



San Diego County Local Agency Formation Commission (LAFCO)

Commission Meeting
August 1, 2022

Chair

Jim Desmond

Vice Chair

Paul McNamara

Commissioners

Joel Anderson

Chris Cate

Jo MacKenzie

Mary Casillas Salas

Andy Vanderlaan

Barry Willis

Alternate Commissioners

Kristi Becker

David Drake

Harry Mathis

Nora Vargas

Marni von Wilpert



Agenda Item No. 5



Consent Items

- a) Approval of Meeting Minutes for June 6, 2022 (action)
- b) Commission Ratification | Recorded Payments for May and June 2022 (action)
- c) Budget Report on 2021-2022 | 4th Quarter Actuals and Proposed Close-of-Year Budget Amendments (action)
- d) Proposed Budget Amendments for 2022-2023 and Related Actions (action)
- e) Approval of Fund Balance Designations for 2022-2023 (action)
- f) Commission Ratification | Employees' Wage and Benefit Changes (action)
- g) Approval of Independent Audit Expense for FY2021-2022 (action)
- h) Protest Hearing Results | Sphere "Fallbrook PUD Latent Powers Activation" Parks and Recreation, Street Lighting, and Roads & Streets Service Functions (action)
- i) Protest Hearing Results | "Ramona Municipal Water District Reorganization" Transfer of Fire + Emergency Medical Function to San Diego County FPD (action)
- j) Progress Report on Workplan Projects (action)
- k) Final Calculations for 2022-2023 Apportionments (information)
- l) Report on Active Proposals and Related Activities (information)
- m) CALAFCO Annual Conference Items (action)
- n) Authorizing Continued Hybrid or Fully Remote Meetings of the Commission and all Committees for a 30-Day Period (action)

Agenda Item No. 6a



“Mar Vista Island Reorganization” (RO21-04)

- receive presentation
- open hearing
- discuss and provide feedback
- consider recommendation



Affected Territory *as proposed*

	Area One	Area Two	TOTAL
Acres	1.93 ac	140.12 ac	142.05 ac
Assessor Parcels	1	108	109
Existing Land Uses	Semi-Rural Residential	Semi-Rural Residential	1du/ac
Planned Land Uses (Vista)	Rural Residential	Rural Residential	1du/ac
Estimated Population	2	373	375
Assessed Land Value	\$382,774	\$76,816,307	\$77,199,081
Registered Voters	0	267	267

Agenda Item No. 6a



“Mar Vista Island Reorganization”

(RO21-04)

- receive presentation
- open hearing
- discuss and provide feedback
- consider recommendation

Island Annexation Provisions

1. Annexation is proposed by resolution of the annexing city.
2. The island is 150 acres or less in size.
3. The island is surrounded or substantially surrounded by the annexing city.
4. The island is not a gated community.
5. The island is substantially developed or developing based on the availability of public utilities, presence of public improvements or the presence of physical improvements.
6. The island is not prime agricultural land as defined in Section 56064.
7. The island is receiving benefits from the annexing city or will benefit from the city.
8. The island was not created after January 1, 2000.

Agenda Item No. 6a



“Mar Vista Island Reorganization” (RO21-04)

- receive presentation
- open hearing
- discuss and provide feedback
- consider recommendation

