



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, August 4, 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
Paloma Aguirre	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
Vacant	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 Monica Montgomery Steppe	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.
- 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.

The Commission may proceed with the meeting, even where there is a disruption that prevents the Commission from broadcasting the meeting to members of the public or from receiving public comment from members of the public using a call-in option or internet-based service option, unless such disruption prevents a member of the Commission is participating under Government Code Section 54953, subdivision (e) or (f).

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

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. Any supplemental communications received will also be disclosed. The Chair will also consider requests from Commissioners to rearrange any agenda items.

4. PUBLIC EXPRESSION 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 June 2, 2025 (action)

The Commission will consider action minutes prepared by the Commission Clerk for the June 2, 2025 meeting. Recommendation to approve as presented. (Pages 9-22)

b) Commission Ratification | Recorded Payments for May and June 2025 (action)

The Commission will review a report identifying all payments made and received for May and June 2025. Recommendation to ratify payments as presented. (Pages 23-34)

c) Approval of Independent Audit Expense for 2024-2025 (action)

The Commission will consider approval of an independent audit expense of \$12,950 with Davis Farr, LLP for financial statement auditing services covering the 2024-2025 fiscal year. The proposed one-year audit services contract with Davis Farr is intended to serve as a bridge arrangement allowing LAFCO to proceed with a planned competitive bidding process later this year to establish a multi-year contract beginning with fiscal year 2025-2026 consistent with the adopted workplan. Recommendation to approve. (Pages 35-44)

d) 2025-2026 Workplan Status (action)

The Commission will receive its first update on the adopted 2025-2026 workplan. One month into the fiscal year, 10 of the 30 special projects are substantively underway, with the majority focusing on high-priority items carried over from the previous fiscal year. Status updates on all 30 projects are provided. Recommendation to receive and file. (Pages 45-50)

e) Report on Applicant Proposals (information)

The Commission will receive a status report on active applicant proposals and requests 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 51-66)

CONSENT ITEMS CONTINUED...

f) Notice of Administrative Approval |

“Goodwin–Pine Valley Improvement Club Out-of-Agency Wastewater Services” with the San Diego County Sanitation District (OAS25-13) (information)

The Commission will receive notice of an administrative approval authorizing San Diego County Sanitation District to provide out-of-agency wastewater service to an unincorporated property located within its sphere of influence at 28890 Old Highway 80 (APN 410-120-07) in Pine Valley. The approval includes a public health finding and is conditioned on the landowner submitting an annexation proposal within one year. The project is exempt from further environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15269(c). This is an informational item only, as required under policy. (Pages 67-80)

g) Proposed “Balazs-Artesian Breeze Way Change of Organization” |

Annexation to Rancho Santa Fe CSD and Related Actions (CO25-07) (action)

The Commission will consider a change of organization proposal initiated by landowner petition to annex 2.4 acres to the Rancho Santa Fe Community Services District (CSD). The affected territory as submitted consists of one undeveloped parcel located within the unincorporated community of Del Sur and lies entirely within the agency’s existing sphere of influence (APN 267-147-06). The purpose of the proposal is to make public wastewater service available to the affected territory to accommodate the planned development of a single-family residence; other CSD services – including security and underground utilities – are not part of the proposal. Staff recommends conditional approval of the proposal as submitted without modifications. It is also recommended the Commission waive protest proceedings and find the project exempt from under State CEQA Guidelines Section 15319. (Pages 81-110)

h) Report on Recent Committee Meeting |

Special Districts Advisory Committee’s July 18, 2025 Meeting (information)

The Commission will receive a report on the most recent meeting of its Special Districts Advisory Committee held on July 18th. The report is in the form of draft minutes and is being presented consistent with an earlier request by Commissioner MacKenzie. Information only. (Pages 111-120)

i) Legislative Report (information)

The Commission will receive an update on active legislation relevant to the agency's regulatory and planning responsibilities. The item is being presented for information with the opportunity for the Commission to pull for discussion and provide additional feedback. Information only. (Pages 121-142)

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.

PUBLIC HEARING ITEMS CONTINUED...

a) Appointment of a Public Member and Other Possible Actions (action)

The Commission will revisit consideration of filling the vacant regular public member position. This item has been placed on the agenda at the request of Vice Chair Willis for the specific purpose of reconsidering an unsuccessful motion from the June meeting to appoint Brigitte Browning to the regular seat and fill the resulting alternate seat vacancy with Eileen Delany. A successful appointment to any public member seat on LAFCO requires meeting two thresholds: a majority vote among the four membership categories (County of San Diego, City of San Diego, cities, and special districts) and at least one affirmative vote from each category. (Pages 143-174)

b) Proposed “Nakano Development Project Reorganization” | Annexation to the City of San Diego with Concurrent Detachment from City of Chula Vista and Otay Water District with Related Actions (RO25-08) (action)

