



San Diego County Local Agency Formation Commission (LAFCO)

Commission Meeting
November 7, 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

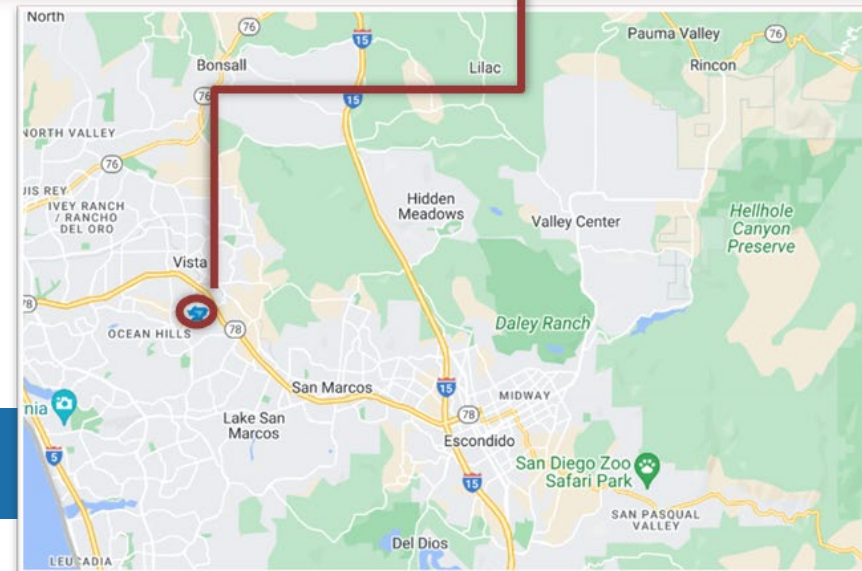
- a) Approval of Meeting Minutes for October 3, 2022 (action)
- b) Commission Ratification | Recorded Payments for September 2022 (action)
- c) Budget Update for 2022-2023 | 1st Quarter Actuals with Year-End Projections (action)
- d) Proposed “Felicitia Road-Elliott Reorganization” | Annexation to the City of Escondido and Detachment from County Service Area No. 135 and Related Actions (RO21-08) (action)
- e) Proposed “Toidi-Jonel Way Change of Organization” | Annexation to San Diego County Sanitation District (CO22-15) (action)
- f) Report on Active Proposals and Related Activities (information)
- g) Authorizing Continued Hybrid or Fully Remote Meetings 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

