



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

SAN DIEGO COUNTY
LOCAL AGENCY FORMATION COMMISSION

REGULAR MEETING AGENDA
Monday, February 3, 2025

Doors Open: 8:00 A.M.
Meeting Starts: 8:15 A.M.

In-Person Participation

County Administration Center
 1600 Pacific Highway, Room 302
 San Diego, California

Video-Teleconference Participation

<https://www.zoom.us/join>

Meeting ID 895 6767 7168 | Passcode 508649
 (669) 900-9128

Video Viewing Only

@sandiegolafco9909

San Diego LAFCO		
Commissioner	Appointing Authority	Affiliation
Chair Stephen Whitburn	Mayor of the City of San Diego	City of San Diego
Vice Chair Barry Willis	Independent Special Districts	Alpine Fire Protection
Jim Desmond	Board of Supervisors	County of San Diego
Joel Anderson	Board of Supervisors	County of San Diego
Kristi Becker	Cities Selection Committee	City of Solana Beach
Jo MacKenzie	Independent Special Districts	Vista Irrigation
Dane White	Cities Selection Committee	City of Escondido
Harry Mathis	Commission	General Public
Alternate David A. Drake	Independent Special Districts	Rincon del Diablo MWD
Alternate Brigette Browning	Commission	General Public
Alternate John McCann	Cities Selection Committee	City of Chula Vista
Vacant	Board of Supervisors	County of San Diego
Alternate Marni von Wilpert	Mayor of the City of San Diego	City of San Diego

Participation Instructions:

In person attendance by the public is welcomed. LAFCO meets in Room 302 in the County Administration Center (1600 Pacific Highway). Three-hour visitor parking is available using the Ash Street entrance. To provide comments on any item, please turn in a speakers slip to LAFCO staff before the item commences.

Remote participation by video or telephone is welcomed through Zoom by following these instructions.

Comments by Video	Comments by Telephone
1. Click or type the link found at the top of the agenda	1. Dial + 1-669-900-9128
2. Type the Meeting ID identified on the top of this agenda followed by the Passcode	2. Dial the Meeting ID identified at the top of the agenda followed by the Passcode
3. Click the raise hand icon	3. Dial *9 to raise your hand
4. LAFCO will announce your name as it appears when it is your turn to speak	4. LAFCO will call out the last 4 digits of your phone number when it is your turn to speak
5. Click the speaker icon to unmute to speak	5. Dial *6 to unmute yourself

All comments – whether provided in person or remotely (video and telephone) – are limited to three minutes for individuals and five minutes for agencies and community organizations. The Chair may adjust the time allowance as they deem appropriate in managing the Commission’s business.

Remote participation by e-mail is also welcomed by sending comments to Commission Clerk Erica Sellen at erica.sellen@sdcounty.ca.gov.

- All e-mails received before 3:00 P.M. one business day before the meeting will be forwarded to the Commission and posted online prior to the start of the meeting. These comments will also be referenced at the meeting.
- All e-mails received after 3:00 P.M. one business day before the meeting and up until the conclusion of the item by the Commission will be noted for the record by LAFCO staff with a good-faith summary and subsequently posted online.

Public Accommodations:

Assistance for the disabled is available by contacting LAFCO staff prior to the meeting. To the extent possible, accommodation requests should be submitted at least 72 hours in advance.

Spanish language translation services are readily available at LAFCO meetings. Translation services covering other languages may be made available upon request at least 72 hours prior to the meeting.

Contact Information:

Erica Sellen
Commission Clerk
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T: 619-321-3380
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1. 8:15 A.M. – CALL TO ORDER BY CHAIR

a) Roll Call of Commissioners Present

b) Pledge of Allegiance

2. STATEMENT (JUST CAUSE) AND/OR CONSIDERATION OF A REQUEST TO PARTICIPATE REMOTELY (EMERGENCY CIRCUMSTANCES) BY A COMMISSIONER, IF APPLICABLE.

3. AGENDA REVIEW

The Executive Officer will summarize the agenda as well as to advise of any requested changes. The Chair will also consider requests from Commissioners.

4. PUBLIC COMMENT AND OPPORTUNITY FOR PUBLIC TO REQUEST DISCUSSION ON CONSENT ITEMS

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's growth management duties/interests but not on the agenda. Three-minute limit. This is also an opportunity for the public to request discussion on a consent calendar item.