Special Terms

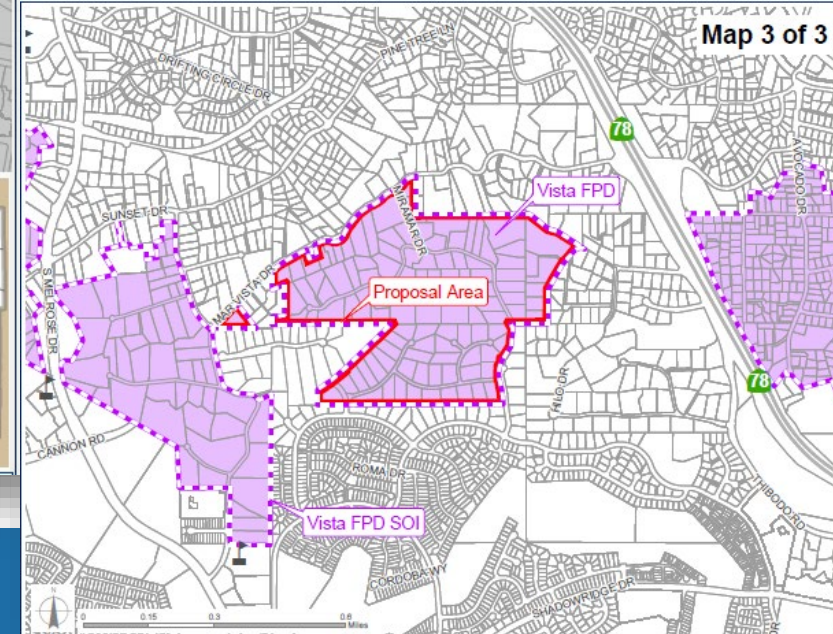
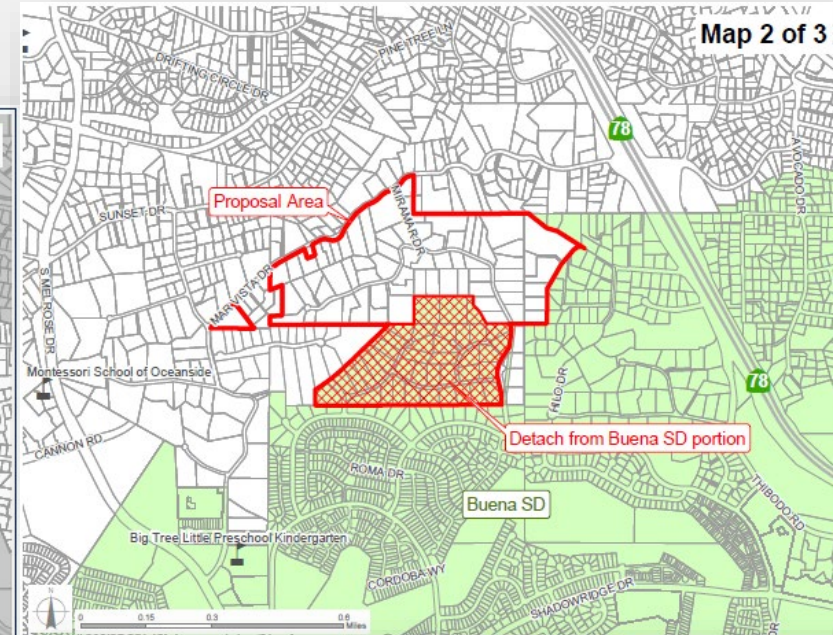
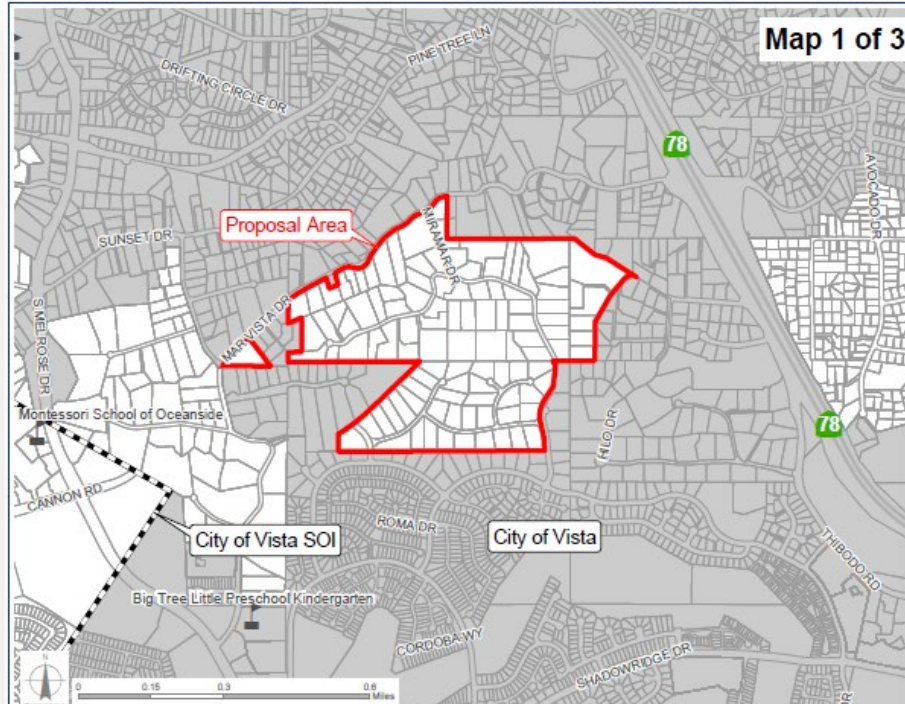
- a) Require the City to catalog and grandfather all existing land uses within the affected territory;
- b) Require the City to enter into an agreement with the County that extends the provisions and protections of the County’s existing North County Multiple Species Conservation Plan;
- c) Require five public roadway drainage facilities be transferred to the City; and,
- d) Require the City to assume responsibility for maintaining, enforcing and complying with Best Management Practices (BMP) outlined by the County of San Diego’s Department of Public Works Watershed Unit.