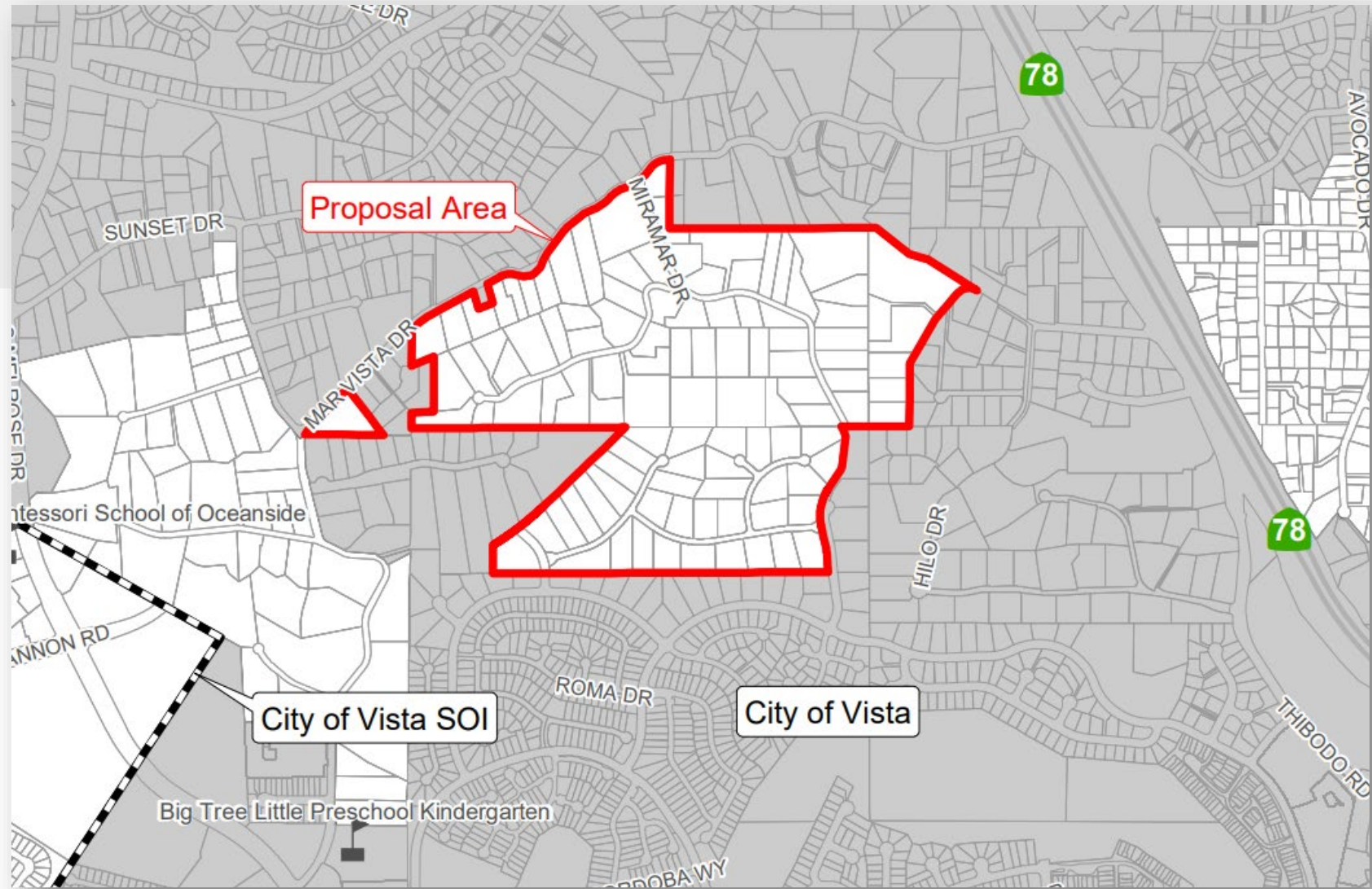


Agenda Item No. 6a



“Mar Vista Island Reorganization” (RO21-04)

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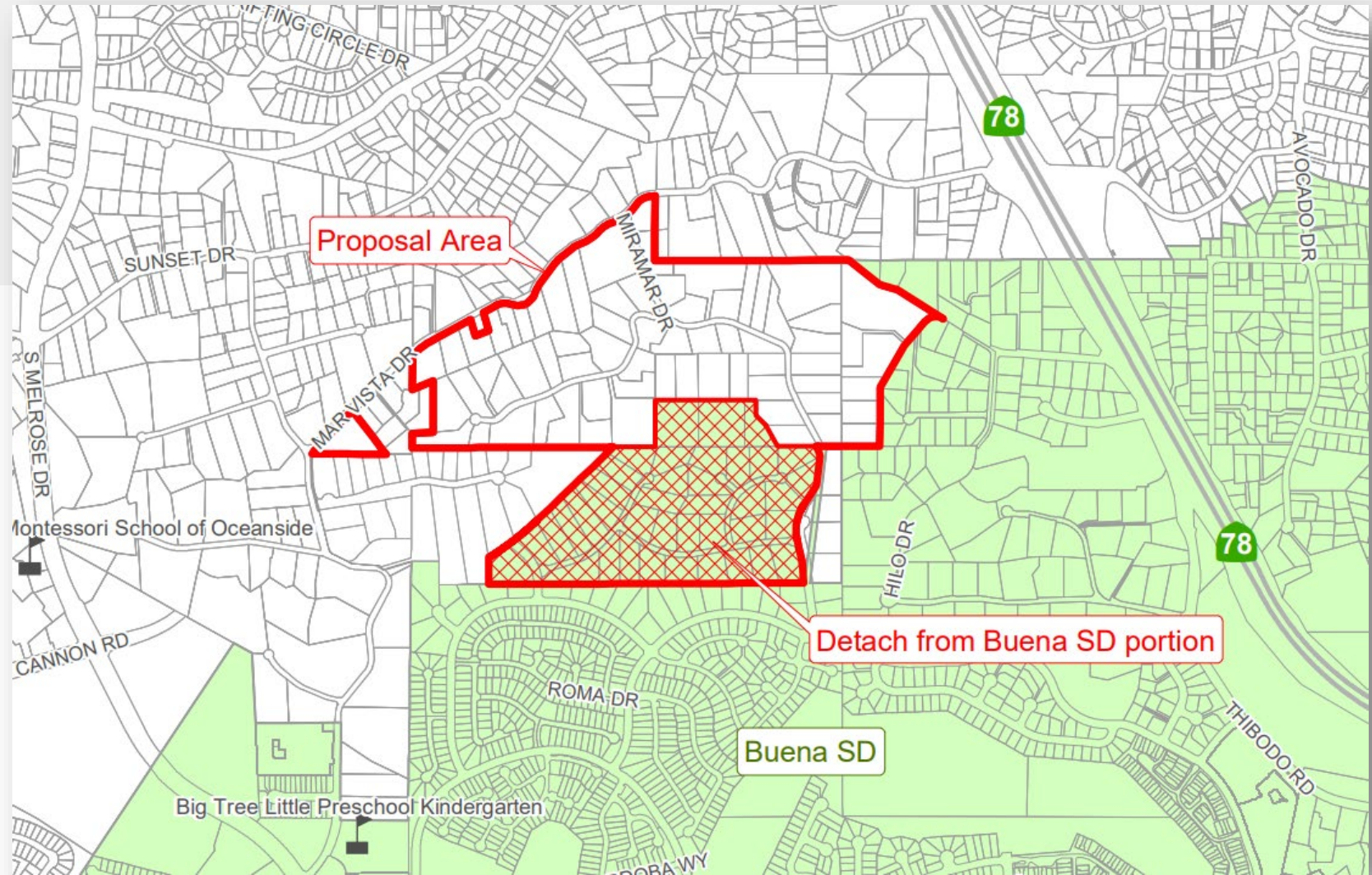
Agenda Item No. 6a