5. CONSENT ITEMS

All items calendared as consent are considered ministerial and subject to a single motion approval. The Chair will entertain requests by Commissioners to pull any items for discussion.

a) Approval of Meeting Minutes for December 2, 2024 (action)

The Commission will consider action minutes prepared by the Commission Clerk for the December 2, 2024 meeting. Recommendation to approve as presented. (Pages 7-16)

b) Commission Ratification | Recorded Payments for November and December 2024 (action)

The Commission will review a report identifying all payments made and received for November and December 2024. Recommendation to ratify payments as presented. (Pages 17-26)

c) Progress Report on 2024-2025 Workplan + Proposed Amendments (action)

The Commission will receive a progress report on the adopted workplan, and activities associated with the 30 special projects set for 2024-2025. Recommendation to formally receive the item and approve the proposed amendments as presented. (Pages 27-38)

d) Biennial Report | 2023 & 2024

Sphere of Influence and Municipal Service Review Summary of Actions (information)

The Commission will receive a biennial report chronicling sphere of influence and municipal service review actions in San Diego County. The report covers calendar years 2023 and 2024 and marks the Commission approving 26 distinct sphere actions as well as two municipal service reviews. Recommendation to receive and file as presented. (Pages 39-42)

e) Proposed "Ortega – Olde Highway 80 Change of Organization" | Annexation to the San Diego County Sanitation District (CO19-04) (action)

The Commission will consider a change of organization proposal initiated by landowner petition (Ortega). The proposal seeks Commission approval to annex two partially developed parcels comprising 5.1 acres of unincorporated territory within Lakeside to the San Diego County Sanitation District. Recommendation to adopt the draft resolution conditionally approving the proposal as submitted along with standard approval terms, waiver of protest proceedings, and finding under CEQA. (Pages 43-70)

CONSENT ITEMS CONTINUED...

f) Proposed “Dragovic – Sunset Drive Out-of-Agency Wastewater Services” | City of Vista and 1678 Sunset Drive (OAS24-10b) (action)

The Commission will consider a request by the City of Vista to authorize the extension of out-of-agency wastewater services to an unincorporated parcel within its sphere of influence. The 1.25-acre parcel is developed with a single-family residence. Staff recommends approval of the request and related legal allowance to maintain the current wastewater service agreement along with standard terms. It is also recommended to waive the special condition typically requiring the landowner to file an annexation proposal with LAFCO, based on local conditions. A categorical exemption is recommended to comply with CEQA. (Pages 71-88)

g) Notice of Administrative Approval “Hallam-Lovely Lane Out-of-Agency Wastewater Services” | Buena Sanitation District (OAS25-01) (information)

The Commission will receive notice of an administrative approval by the Executive Officer for the Buena Sanitation District to provide out-of-agency services to an unincorporated parcel. The authorization is specific to wastewater service to an existing single-family residence at 1515 Lovely Lane and premised on abating a public health and safety threat. The approval is limited to the existing primary residential dwelling unit and is termed on the landowner submitting an annexation proposal within one year. Information only. (Pages 89-108)

h) Report on Active Proposals and Related Activities (information)

The Commission will receive a status report on active proposals currently on file as well as anticipated filings based on ongoing discussions with proponents. The item is for information and satisfies LAFCO’s reporting requirement. (Pages 109-122)

6. PUBLIC HEARING ITEMS |

COMMISSIONER DISCLOSURE OF EX PARTE COMMUNICATIONS

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. All public hearing items require verbal disclosures by Commissions regarding any material communications.

a) Establishment of an Interim Sphere of Influence | San Diego Unified Port District (Port of San Diego) (action)

The Commission will consider establishing an interim sphere of influence for the San Diego Unified Port District. The item follows Commission’s March 2024 determination that the Port is an independent special district under LAFCO oversight as well as the December 2024 approval of an MOU outlining next steps. The interim SOI matches the existing sphere designations of the Port’s five member cities —Chula Vista, Coronado, Imperial Beach, San Diego, and National City—and any other territory conveyed to the Port under the Port Act. A permanent SOI will be considered following an inaugural municipal service review covering the Port. A draft resolution establishing the interim SOI and making a CEQA exemption finding is presented, with adoption subject to a 30-day reconsideration period. (Pages 123-166)