The Commission will consider a reorganization proposal initiated by resolution of the City of San Diego as part of a negotiated boundary change with the City of Chula Vista. The principal request involves annexing approximately 23.8 acres to San Diego with concurrent detachments from Chula Vista and the Otay Water District. The affected territory consists of one undeveloped legal parcel located along the southern boundary of Chula Vista immediately north of San Diego near the I-805 crossing at Palm Avenue (624-071-02). The reorganization's purpose is to facilitate a planned 221-unit residential subdivision (“Nakano”) that has been entitled by both municipalities with San Diego identified as the preferred service provider due to Chula Vista's access limitations. Staff recommends conditional approval of the proposal as submitted with conforming sphere of influence amendments for all three affected agencies. Staff further recommends the Commission waive protest proceedings and Policy L-106 (municipal service reviews) as well as adopt findings paralleling the EIR adopted by Chula Vista. (Pages 175-266)

c) Proposed “Valiano – Eden Hills LLC Project: Out-of-Agency Wastewater Services” and Related Actions | City of Escondido (OAS19-26) (action)

The Commission will consider the first of two requested approvals associated with the planned 243-unit "Valiano" residential development in the Harmony Grove unincorporated community. The first requested approval is to authorize the City of Escondido to extend out-of-agency wastewater service covering the entire 239.0-acre project site. Staff recommends approval of the request along with conforming sphere of influence amendments to the City of Escondido (addition) and City of San Marcos (removal). Staff also recommends the Commission apply standard approval conditions except for the otherwise standard practice of requiring the landowner to submit an annexation proposal based on local conditions as detailed. Staff further recommends the Commission waive Policy L-106 and adopt parallel findings to the Environmental Impact Report adopted by the County of San Diego in approving the underlying development project. A list of affected parcel numbers is on file. (Pages 267-318)

- * The second requested approval involves a reorganization involving an approximate 10 acre portion of the affected territory to detach from the Rancho Santa Fe Fire Protection District and concurrently annex to the San Marcos Fire Protection District. This second request will be taken up by the Commission at a future meeting with new noticing.

7. BUSINESS CALENDAR

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

a) Outside Audit Report on Fiscal Year 2023-2024 (action)

The Commission will receive an outside audit report on the financial statements for fiscal year 2023-2024. The audit was performed by O'Connor & Associates (Novato) and concludes all tested transactions were accompanied by sufficient documentation and no material weaknesses were identified. The audit report and accompanying management letter are presented to the Commission for formal acceptance and filing and to provide direction to staff on related matters moving forward. (Pages 319-366)

b) Proposed “450 and 452 Bear Valley Parkway Out-of-Agency Wastewater Services” | City of Escondido (OAS24-16) (action)

The Commission will consider a request from the City of Escondido to extend out-of-agency wastewater service to an unincorporated 0.6-acre parcel located entirely within the agency's sphere of influence. The affected territory is currently developed with two single-family residences – each assigned its own street address at 450 and 452 Bear Valley Parkway (APN 239-060-05). This request relates to a prior administrative approval granted by the Executive Officer in August 2021 authorizing a wastewater connection to the original residence at 450 Bear Valley Parkway. The current request seeks to authorize out-of-agency wastewater service to a new second single-family residence at 452 Bear Valley Parkway and in doing so facilitate a pending Senate Bill 9 lot split. Staff recommends approval of the request and related service allowances to accommodate accessory dwelling units for both single-family residences. Staff further recommends the Commission forgo the practiced condition requiring the landowner to submit an annexation proposal based on local conditions as detailed. A categorical exemption from environmental review is also recommended pursuant to the CEQA. (Pages 367-390)

c) Update on High Priority Project |

Municipal Service Review on the San Diego Association of Governments (discussion)

The Commission will receive an update on its scheduled municipal service review of the San Diego Association of Governments (SANDAG) – one of 10 high-priority projects included in the approved work plan. This item is being provided consistent with earlier Commission direction to receive regular updates on the status of high-priority projects during the administrative process and in doing so help ensure the scope of work and planned deliverables align with Commission expectations. The update is provided for information with an opportunity to provide feedback to staff with the current expectation of delivering a complete draft report as early as April 2026. (Pages 391-394)

8. EXECUTIVE OFFICER REPORT

9. COMMISSIONER ANNOUNCEMENTS & REQUESTS FOR FUTURE ITEMS

10. CLOSED SESSION

a) Conference with Legal Counsel – Existing Litigation:

Government Code section 54956.9(d)(1)

Case name: *City of San Diego v. San Diego County LAFCO et al*

(San Diego Superior Court Case No. 25CU031043C).

11. ADJOURNMENT

Attest to Posting:

Erica Sellen
Commission Clerk

Blank for Photocopying