“Mar Vista Island Reorganization”

(RO21-04)

- receive presentation
- open hearing
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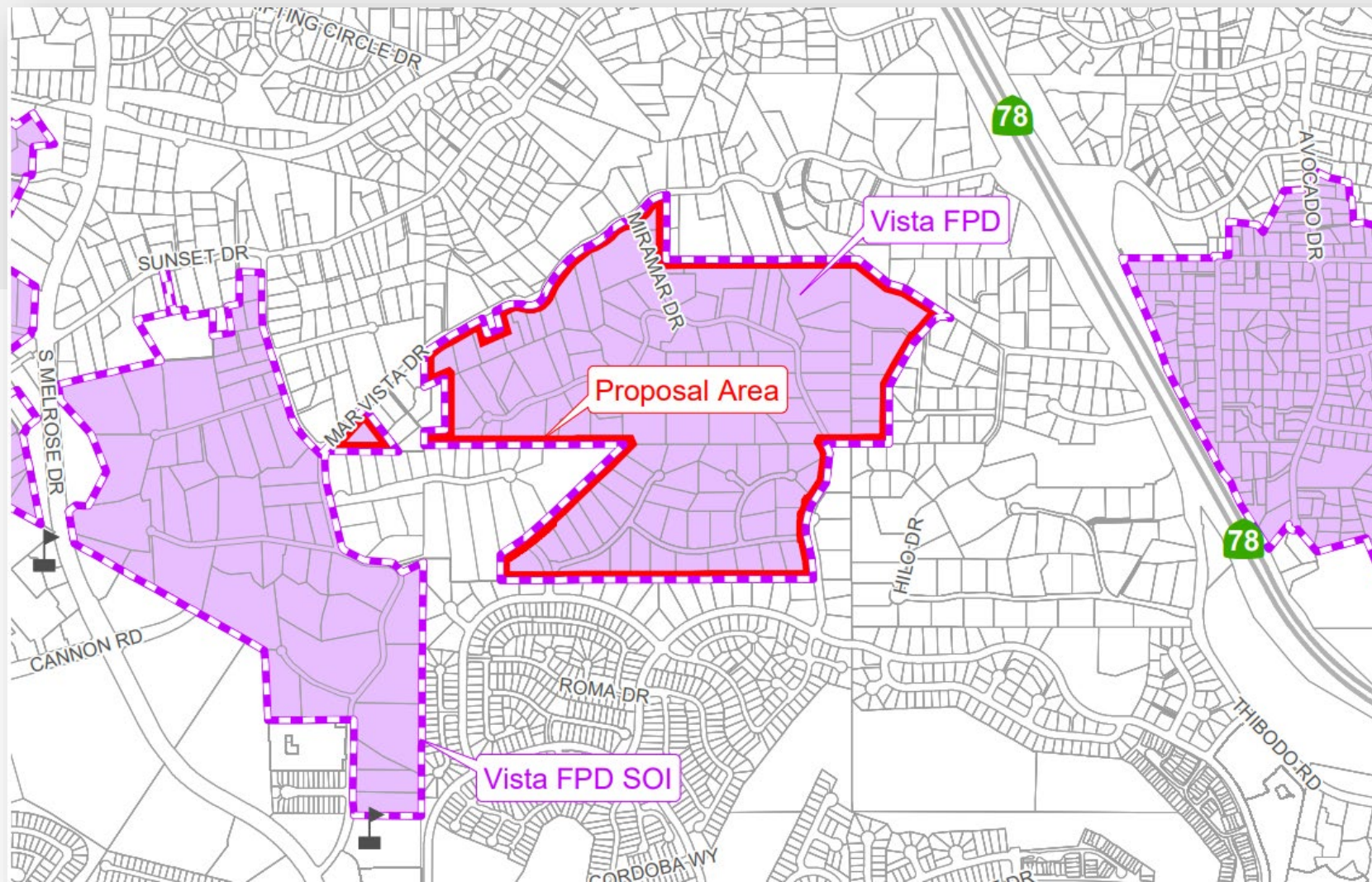
Agenda Item No. 6a



