution from the Rainbow MWD to concurrently detach from the San Diego County Water Authority and annex to the Eastern MWD. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis. A 10-member advisory committee has also been established by the Commission to assist staff in evaluating the proposal.
12	RO20-05	“Fallbrook PUD – Eastern MWD Reorganization” – San Diego County Water Authority (Detachment) – Eastern Municipal Water District (Annexation)	Keene Simonds	Application submitted April 2020 by resolution from the Fallbrook PUD to concurrently detach from the San Diego County Water Authority and annex to the Eastern MWD. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis. A 10-member advisory committee has also been established by the Commission to assist staff in evaluating the proposal.

	File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
13	RO21-04	“Mar Vista Island Reorganization” - City of Vista (Annexation) - Vista Fire Protection District (Detachment) - Buena Sanitation District (Detachment)	Priscilla Allen	Application submitted in July 2021 by resolution of the City of Vista seeking approval for reorganization of approximately 142 unincorporated acres known as the Mar Vista Island. Reorganization of the affected territory comprised of 108 parcels would involve annexation to the City of Vista and detachment from the Buena Sanitation District and Vista Fire Protection District. The submitted proposal application is incomplete and pending receipt of additional documentation from the applicant to complete staff’s analysis.
14	CO21-05	“Sunray Lane Change of Organization” - Otay Water District (Annexation) - Otay Water District (Sphere Amendment)	Priscilla Allen	Application submitted in July 2021 by landowner petition and involves annexation of approximately 0.6 acres for wastewater services to replace an aging septic system and facilitate the construction of an accessory dwelling unit. The affected territory is presently developed with a single-family residence. The submitted proposal application is incomplete and pending receipt of additional documentation from the applicant to complete staff’s analysis.
15	CO21-09	“Otay Lakes Road Change of Organization” - San Diego County Sanitation District (Annexation)	Priscilla Allen	Application submitted in October 2021 by landowner petition and involves annexation of approximately 1,870 acres to the San Diego County Sanitation District as a condition of development approved by the San Diego County Board of Supervisors. The affected territory is vacant with a proposed development by the landowner of a mixed-use community known as “The Otay Ranch Resort Village 13” project and includes the development of 1,938 residential units. The submitted proposal application is incomplete and pending receipt of additional documentation from the applicant to complete staff’s analysis.
16	CO21-10	“Aldern-Eolus Avenue Change of Organization” - Leucadia Wastewater District (Annexation)	Priscilla Allen	Application submitted in September 2021 by resolution of the Leucadia Wastewater District and involves annexation of approximately 0.5 acres for wastewater service. The affected territory is developed with a single-family residence and the landowner intends to update the existing site from a septic system to public wastewater system. The proposal is scheduled for hearing on the February 7 th Commission meeting.
17	CO21-11	“La Costa Avenue – Weston Change of Organization” - Leucadia Wastewater District (Annexation)	Priscilla Allen	Application submitted in December 2021 by resolution of the Leucadia Wastewater District and involves annexation of approximately 13.4 acres for wastewater service. The affected territory is developed with two single-family residences and the landowner proposes a 46-unit residential development. The submitted proposal application is incomplete and pending receipt of additional documentation from the applicant to complete staff’s analysis.

	File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
18	CO22-01	<p>“County Service Are No. 69 Dissolution”</p> <ul style="list-style-type: none"> - CSA 69 (Dissolution) - CSA 69 (Sphere Dissolution) - City of Santee - Lakeside Fire Protection District - San Miguel (Annexation) 	<p>Carolanne Ieromnimon</p>	<p>Application submitted January 2022 by the County of San Diego to dissolve County Service Area No. 69 and its existing ambulance service function and designate the City of Santee and Lakeside Fire Protection District as the proportional successor agencies to the approximate 40,319 acre affected territory. Said application also involves the annexation of 211 acres in the San Miguel Area for ambulance transport services to Lakeside Fire Protection District; Fire protection will remain in San Miguel. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.</p>

