



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

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AGENDA REPORT
 Consent | Information

April 4, 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 19 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 five months before they are scheduled for hearing. Applications for outside-of-agency service approvals – which are subject to separate procedures – generally take two months to process.

<p>Administration Keene Simonds, Executive Officer 2550 Fifth Avenue, Suite 725 San Diego, California 92103-6624 T 619.321.3380 F 619.404.6508 www.sdlafco.org lafco@sdcounty.ca.gov</p>	<p>Joel Anderson County of San Diego Chair Jim Desmond County of San Diego Nora Vargas, Alt. County of San Diego</p>	<p>Vice Chair Paul McNamara City of Escondido Mary Casillas Salas City of Chula Vista Kristi Becker, Alt. City of Solana Beach</p>	<p>Chris Cate City of San Diego Marni von Wilpert, Alt. City of San Diego</p>	<p>Jo MacKenzie Vista Irrigation Barry Willis Alpine Fire Protection David A. Drake, Alt. Rincon del Diablo</p>	<p>Andy Vanderlaan General Public 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 in the near term based on discussions with local agencies. It also serves to concurrently satisfy the Commission’s 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 March 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 <u>PENDING COMMISSION ACTION</u>			
1	RO06-17 “Tobacco Road Reorganization” - City of Escondido: Annexation	Staff	Application submitted in March 2006 by landowner petition to annex six parcels to the City of Escondido. The affected territory comprises six parcels located along Tobacco Road. The application filing fulfilled an earlier Executive Officer approval in 2006 to authorize the City of Escondido to extend outside wastewater service to two of the six subject parcels due to failing septic systems. (The other four subject parcels are included in the proposal to provide connectivity to the existing City boundary.) The current number of residents within the affected territory is unknown. The application remains incomplete pending submittal of additional documentation and related information to complete the administrative review. The proposal is subject to formal abandonment pending the anticipated action by the Commission to approve authorizing policies.
2	RO08-09 “South Mollison Ave-Snyder Reorganization” - City of El Cajon: Annexation	Staff	Application submitted in May 2008 by landowner petition for a proposed annexation to the City of El Cajon. The affected territory includes approximately 1.25 acres and is subject to a proposed multi-family residential project. It is unknown whether there are any current residents within the affected territory. The application remains incomplete pending submittal of additional documentation and related information necessary to complete the administrative review. The proposal is subject to formal abandonment pending the anticipated action by the Commission to approve authorizing policies.
3	DA08-10 “Avocado Way-Potter Annexation” - Vallecitos WD: Annexation	Staff	Application submitted in March 2008 by landowner petition requesting annexation of to the Vallecitos Water District (WD) for purposes of receiving public wastewater services. The affected territory comprises two parcels developed with single-family residences located along Avocado Way in Valle de Oro. The number of current residents within the affected territory is unknown. The application remains incomplete pending submittal of additional documentation and related information necessary to complete the administrative review. The proposal is subject to formal abandonment pending the anticipated action by the Commission to approve authorizing policies.

	File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
4	RO08-15 SA08-15	“Crestlake Estates Reorganization” - San Diego County SD: Annexation - Lakeside FPD: Annexation - CSA No. 69: Annexation	Staff	Application submitted in May 2008 by landowner petition requesting a reorganization to accommodate wastewater, fire protection, and ambulance services for an approved Tentative Map allowing the development of 60 single-family residences. It is unknown if there are any current residents. The affected territory lies within all three subject agencies’ spheres of influence: San Diego County Sanitation District (SD); Lakeside Fire Protection District (FPD); and County Service Area (CSA) No. 69. The application remains incomplete pending submittal of additional documentation and related information necessary to complete the administrative review. The proposal is subject to formal abandonment pending the anticipated action by the Commission to approve authorizing policies.
5	DA12-02	“Lorch Annexation” - Borrego WD: Annexation	Staff	Application submitted in March 2012 by landowner petition to annex approximately 9.4 acres to the Borrego Water District (WD) to provide water service to one parcel within the District sphere. It is unknown how many residents are currently within the affected territory. 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:	Carolanne Ieromnimon	Application submitted in May 2016 by resolution from the County of San Diego to annex approximately 3,600 acres to County Service Area (CSA) No. 17 for ambulance service and done so as a cross-condition of the Commission dissolving CSA No. 107 in 2015. The affected territory is entirely unincorporated and comprises portions of the Elfin Forest and Harmony Grove communities with an estimated resident population of 29,995. The proposal remains incomplete due to a variety of reasons and marked by opposition from the CSA No. 17 Advisory Committee. Discussions continue.