“Mar Vista Island Reorganization”

(RO21-04)

- receive presentation
- open hearing
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Agenda Item No. 6a



“Mar Vista Island Reorganization” (RO21-04)

- receive presentation
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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 served by community services district
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 prepare and adopt a specific plan for the affected territory within the next 24 months.
- b) Require the City to catalog and grandfather all existing land uses within the affected territory;
- c) 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;
- d) Require five public roadway drainage facilities be transferred to the City; and,
- e) 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. 6b



Municipal Service Review

Escondido Region

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

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. 6b



Municipal Service Review

Escondido Region

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

Key Conclusions

- 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 | Connecting Escondido's Growth with Regional Influences**
- **No. 8 | Becoming Whole: Literally + Figuratively (*revised*)**
- No. 9 | Assessing the Escondido + Rincon del Diablo Relationship
- No. 10 | Proceeding with a Limited Sphere of Influence Update

Agenda Item No. 6b



Municipal Service Review

Escondido Region

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

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. San Diego LAFCO should proceed with an informational report to assess the Commission's growth management policies with other regional land use and housing policies
3. Coordinate with SANDAG to develop current buildout estimates in the City of Escondido and sphere of influence
4. Require all jurisdictional changes involving annexations to the City of Escondido demonstrate de minimis impacts to the General Fund
5. Coordinate with the County of San Diego to identify the scope and scale of active groundwater wells and septic systems

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Agenda Item No. 6b



Municipal Service Review

Escondido Region

- receive presentation
- open hearing
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Recommendations

6. The City of Escondido should consider joint-use arrangements with local school districts to make available additional and needed green and play spaces
7. **Proceed with a governance study to independently assess reorganization options to consolidate the City of Escondido and Rincon del Diablo MWD**
8. 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 **with due consideration to the economic feasibility and impact on City resources.**
9. 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

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Agenda Item No. 6b



Municipal Service Review

Escondido Region

- receive presentation
- open hearing
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Recommendations

10. 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.
 - a) Defer an otherwise merited comprehensive sphere update to a future MSR.
 - b) Establish one or more special study areas. This includes a special study area for the Harvest Hills (previously Safari Highlands) project site.
 - c) Establishing a special study area for Harvest Hills and any subsequent requests to add to the City's sphere of influence should be conditioned on further evaluation on potential fire risks and evacuation controls
11. 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.

