



# San Diego County Local Agency Formation Commission

Regional Service Planning | Subdivision of the State of California

## REGULAR MEETING AGENDA

### SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

**MONDAY, MARCH 7, 2022**

COUNTY ADMINISTRATION CENTER  
1600 PACIFIC HIGHWAY, ROOM 302  
SAN DIEGO, CALIFORNIA

Chair Jim Desmond  
Vice Chair Paul McNamara

Executive Officer Keene Simonds  
Commission Counsel Holly O. Whatley

County of San Diego	Cities	City of San Diego	Special Districts	General Public
Jim Desmond Joel Anderson Nora Vargas, Alt.	Paul McNamara Mary Casillas Salas Kristi Becker, Alt.	Chris Cate Mami von Wilpert, Alt.	Jo MacKenzie Barry Willis David A. Drake, Alt.	Andy Vanderlaan Harry Mathis, Alt.

The March 7, 2022 meeting will be held in a hybrid format to accommodate both in-person and remote participation by the Commission and its staff members. The public is similarly welcome to participate in person or remotely (video or telephone). The following standards apply.

- With respect to in-person participation in Room 302 in the County Administration Building:
  - Face coverings must be worn unless fully vaccinated against COVID-19.
  - Face coverings are optional for those fully vaccinated.
- With respect to remote participation:
  - The public may watch the meeting live using the link on our website home page: [www.sdlafco.org](http://www.sdlafco.org).
  - The public may attend remotely using either the Zoom app, Zoom website (<https://zoom.us/>) or call in by telephone at (669) 900-9128. Use Meeting/Webinar ID: 895 6767 7168 and Passcode: 508649.
  - The public may provide comments in real-time by emailing [erica.blom@sdcounty.ca.gov](mailto:erica.blom@sdcounty.ca.gov). E-mailed comments will be read into the record by LAFCO staff.
  - The public may also provide comments in real-time by telephone or video by pre-registering no later than 4:00pm on March 4, 2022. Pre-register by calling 619-321-3380 or emailing [lafco@sdcounty.ca.gov](mailto:lafco@sdcounty.ca.gov).
  - All comments are subject to a three-minute limit.

#### 1. 9:00 A.M. – CALL TO ORDER | ROLL CALL

#### 2. PLEDGE OF ALLEGIANCE

#### 3. AGENDA REVIEW & COMMISSION DISCLOSURES

##### a) Requests to Remove or Rearrange Items

The Chair will consider requests to remove and/or rearrange items on the agenda in coordination with the Executive Officer.

**AGENDA REVIEW & COMMISSION DISCLOSURES CONTINUED...**

**b) Commission Disclosures**

The Chair will invite Commissioners to disclose ex parte communications with any individuals associated with proposals, requests, or other material actions on the agenda.

**4. PUBLIC COMMENT AND RELATED REQUESTS**

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item listed on the agenda. Each speaker's presentation may not exceed three minutes. (Please note for items listed on the agenda, speakers should fill out a speaker slip and address the Commission when the item is discussed, and their name is called.)

**5. CONSENT ITEMS**

All items calendared as consent are considered ministerial or non-substantive and subject to a single motion approval. The Chair will also consider Commissioner requests to pull an item for discussion before entertaining a motion.

**a) Approval of Meeting Minutes for January 5<sup>th</sup> and February 7<sup>th</sup>, 2022 (action)**

The Commission will consider action minutes prepared by the Commission Clerk for the January 5, 2022 special meeting and February 7, 2022 regular meeting. Recommendation to approve as presented. (Pages 5-22)

**b) Commission Ratification | Recorded Payments for January (action)**

The Commission will review a report identifying all payments made and received January 2022. Recommendation to ratify payments as presented. (Pages 23-28)

**c) Social Media Guidelines (action)**

The Commission will receive proposed guidelines addressing staff's delegated task to use social media to communicate LAFCO activities based on a review of best practices employed by other local agencies. Recommendation to receive and file. (Pages 29-40)

**d) Authorizing Continued Hybrid or Fully Teleconferenced Meetings (action)**

The Commission will consider authorizing the ongoing use of hybrid and/or fully teleconferenced meetings for a 30-day period as allowed under Assembly Bill 361. Approval would retroactively extend the Commission's previous authorization for hybrid and/or fully remote meetings through March 4, 2022. Recommendation to approve. (Pages 41-46)

**e) Progress Report on Workplan Projects (action)**

The Commission will receive a progress report on projects included in the adopted workplan for 2021-2022. Recommendation to received and file. (Pages 47-50)

**f) Current Proposals and Related Activities (information)**

The Commission will receive a report identifying active proposals on file with LAFCO as well as a summary of pending proposal submittals. Information only. (Pages 51-64)

**6. PUBLIC HEARING ITEMS**

Public hearing items require expanded public notification per provisions in State law or have been voluntarily scheduled by the Executive Officer to ensure opportunity for public input.