Agenda Item No. 6a



“Mar Vista Island Reorganization” (RO21-04)

- receive presentation
- open hearing
- discuss and provide feedback
- consider recommendation



QUESTIONS/COMMENTS?



Commission Meeting

Agenda Item 7a

Municipal Service Review on the Escondido Region

Draft Report

August 1, 2022

Priscilla Allen

Agenda Item No. 7a



Municipal Service Review

Escondido Region

–

receive presentation

–

discuss and provide

feedback

MSR and Addendum

Municipal Service Review

- Prepared by the City via Concordia Homes
- Full scope of City operations
- Data Window: Fiscal Years 2014 - 2018

Addendum

- Prepared by LAFCO staff
- Focus Core Municipal Functions (Water, Wastewater, and Fire Protection) & Finances
- Data Window: Fiscal Years 2017 – 2021

Agenda Item No. 7a



Municipal Service Review

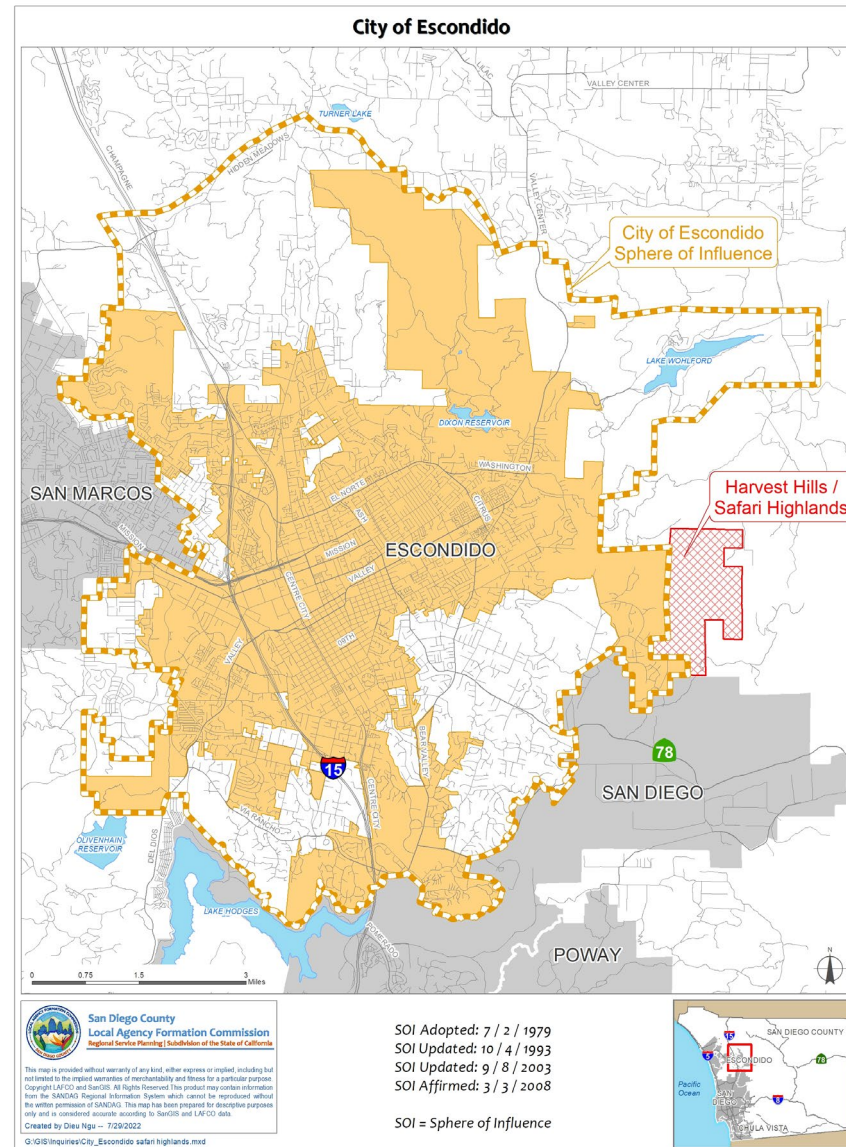
Escondido Region

-

receive presentation

-

discuss and provide feedback



City of Escondido

- Incorporated in 1888
- Full-service municipality
- Spans: 37 square miles
- Resident Population: 150,779

Agenda Item No. 7a



Municipal Service Review

Escondido Region

–

receive presentation

–

discuss and provide feedback

Key Themes

- **No. 1 | Introductory Municipal Service Review**
- No. 2 | Changes in Leadership + Governance
- **No. 3 | General Fund Stresses + High Debt Levels**
- No. 4 | Adequate Service Capacities with a Big Qualifier
- **No. 5 | Growth Challenges**
- No. 6 | Growth Opportunities + LAFCO Support
- **No. 7 | Becoming Whole: Literally + Figuratively**
- No. 8 | Assessing the Escondido + Rincon del Diablo Relationship
- No. 9 | Proceeding with a Limited Sphere of Influence Update

Agenda Item No. 7a



Municipal Service Review

Escondido Region

–

receive presentation

–

discuss and provide feedback

Recommendations

1. Prioritize and direct growth in the region to the City of Escondido and its appropriate role to serve as an urban center
2. Coordinate with SANDAG to develop current buildout estimates in the City of Escondido and sphere of influence
3. Require all jurisdictional changes involving annexations to the City of Escondido demonstrate de minimis impacts to the General Fund
4. Coordinate with the County of San Diego to identify the scope and scale of active groundwater wells and septic systems
5. The City of Escondido should consider joint-use arrangements with local school districts to make available additional and needed green and play spaces

Continued to next slide...

Agenda Item No. 7a



Municipal Service Review

Escondido Region

–

receive presentation

–

discuss and provide feedback

Recommendations

6. Proceed with a governance study to independently assess reorganization options to consolidate the City of Escondido and Rincon del Diablo MWD
7. Exercise additional discretion when considering jurisdictional changes involving the City of Escondido to prompt and/or otherwise require concurrent or future annexation of the existing unincorporated islands in the sphere of influence
8. The City of Escondido should coordinate with San Diego LAFCO to ensure existing municipal services provided outside the City are in compliance with Government Code Section 56133

Continued to next slide...