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
7	RO16-11 “Rancho Hills Reorganization” - Rancho Santa Fe CSD: Annexation - Olivenhain MWD: Expansion of Latent Power Area - Olivenhain MWD: Latent Sphere Amendment	Priscilla Allen	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 – Old Highway 80 Change of Organization” - San Diego County SD: Annexation	Carolanne Ieromnimon	Application submitted in February 2019 by landowner petition to annex approximately 5.07 acres to the San Diego County Sanitation District (SD) for wastewater service. The affected territory comprises two parcels presently developed with single-family residences with an unknown number of residents. The purpose of the proposal is to connect sewer services for a proposed office/warehouse building development. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review.
9	SA19-26 RO19-26 OAS19-26 “Valiano - Eden Valley Reorganization” - City of Escondido: Extraterritorial Sewer - City of Escondido: Sphere Amendment - San Marcos FPD: Annexation - Rancho Fe FPD: Detachment - Rancho Fe FPD: Sphere Amendment	Priscilla Allen	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.

	File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
10	LP(E)19-27	“Fallbrook PUD Latent Powers Expansion” <ul style="list-style-type: none"> - Activation: Park and Recreation - Activation: Street Lighting - Activation: Roads 	Priscilla Allen	Application submitted in November 2019 by resolution from the Fallbrook Public Utility District (PUD) seeking approval to activate specified latent powers throughout its jurisdictional boundary and its 28,193 unincorporated acres. The estimated resident population within the affected territory is 33,986. Requested power activations involve park and recreation, street lighting, and roads with the former intended to supplement existing park and recreation services provided in the region by the County of San Diego via County Service Area No. 81. Staff recently completed the administrative review and the proposal is scheduled for consideration by the Commission as part of the April 4 th , 2022 meeting.
11	RO20-04	“Rainbow MWD – Eastern MWD Reorganization” <ul style="list-style-type: none"> - San Diego CWA: Detachment - Eastern MWD: Annexation - Eastern MWD: Sphere Action 	Priscilla Allen	Application submitted April 2020 by resolution from the Rainbow Municipal Water District (MWD) to concurrently detach from the San Diego County Water Authority (CWA) and annex to the Eastern Municipal Water District (MWD). The affected territory spans approximately 50,857 acres covering the Rainbow and Bonsall communities with an estimated resident population of 22,130. The purpose of the proposal is to transfer the wholesale water supply provider for cost-savings. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review. A 10-member advisory committee has also been established by the Commission to assist staff in evaluating the proposal and its technical merits.
12	RO20-05	“Fallbrook PUD – Eastern MWD Reorganization” <ul style="list-style-type: none"> - San Diego CWA: Detachment - Eastern MWD: Annexation - Eastern MWD: Sphere Action 	Priscilla Allen	Application submitted April 2020 by resolution from Fallbrook Public Utility District (PUD) to concurrently detach from the San Diego County Water Authority (CWA) and annex to the Eastern Municipal Water District (MWD). The affected territory spans approximately 28,193 acres covering the Fallbrook and De Luz communities with an estimated resident population of 33,986. The purpose of the proposal is to transfer the wholesale water supply provider for cost-savings. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review. A 10-member advisory committee has also been established by the Commission to assist staff in evaluating the proposal and its technical merits.

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
13	RO21-04	<p>“Mar Vista Reorganization”</p> <ul style="list-style-type: none"> - City of Vista: Annexation - Vista FPD: Detachment - Buena SD: Detachment 	<p>Priscilla Allen</p> <p>Application submitted in July 2021 by resolution of the City of Vista to reorganize approximately 142 unincorporated acres in the Mara Vista area. The primary action involves annexing all of the affected territory with its estimated resident population of approximately 611 to the City of Vista. Confirming detachments to Vista Fire Protection District (FPD) and Buena Sanitation District (SD) are also prosed to eliminate duplicative service areas. Notably, the City of Vista proposes the reorganization under the island annexation proceedings in LAFCO statute, which if confirmed by the Commission eliminate conducting authority proceedings. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review.</p>
14	CO21-09	<p>“Otay Lakes Road Change of Organization”</p> <ul style="list-style-type: none"> - San Diego County SD: Annexation 	<p>Priscilla Allen</p> <p>Application submitted in October 2021 by landowner petition to annex approximately 1,870 acres of unincorporated territory to the San Diego County Sanitation District (SD) for wastewater services. The affected territory comprises 6 parcels within the Baldwin and Moller communities and are presently undeveloped with no residents. The proposal is intended to facilitate a conditional development approval to construct 1,938 residential units with various ancillary uses as part of the “Otay Ranch Resort Village 13” project. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review.</p>
15	CO21-11	<p>“La Costa Avenue – Weston Change of Organization”</p> <ul style="list-style-type: none"> - Leucadia WWD: Annexation 	<p>Carolanne Ieromnimon</p> <p>Application submitted in December 2021 by resolution of the Leucadia Wastewater District (WWD) to annex approximately 13.4 acres of incorporated territory within the City of Encinitas for wastewater services. The affected territory comprises three parcels with two presently developed with single-family residences with 2 residents. The third subject parcel is undeveloped and associated with the landowner’s development proposal to construct a 46-unit subdivision. Staff recently completed the administrative review, and the proposal is scheduled for consideration by the Commission as part of the April 4th, 2022 meeting.</p>