Agenda Item No. 6b



Municipal Service Review

Escondido Region

- receive presentation
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- consider recommendation

Additions

Conclusion

No. 7 | Connecting Escondido's Growth with Regional Influences

Recommendation

No. 2 | San Diego LAFCO should proceed with an informational report to assess the Commission's growth management policies with other regional land use and housing policies

Agenda Item No. 6b



Municipal Service Review

Escondido Region

- receive presentation
- open hearing
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- consider recommendation

Revisions

Conclusion

No. 8 | Becoming Whole: Literally + Figuratively (*revised*)

Recommendation

No. 8 | 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 *with due consideration to the economic feasibility and impact on City resources*

Agenda Item No. 6b



Municipal Service Review

Escondido Region

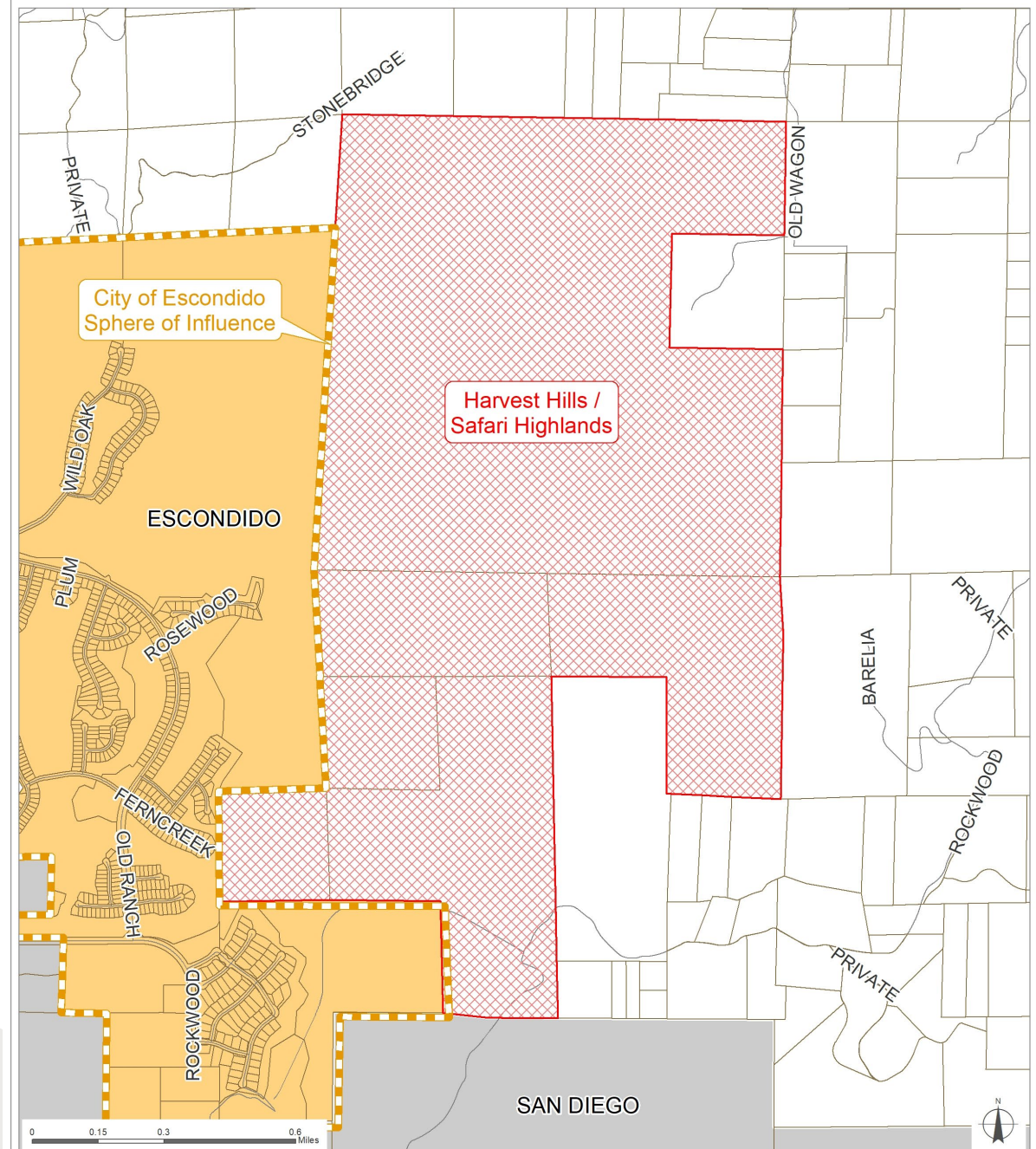
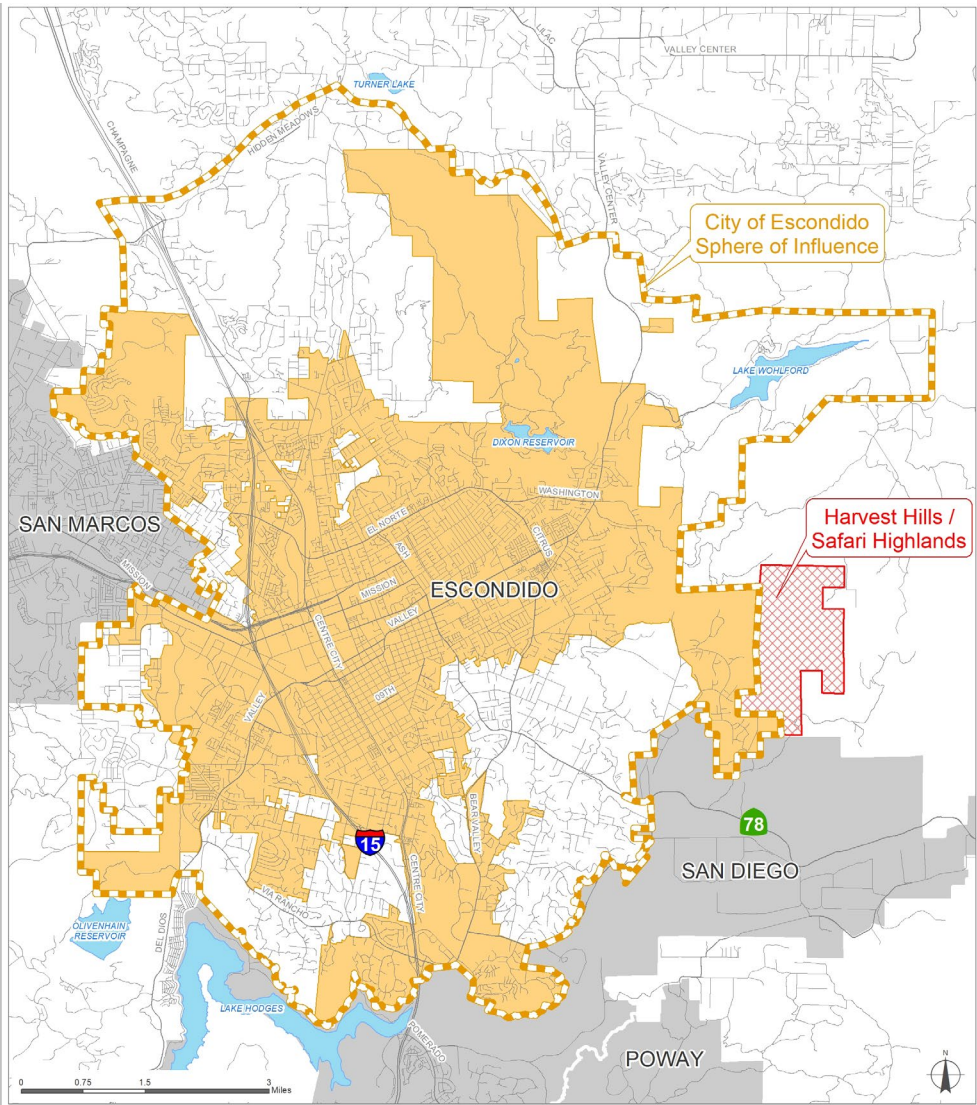
- receive presentation
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Revisions