Agenda Item No. 7a



Municipal Service Review

Escondido Region

–

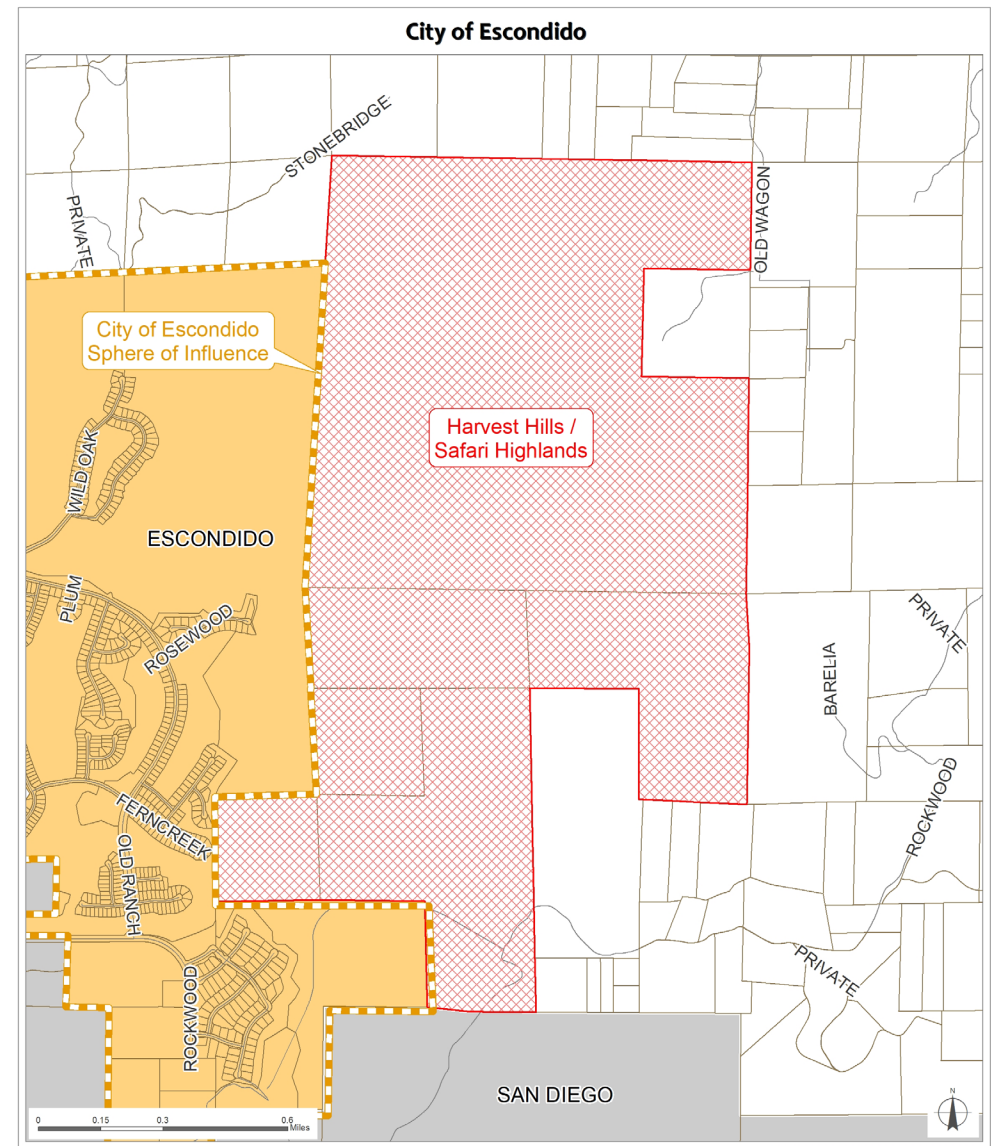
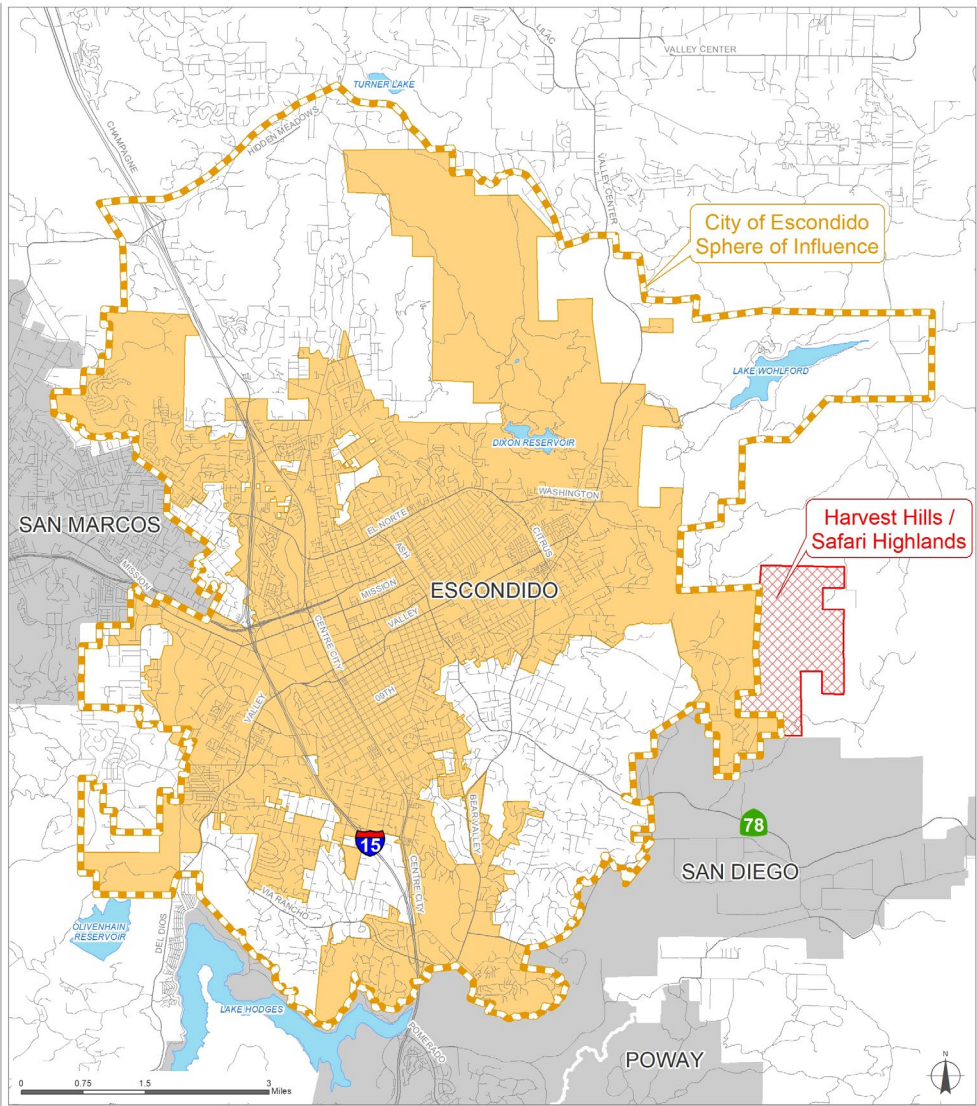
receive presentation