**a) CONTINUED | Final Report and Related Actions:**

**Municipal Service Review on the Fallbrook Region (action)**

The Commission will receive a final report prepared as part of the scheduled municipal service review on the Fallbrook region. The item has been continued from the February 7<sup>th</sup> meeting and remains intact. It addresses the Commission's task in statute to independently evaluate public services in the region with specific focus on the principal local government agencies subject to its oversight – Fallbrook Public Utility District (PUD), Rainbow Municipal Water District (MWD), North County Fire Protection District (FPD), and County Service Area (CSA) No. 81. Staff anticipates receiving comments on this item from one or more interested agencies prior to the continued hearing and will be addressed in a supplement provided to the Commission under separate cover. Staff recommends the Commission formally accept the final report as well as adopt a resolution making specific determinations as part of the municipal service review directive. (Pages 65-286)

**b) CONTINUED | Proposed Sphere of Influence Updates for the Fallbrook Region:**

**Fallbrook Public Utility District, Rainbow Municipal Water District, North County Fire Protection District, and County Service Area No. 81 (action)**

The Commission will continue considering approving sphere of influence updates for the four affected agencies in the unincorporated Fallbrook region directly subject to the Commission's oversight. This item has been continued from February 7<sup>th</sup> and remains intact. The updates draw on information included in a recently prepared municipal service review on the region and recommends the Commission proceed to affirm the spheres for all four affected agencies – Fallbrook Public Utility District (PUD), Rainbow Municipal Water District (MWD), North County Fire Protection District (FPD) and County Service Area (CSA) No. 81 – without changes. A special study area is also recommended for North County FPD to facilitate additional consideration of a potential expansion of the sphere within the next five years for reasons detailed. Staff recommends the Commission proceed to approve the recommendations by resolution and in doing so allow for a formal 30-day reconsideration period as provided under statute. (Pages 287-302)

**c) Draft Workplan and Budget for 2022-2023 (action)**

The Commission will consider recommendations from the Executive Officer in adopting a draft workplan and budget for 2022-2023. The draft workplan outlines 30 specific projects in priority order with several continued from the current fiscal year. The draft budget draws on the workplan and tallies \$2.021 million in total expenses and represents a net increase of 4.1%. A near matching amount of operating revenues is budgeted at \$1.965 million with the difference – \$0.056 million – covered by available reserves. Recommendation to approve. (Pages 303-318)

**d) Proposed “Sunray Lane Change of Organization” |**

**Annexation to Otay Water District and Conforming Sphere Action (CO21-05) (action)**

The Commission will consider a change of organization initiated by a landowner to annex 0.7 acres of unincorporated territory to the Otay Water District. The affected territory comprises one parcel developed with a single-family residence in Valle de Oro and immediately outside the District's sphere of influence. The proposal purpose is to extend public wastewater service to the subject parcel to accommodate the planned construction of an accessory dwelling unit. Staff recommends conditional approval of the proposal as submitted with a conforming sphere amendment along with waiving protest proceedings. The subject parcel is identified by the County Assessor's Office as 502-090-42. (Pages 319-350)

**7. BUSINESS CALENDAR**

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

**a) Proposed Policy on Ex Parte Communications (action)**

The Commission will consider a proposed policy on ex parte communications between Commissioners and project proponents and/or opponents. The proposed policy is premised on the dual interest to accommodate ex parte communications to enhance project decision-making while also ensuring an open and fair process. Recommendation to approve. (Pages 351-356)

**b) Request for Proposal Fee Waiver and Related Actions |**

**Proposal by Ramona Municipal Water District to Transfer Fire Protection and Emergency Medical Functions to San Diego County Fire Protection District (action)**

The Commission will consider a request from the Ramona Municipal Water District (MWD) to waive all fees associated with a recently filed proposal to reorganize fire protection and emergency medical services in the Ramona region. The associated proposal involves the concurrent divestiture of these two service functions by Ramona MWD and annexation of the 46,005 acre affected territory to San Diego County Fire Protection District. Recommendation to approve. (Pages 357-368)

**c) Update on the Ad Hoc Advisory Committee for the Fallbrook PUD and Rainbow MWD Reorganizations Proposals (information)**

The Commission will receive an update on current and pending activities of its Ad Hoc Advisory Committee for the Fallbrook Public Utility District (PUD) and Rainbow Municipal Water District (MWD) reorganization proposals. The update is timed with the recent completion of a consultant's report addressing specific topics requested by the Committee as part of its task to advise LAFCO staff in the proposals' administrative reviews. The update is for information only. (Pages 369-500)

**8. EXECUTIVE OFFICER REPORT**

**9. COMMISSIONER ANNOUNCEMENTS | REQUESTS FOR FUTURE ITEMS**

**10. CLOSED SESSION**

None

**11. ADJOURNMENT TO NEXT MEETING**

April 4, 2022

Attest to Posting:

Tameron Lockett  
Commission Clerk

All associated agenda reports are available for viewing at [www.sdlafco.org](http://www.sdlafco.org). Any person with a disability under the Americans with Disabilities Act (ADA) may receive a copy of the agenda or a copy of all the documents constituting the agenda packet for a meeting upon request. Any person with a disability covered under the ADA may also request a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting. Please contact the LAFCO office at least three business days prior to the meeting for any accommodations.