Recommendation

No. 10 | 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

- a) Defer an otherwise merited comprehensive sphere update to a future MSR
- b) Establish one or more special study areas. This includes a special study area for the Harvest Hills (previously Safari Highlands) project site.
- c) Establishing a special study area for Harvest Hills and any subsequent requests to add to the City's sphere of influence should be conditioned on further evaluation on potential fire risks and evacuation controls



QUESTIONS/COMMENTS?

Agenda Item No. 7a



“Draft Policy Establishment on Out-of-Agency Services”

- receive presentation
- discuss and provide feedback

KEY FEATURES

Make explicit the Commission’s policy preference is to take up out-of-agency service requests on an exception basis and when otherwise merited service expansions cannot be accommodated through preferred annexations

Establish local definitions on what constitutes “new” and “extended” services for purposes of implementing the underlying statute in San Diego County highlighted by tying “extended” to an intensification of existing services marked by zoning changes

Establish local exemptions

Make clear LAFCO determines when State or locally created exemptions apply

And consistent with current provisions, continue to delegate authority to the EO to approve out-of-agency service requests tied to public health and safety threats, including deferring to the EO to determine the constitution of health and safety threats

THANK YOU!

QUESTIONS/COMMENTS?



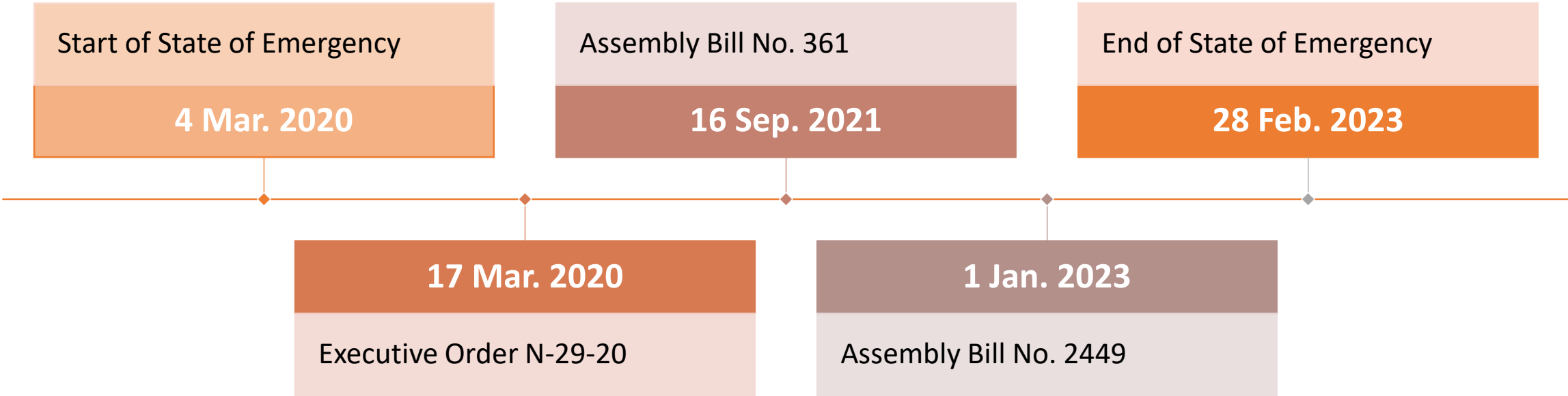
New Procedures for Teleconferencing Under the Brown Act

Holly Whatley, Esq.

November 7, 2022

San Diego County LAFCO Regular Meeting

End of State of Emergency – February 28, 2023



Teleconferencing

	Default Rule: No Emergency	Default Rule: Emergency Declared	New 2023 Rule: Just Cause	New 2023 Rule: Emergency Circumstances
In-person Participation of Quorum	Required	Not Required	Required	Required
Method of Participation in Teleconferenced Meeting	Audio or Audio-Visual	Audio or Audio-Visual	Audio-Visual Only	Audio-Visual Only
Required Opportunities for Public Participation	Only In-Person Required	Call-In or Internet-Based	Call-In or Internet-Based & In-Person	Call-In or Internet-Based & In-Person
Required Course of Action if Disruption Prevents Broadcast of Meeting or Public's Ability to Comment	Meeting Proceeds	No Further Action Taken	No Further Action Taken	No Further Action Taken

Teleconferencing

	Default Rule: No Emergency	Default Rule: Emergency Declared	New 2023 Rule: Just Cause	New 2023 Rule: Emergency Circumstances
Reason Must be Approved by Commission	No	Yes	No	Yes
Votes Must be Taken by Roll Call	Yes	Yes	Yes	Yes
Teleconference Location Included on Agenda	Yes	No	No	No
Annual Limits	None	None	No More than 2 Meetings per Calendar Year	
			3 Consecutive Months; 20% of the Regular Meetings; or 2 Meetings if Body Meets Less than 10 Times Per Year	