–

discuss and provide feedback

Recommendations

9. Proceed with a limited sphere of influence update with focus on aligning the sphere wherever practical including parcel boundaries, roads, and other geographic markers that have adjusted and/or emerged since 2003.
 - Defer an otherwise merited comprehensive sphere update to a future MSR.
 - Establish one or more special study areas. This includes a special study area for the Harvest Hills (previously Safari Highlands) project site.
10. Revisit and expand on its inaugural analysis of pollution burdens and impacts on susceptible populations within the City of Escondido as part of future MSR.



QUESTIONS/COMMENTS?


San Diego County
Local Agency Formation Commission
 Regional Service Planning | Subdivision of the State of California
This map is provided without warranty of any kind, either express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. Copyright LAFCO and SanGIS. All Rights Reserved. This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This map has been prepared for descriptive purposes only and is considered accurate according to SanGIS and LAFCO data.
 Created by Dieu Ngu - 7/29/2022
 G:\GIS\Inquiries\City_Escondido_safarighlands2.mxd

SOI Adopted: 7 / 2 / 1979
 SOI Updated: 10 / 4 / 1993
 SOI Updated: 9 / 8 / 2003
 SOI Affirmed: 3 / 3 / 2008

SOI = Sphere of Influence



RECOMMENDATIONS:

1. Establish a 9-member Ad Hoc Committee

1. Mission RCD District Manager (Darcy Cook)
2. Mission RCD Board or Staff member (appointed by Mission RCD)
3. Upper San Luis Rey RCD General Manager (Amy Reeh)
4. Upper San Luis Rey Board or Staff member (appointed by Upper San Luis Rey RCD)
5. RCD of Greater San Diego Executive Director (Ann Baldrige)
6. RCD of Greater San Diego Board or Staff member (appointed by Greater RCD)
7. At-large member representing Water (determined by LAFCO Consultant)
8. At-large member representing Fire (determined by LAFCO Consultant)
9. At-large member representing Agriculture (determined by LAFCO Consultant)

2. Tasking the Ad Hoc Committee

1. Identify inconsistencies between RCDs' services and their jurisdictional boundaries
2. Gameplan solutions to sync RCDs' services with boundaries or authorized outside service approvals (56133) – this included facilitating MOU's between RCD's
3. Help establish appropriate listing of RCD service functions and applicable classes under LAFCO statute
4. Explore opportunities for shared service arrangements

3. Timelines

1. Quarterly updates