



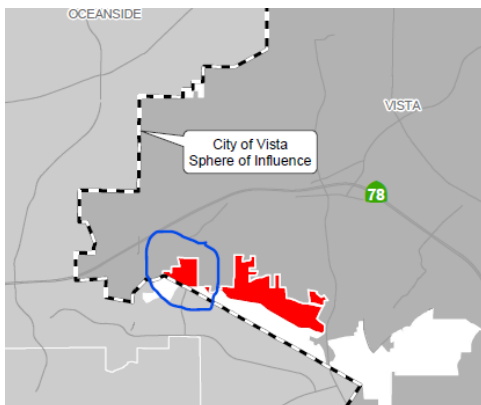
August 29, 2024

Michaela Peters
Local Government Analyst
San Diego County
Local Agency Formation Commission (LAFCO)
2550 Fifth Avenue, Suite 725
San Diego, CA 92103

Subject: Revised Draft Report - Municipal Service Review on the Oceanside Region - 45-day public review and comment period

Dear Michaela:

Thank you for the opportunity to formally comment on the above subject, which was discussed at a regular LAFCO meeting on August 5, 2024 (Public hearing item 6a). As a follow up to your phone conversation with Patsy Chow, Assistant Director of Community Development on August 1, 2024, and her subsequent email of August 1, 2024 to your attention expressing our position on this topic, please consider this letter as a formal response and comment to the 150-acre portion of DUC land that is currently within the Vista SOI and that is being proposed as a "Special Study Area" for the Oceanside SOI. As you had indicated to us during our meeting on July 24, 2024 at your LAFCO offices, via a map showing the subject area circled in blue, this area is located southwest of the SOI near Sunset and Melrose Way (insert below). You had also mentioned to me in a prior email that "labeling this as a Special Study Area provides flexibility to all parties to more easily allow for Out-of-Agency services should development occur and require specific services available through either agency."



Ms. Michaela Peters
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The following excerpt from your Agenda Report dated 8/5/24 reads as follows:

13. It appears appropriate for LAFCO to proceed with limited sphere of influence updates for both the City of Oceanside and Oceanside SCD to affirm the existing designations with one or more common special study areas.
 - (a) One special study area has been identified to date and spans nearly 150 acres covering DUC lands located immediately southwest of the agencies near Sunset Drive and Melrose Way; it also currently lies within the Vista sphere. Establishing this special study area would provide LAFCO the opportunity to discuss the potential annexation of the DUC lands with both Vista and Oceanside and in doing so help facilitate the delivery of elevated municipal services to the community consistent with State law.

In addition, the City of Oceanside provided a comment letter dated 7/26/24 to LAFCO (included in your Agenda Report) with their comments on the draft MSR as follows:

- Page 26 – “No. 7” - The subject area has been identified in the City of Vista’s SOI since 1978. Why would it be appropriate to now change the City of Oceanside’s SOI to include this area after 46 years? The City does not need this area to meet any of its housing obligations as evidenced by our Certified Housing Element, so why now? (This note applies to Item 13(a) on Page 29, as well). The draft document fails to articulate the pressing issue(s) that would be resolved by a change to our current SOI. The issue(s) to be addressed should be understood before significant resources are expended through a future study.

Based on internal discussions with our City Manager and other management staff, along with preliminary information received from LAFCO and shared with us regarding this “Special Study Area” concept, the City of Vista is still not supportive of this concept, and we are unclear on the benefits for either city or necessity for this change at this time to the current SOI boundary affecting both Vista and Oceanside.

Please let me know if questions or if we need to discuss this further, feel free to contact me at (760) 643-5388 or Patsy Chow, Assistant Director of Community Development at (760) 643-5390.

Sincerely,



Joseph Vacca
Director of Community Development

Cc: John Conley, City Manager
Keene Simonds, Executive Officer