7. BUSINESS CALENDAR

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

a) Proposed Policy on Public Member Appointments (discussion)

The Commission will consider approving a policy to establish rules and procedures for making regular and alternate public member appointments. This item ties to the adopted workplan and returns to the Commission with revisions following its draft presentation in December 2024 and a public review and comment period. The proposed policy aims to create a clear, transparent process for appointments with revisions limited and involve expanding candidate eligibility as well as allowing the Commission to draw from a prior recruitment pool under certain conditions. Staff is also forwarding a recommendation by the Cities Advisory Committee for the Commission to consider term limits for public members. Recommendation to approve the proposed policy with any revisions as identified. (Page 167-174)

**b) Proposed Amendments to Rule No. 6 |
Changes to Employee Leave Allowances (action)**

The Commission will consider approving proposed amendments to Rule No. 6 involving sick and vacation leave accruals to align with comparable positions with the County of San Diego. These amendments result from internal discussions aimed at creating administrative consistency with other benefits, such as group insurance, provided to LAFCO employees through the County. This includes increasing the entry vacation accrual rate by two days per year, from 10 to 12 days, for most filled positions at LAFCO. Other changes are detailed. Recommendation to approve. (Pages 175-206)

c) CALAFCO Update and Non-Renewal of Membership in FY2026 (information)

The Commission will receive an update on CALAFCO regarding previously reported governance and administrative concerns. The update substantiates these concerns in greater depth and are marked by increasing Board underperformance and – by direct extension – diminishing membership services. As a result, and consistent with policy delegations and earlier telegraphing, staff intends to provide notice that LAFCO will not renew its annual CALAFCO membership for the upcoming fiscal year. The expected savings totals \$30,000, which staff will redirect towards partnering with other LAFCOs that have and/or expected to take similar actions to leave CALAFCO. Information only with an invitation for Commissioners to discuss and provide feedback. (Pages 207-216)

**d) Update on Current Grant Activities + Related Opportunities |
Sustainable Agricultural Lands Conservation Planning Grant 2.0 (information)**

The Commission will receive an update on its ongoing SALC planning grant – “SALC 2.0” – in partnership with the County of San Diego’s Planning and Development Services (PDS). Since the last update provided in May 2024, LAFCO’s consultant, Agricultural Impact Associates, has completed draft reports for Task 2 (Market Analysis) and Task 3 (Gap Analysis). The focus is now on Tasks 4 (Outreach) and 5 (Strategic Planning), with support from RICK Engineering. The final report is expected by September 2025, in line with the original timeline. Staff is also exploring the possibility of submitting a third grant application to advance a recommendation from the SALC 1.0 report to fund an agricultural liaison position to assist farmers with grant writing and regulatory compliance. This item is presented for information, with an invitation for feedback on SALC 2.0 activities and the merits of pursuing the third grant. (Pages 217-220)

BUSINESS ITEMS CONTINUED...

e) Notice of Administrative Approval of “Benter - Alto Drive Out-of-Agency Services: Wastewater” | City of La Mesa (OAS24-04) (information)

The Commission will receive notice of an administrative approval by the Executive Officer for the City of La Mesa to provide out-of-agency wastewater services to the unincorporated property at 9365 Alto Drive. The approval is limited to serving an existing 1,783 square-foot single-family residence and a planned accessory dwelling unit (ADU). This decision addresses a public health and safety threat, as the current septic system is near the end of its lifespan, unable to support the ADU, and the existing collection system can accommodate the connection without new infrastructure. Information only with a request for discussion to ensure the administrative approval and associated public health and safety determination is appropriate going forward. (Pages 221-240)

f) Chair and Vice Chair Appointments (action)

The Commission will consider making officer appointments and select a chair and vice chair consistent with adopted policy. The appointees will serve the balance of 2025 consistent with policy unless otherwise specified. (Pages 241-242)

8. EXECUTIVE OFFICER REPORT

9. COMMISSIONER ANNOUNCEMENTS & REQUESTS FOR FUTURE ITEMS

10. ADJOURNMENT

Attest to Posting:

Erica Sellen
Commission Clerk