



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

AMENDED

**SAN DIEGO COUNTY
 LOCAL AGENCY FORMATION COMMISSION**

**REGULAR MEETING AGENDA
 Monday, March 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
Joel Anderson	Board of Supervisors	County of San Diego
Kristi Becker	Cities Selection Committee	City of Solana Beach
Jim Desmond	Board of Supervisors	County of San Diego
Jo MacKenzie	Independent Special Districts	Vista Irrigation
Harry Mathis	Commission	General Public
Dane White	Cities Selection Committee	City of Escondido
Alternate Brigette Browning	Commission	General Public
Alternate David A. Drake	Independent Special Districts	Rincon del Diablo MWD
Alternate John McCann	Cities Selection Committee	City of Chula Vista
Alternate Marni von Wilpert	Mayor of the City of San Diego	City of San Diego
Alternate – Vacant	Board of Supervisors	County 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.
- 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
2550 Fifth Avenue, Suite 725
San Diego, California 92103
T: 619-321-3380
F: 619-404-6508
E: erica.sellen@sdcounty.ca.gov

1. 8:15 A.M. – CALL TO ORDER BY CHAIR

- a) Roll Call of Commissioners Present
- b) Pledge of Allegiance
- c) Statement (Just Cause) and/or Consideration of a Request to Participate Remotely (Emergency Circumstances) By A Commissioner, If Applicable.

2. COMMENDATION FOR COMMISSIONER HARRY MATHIS

The Commission will recognize Commissioner Harry Mathis for his 30 years of exemplary service to the Commission as regular public member.

3. AGENDA REVIEW

The Executive Officer will summarize the agenda as well as to advise of any requested changes. Any supplemental communications received will also be addressed. The Chair will also consider requests from Commissioners to rearrange any agenda items.

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 February 3, 2025 (action)

The Commission will consider action minutes prepared by the Commission Clerk for the February 3, 2025 meeting. Recommendation to approve as presented. (Pages 7-18)

b) Commission Ratification | Recorded Payments for January 2025 (action)

The Commission will review a report identifying all payments made and received for January 2025. Recommendation to ratify payments as presented. (Pages 19-26)

c) Budget Update for 2024-2025 | Second Quarter Actuals + Year-End Projections (action)

The Commission will review a report comparing budgeted and actual amounts for the second quarter of 2024-2025 and related end-year projections. No amendments are proposed. The report is presented for formal acceptance and filing. (Pages 27-32)

d) Progress Report on 2024-2025 Workplan (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. (Pages 33-44)

e) Notice of Administrative Approval | “Lopez – Bear Valley Parkway Out-of-Agency Wastewater Services with the City of Escondido” (OAS25-03) (information)

The Commission will receive notice of an administrative approval by the Executive Officer authorizing Escondido to provide out-of-agency wastewater services to an unincorporated property at 455 Bear Valley Parkway due to a failing septic system. The approval is for an existing single-family residence and accessory dwelling unit. Approval is termed on the landowner submitting an annexation proposal within one year. The project is exempt from

CONSENT ITEMS CONTINUED...

Item 5e Continued

further environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15269(c). Information only. (Pages 45-72)

f) 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 73-86)

g) Support Services Provided by the County of San Diego and Recent Costs (information)

The Commission will receive an informational report on support services provided by the County of San Diego and associated reimbursement costs made over the last five fiscal years. The report responds to an earlier request by the Commission. The report is for information only with the opportunity for the Commission to pull for discussion as needed. (Pages 87-104)

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) Proposed Draft Workplan and Budget for 2025-2026 (action)

The Commission will consider the Executive Officer's recommendations for a proposed draft workplan and budget for 2025-2026. The workplan continues to list 30 special projects in priority order with several continuing from the current workplan - including municipal service reviews of wholesale water service providers and healthcare districts. Proposed additions include commencing a new municipal service review on the San Diego Unified Port District and launching a pilot grant program. The draft budget totals \$3.164 million, reflecting an 8.6% increase and accommodate targeted enhancements in both salaries/benefits and services/supplies. Local agency apportionments are proposed to increase by 7.6%, with the balance covered by reserves. Commission approval will begin a public review period, with final proposed versions presented in May. (Pages 105-120)

b) Proposed "Huang-Mt. Whitney Road Change of Organization" | Expansion of Rincon del Diablo MWD's Activated Wastewater Service Area and Conforming Sphere of Influence Action (CO24-09) (action)

The Commission will consider a change of organization proposal initiated by landowner petition to expand Rincon del Diablo MWD's activated wastewater service area to include 0.91 acres of unincorporated land in the Harmony Grove community. The territory is within Rincon MWD's jurisdiction and primary sphere but outside the activated wastewater service area and secondary sphere. The proposal aims to establish wastewater service for a planned single-family residence. Staff recommends conditional approval, including a conforming amendment to the secondary sphere and waivers for a new municipal service review and protest proceedings as detailed. It is separately recommended the Commission make exemption findings under the under the CEQA. (Pages 121-154)

7. BUSINESS CALENDAR

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

a) **Draft Proposed Policy | Financial Accounting and Internal Controls (discussion)**

The Commission will review a draft proposed policy to establish rules and procedures for financial accounting and reporting. The draft, prepared as part of the adopted workplan, incorporates recommendations from LAFCO's outside auditor. It draws on best practices from similarly sized local agencies and addresses reporting roles, account management, capitalization thresholds, and fraud prevention. The draft is being presented for Commission review and discussion with staff incorporating feedback in finalizing a version for formal consideration at a future meeting. (Pages 155-164)

b) **Proposed "Lank – Poinsettia Avenue Out-of-Agency Wastewater Services" | Buena Sanitation District (OAS25-04) (action)**

The Commission will consider a request by the Buena Sanitation District to provide out-of-agency wastewater services to a 0.51-acre parcel within the City of San Marcos, located at 806 Poinsettia Avenue. The request to extend wastewater services is to support the construction of an additional single-family residence and two accessory dwelling units. Staff recommends approval with standard terms and waiving the common requirement for the landowner to file an annexation proposal with LAFCO given local conditions. A categorical exemption is also recommended to ensure compliance with CEQA. (Pages 165-178)

c) **Update on Implementing Report Recommendations from University of California Berkeley to Expand LAFCOs' Effectiveness (discussion)**

The Commission will receive an update on staff activities advancing recommendations from a UC Berkeley report on LAFCOs' effectiveness. Presented in March 2024, the report focuses on strengthening relationships between State regulators, LAFCOs, and local communities to ensure safe drinking water, particularly through municipal service reviews and water system consolidations. Staff, in collaboration with the author and other stakeholders, is developing legislative amendments to address key recommendations, including expanding LAFCOs' authority to initiate annexations for public health-related water and wastewater services. The update is for informational with an opportunity for Commission input. (Pages 179-204)

d) **Support for Assembly Bill 259 | Remote Participation for Local Agencies (discussion)**

The Commission will consider supporting Assembly Bill (AB) 259, introduced by Assemblywoman Blanca Rubio, which seeks to remove the January 1, 2026, sunset date from provisions in the Ralph M. Brown Act (AB 2449). AB 259 would allow local agencies to continue using alternative teleconferencing procedures for remote participation during emergencies or for "just cause." (Pages 205-212)

8. EXECUTIVE OFFICER REPORT

9. COMMISSIONER ANNOUNCEMENTS & REQUESTS FOR FUTURE ITEMS

10. ADJOURNMENT

Attest to Posting:

Erica Sellen
Commission Clerk

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