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
16	RO22-01 “CSA No. 69 Reorganization” - CSA 69: Dissolution - CSA 69: Sphere Dissolution - City of Santee - Lakeside FPD: Annexation - Lakeside FPD: Sphere Amendment	Carolanne Ieromnimon	Application submitted January 2022 by resolution of the County of San Diego to dissolve County Service Area (CSA) No. 69 and its existing ambulance service function and concurrently designate the City of Santee and Lakeside Fire Protection District (FPD) as the proportional successor agencies. The affected territory spans approximately 40,300 acres with an estimated resident population over 135,000. Within the affected territory, 10,685 acres – or 26.5% – overlaps with the City of Santee and 28,938 acres – or 71.8% – overlaps with Lakeside FPD. The remaining portion of the affected territory – which totals 679 acres – is unincorporated and lies with the San Miguel area. This remainder is concurrently proposed for annexation to Lakeside FPD specifically for ambulance transport only. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review.
17	CO-22-02 “Pastrana-Artesian Road Change of Organization” - Rancho Sante Fe CSD: Annexation	Priscilla Allen	Application submitted in January 2022 by landowner petition and involves annexation of approximately 10.34 acres of unincorporated territory to make available public wastewater services. The affected territory comprises one entire parcel in Rancho Santa Fe and presently vacant with no residents. The proposal purpose is to position the landowner to proceed in the future with a development plan with the County of San Diego. The submitted proposal application is incomplete pending receipt of additional documentation and related information to complete the administrative review.
18	RO22-03 “Ramona MWD Reorganization” - Ramona MWD: Service Function Divestitures - San Diego County FPD: Annexation - San Diego County FPD: Sphere Amendment	Carolanne Ieromnimon	Application submitted in January 2022 by resolution of the Ramona Municipal Water District (MWD) for a divestiture of fire protection and emergency medical services powers and concurrent annexation into the San Diego County Fire Protection District (FPD). The affected territory involves Ramona MWD’s entire 46,005-acre jurisdictional boundary with an estimated resident population of 35,369. The submitted proposal is incomplete pending receipt of additional documentation and related information to complete the administrative review.

	File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
19	CO22-04	"AJX Homes - Carmichael Drive Change of Organization" - City of La Mesa (Annexation) - City of La Mesa (Sphere Amendment)	Carolanne Ieromnimon	Application submitted in February 2022 by landowner petition and involves annexation of approximately 0.3 acres to City of La Mesa 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 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
ACTIVE PROPOSALS POST COMMISSION ACTION			
20	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.
21	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.
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.
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.

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
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.
25	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 was approved by the Commission on February 7, 2022 and now pending recordation once all terms are satisfied.

File Number	Proposal Name Affected Agencies	Project Manager	Proposal Summary
26	CO21-05 “Sunray Lane Change of Organization” - Otay WD: Annexation - Otay WD: Sphere Amendment	Priscilla Allen	Application submitted in July 2021 by landowner petition to annex approximately 0.6 acres of unincorporated territory to Otay Water District (WD) for wastewater services. The affected territory comprises one parcel in the Valle de Oro community and presently developed with an existing single-family residence served by an onsite septic system. There are 3 residents residing within the subject parcel. The proposal is intended to facilitate the construction of an accessory dwelling unit. The proposal was approved by the Commission on March 7, 2022 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>			
27	Pending “Harvest Hills Reorganization” - City of Escondido		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.”
28	Pending “Rancho Lomas Verde Reorganization” - City of Vista		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.
29	Pending “Sager Ranch Reorganization” - City of Escondido		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.

File Number	Status	Proposal Name Affected Agencies	Project Manager	Proposal Summary
30	Pending	Harmony Grove Village South (TM-626)		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.
31	Pending	"Cumming Ranch Latent Power Expansion" - Ramona Municipal Water District (Wastewater)		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.