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
ACTIVE PROPOSALS POST COMMISSION ACTION			
19	SA16-20 LP16-20 “CSA 135 Islands Reorganization” - CSA 135 – LP Fire Area (Latent Powers Expansion) - Bonita-Sunnyside FPD (Annexation) - Lakeside FPD (Annexation) - San Miguel FPD (Annexation) - Ramona MWD (Annexation)	Staff	Proposal submitted November 2016 by resolution of the San Diego County Fire Authority. Involved annexation of remaining unserved Islands 2, 3, and 4 via reorganization of local fire service territory among five local agencies: CSA 135; Bonita-Sunnyside FPD; Lakeside FPD; Ramona MWD; and San Miguel FPD. Reorganization involved 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. Conforming amendments to add the affected territory to the subject agencies’ spheres of influence were also required. The reorganization proposal was approved 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. Other terms remain pending.
20	CO20-20 OAS20-20 “Estrada – Viejas View Place Change of Organization” - San Diego County Sanitation District (Annexation)	Staff	Application submitted in September 2020 by landowner petition and involves annexation of approximately 1.0 acres for wastewater service. The affected territory is developed with a single-family residence experiencing a failing septic. OAS was ratified by the commission on the February 1 st agenda. The proposal was approved by the Commission on May 3, 2021 and now pending recordation once all terms are satisfied.
21	OAS21-07 “Bear Valley Parkway OAS” - City of Escondido (OAS)	Priscilla Allen	Application submitted in August 2021 by landowner petition and involves an outside-of-agency service agreement for wastewater services to a single-family residence totaling 0.62 acres as a remedy to a failing septic system. The Executive Officer administratively approved the service request on August 20, 2021. The proposal was ratified by the Commission on October 4, 2021 and now pending completion once all terms are satisfied.
22	CO21-01 “Sunset Drive Change of Organization” - Vista Irrigation District (Detachment) - Vista Irrigation District (Sphere Amendment)	Priscilla Allen	Application submitted in January 2021 by landowner petition and involves detachment of approximately 7.8 acres from Vista Irrigation District as a condition of development approved by the City of Oceanside. The affected territory is undeveloped with a proposed development by the landowner of 48 townhomes. The proposal was approved by the Commission on November 1, 2021 and now pending recordation once all terms are satisfied.

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
23	OAS21-08 “Felicita Road Outside-of-Agency Service Agreement” - City of Escondido (OAS)	Priscilla Allen	Application submitted in September 2021 by landowner petition and involves an outside-of-agency service agreement for wastewater services to a single-family residence totaling 0.3 acres as a remedy to a failing septic system. The Executive Officer administratively approved the service request on September 30, 2021 and the proposal was ratified by the Commission on November 1, 2021 and now pending completion once all terms are satisfied.
24	CO21-06 “Winter Haven Road Change of Organization” - Fallbrook PUD (Expansion of Wastewater Service Area)	Keene Simonds	Application submitted in August 2021 by joint landowner petitions and involves expansion of Fallbrook Public Utility District’s activated wastewater service area. The affected territory spans 1.5 acres and is divided by two non-contiguous parcels separately owned by each petitioner. The proposal was approved by the Commission on December 6, 2021 and now pending recordation once all terms are satisfied.

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
<p>PENDING PROPOSAL APPLICATION SUBMITTALS (No project manager; inquiries should be directed to Keene Simonds)</p>			
25	Pending “Harvest Hills Reorganization” - City of Escondido		<p>This anticipated reorganization proposal is currently undergoing development and environmental review by the City of Escondido. Submittal to LAFCO anticipated for late 2020-2021 if approved by Escondido. 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 presently lies outside the adopted Escondido 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 other service related issues have been communicated to the City and are currently under joint review with other local stakeholders. Project was originally titled as “Safari Highlands.”</p>
26	Pending “Rancho Lomas Verde Reorganization” - City of Vista		<p>This anticipated reorganization proposal is undergoing development and environmental review by the City of Vista. The proposal 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 adopted Vista 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 other service related issues have been communicated to the City and are currently under joint review with other local stakeholders.</p>
27	Pending “Sager Ranch Reorganization” - City of Escondido		<p>This anticipated reorganization involves annexation of approximate 1,800 unincorporated acres to the City of Escondido and concurrent detachments from CSA 135 and the Valley Center FPD. The reorganization would facilitate the proposed 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 other service related issues have been communicated to the City and are currently under joint review with other local stakeholders.</p>
28	Pending Harmony Grove Village South (TM-626)		<p>This anticipated reorganization involves the unincorporated 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. On January 27, 2020 the San Diego Superior Court overturned the County’s development approvals for the project. Appeals are pending with no update as of this report.</p>

File Number		Proposal Name Affected Agencies	Project Manager	Proposal Summary
29	Pending	"Cumming Ranch Latent Power Expansion" - Ramona Municipal Water District (Wastewater	Priscilla Allen	Pending application to be submitted by landowner petition seeking approval for latent power expansion of Ramona MWD's sewer service area by approximately 389 acres within the Ramona MWD's current jurisdictional boundary and in proximity to the District's current sewer service area designation. This proposal is pending formal submission of the application to proceed with staff's analysis.

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