

SAN DIEGO LAFCO



**COMMISSION MEETING
AUGUST 4, 2025**

SAN DIEGO LAFCO

Agenda Item No. 6a

**Appointment of Regular Public Member
and Other Possible Actions**



8/4/2025

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**Agenda Item No. 6a
Questions/Comments?**



8/4/2025

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Agenda Item No. 6b

Nakano Development Project Reorganization



8/4/2025

Background



- One vacant 23.8-acre parcel within City of Chula Vista
- Plans to develop up to 221 (mixed) dwelling unit
- Annexation, detachment, & SOI amendments
 - City of Chula Vista (-)
 - Otay Water District (-)
 - City of San Diego (+)

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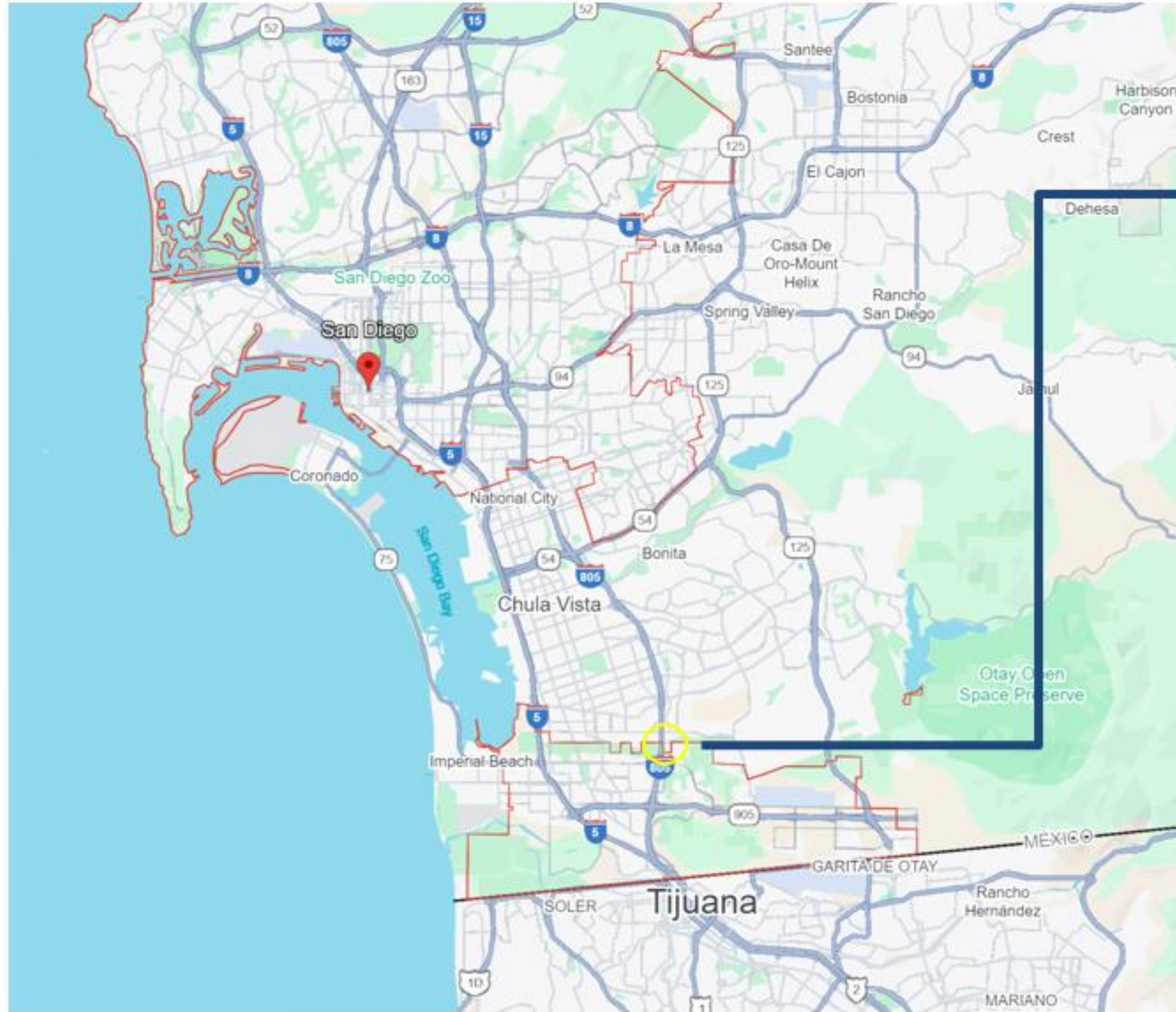
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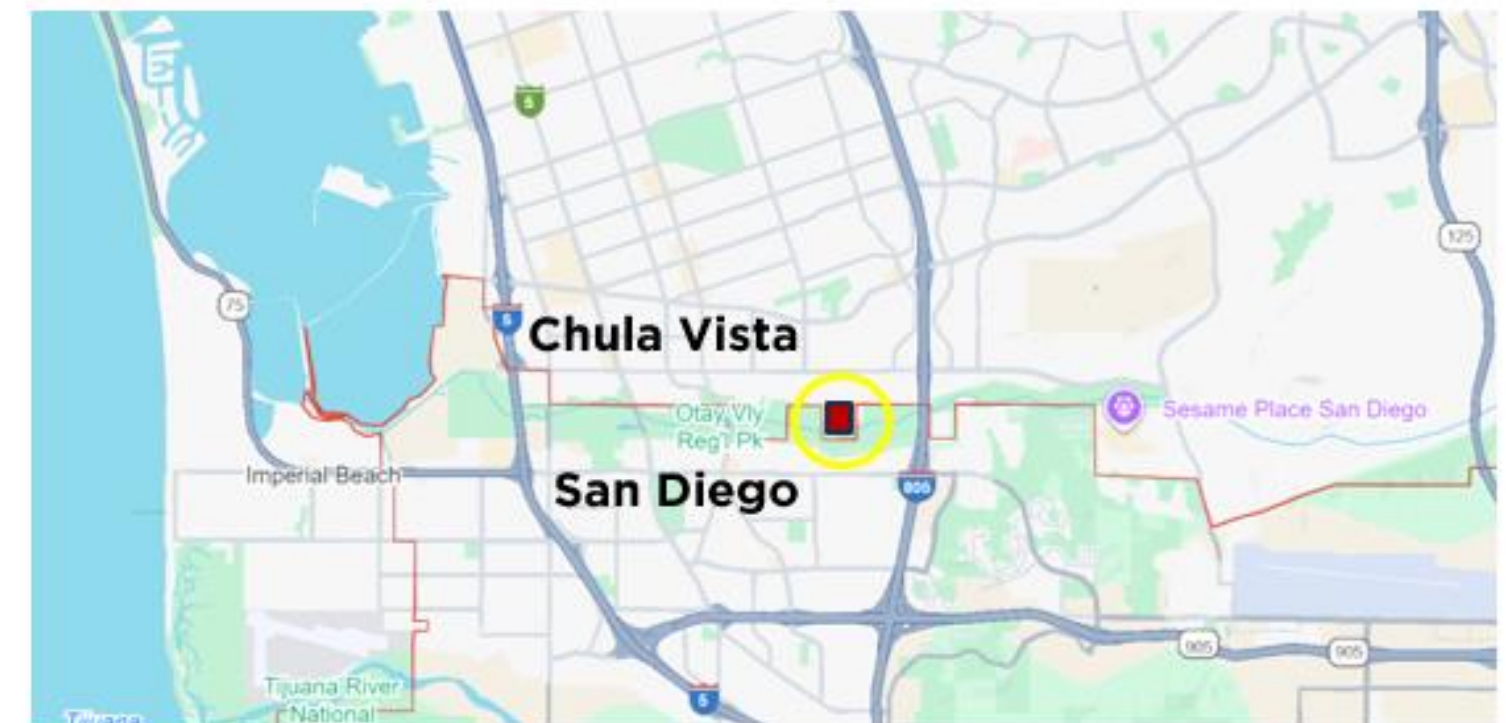


Proposed “Nakano Development Project Reorganization”

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Primary Access provided through City of San Diego



Qualifiers and Recommendations



Qualifiers

- Sphere of Influence Amendments Needed
- Policy L-106 (MSR 5+ Years Old)
- Waiver is Appropriate, Limited Impact

Recommendations

- 1) Approve Proposal and Suggested SOI Amendments
- 2) Waive Protest Proceedings
- 3) Waive Policy L-106 (MSR Requirement)
- 4) Make Exemption Findings as Detailed Under CEQA

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Agenda Item No. 6b
Questions/Comments?



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Agenda Item No. 6c

Proposed “Valiano - Eden Hills LLC Project Out-of-Agency Wastewater Services” and Related Actions City of Escondido



8/4/2025



Background

Out-of-Agency Service Request: Wastewater + Conforming SOI

- 13 parcels/239.0 unincorporated acres near Harmony Grove
- Proposed “Valiano” development - 243 single-family residences
- County designated land use: (SR-0.5)

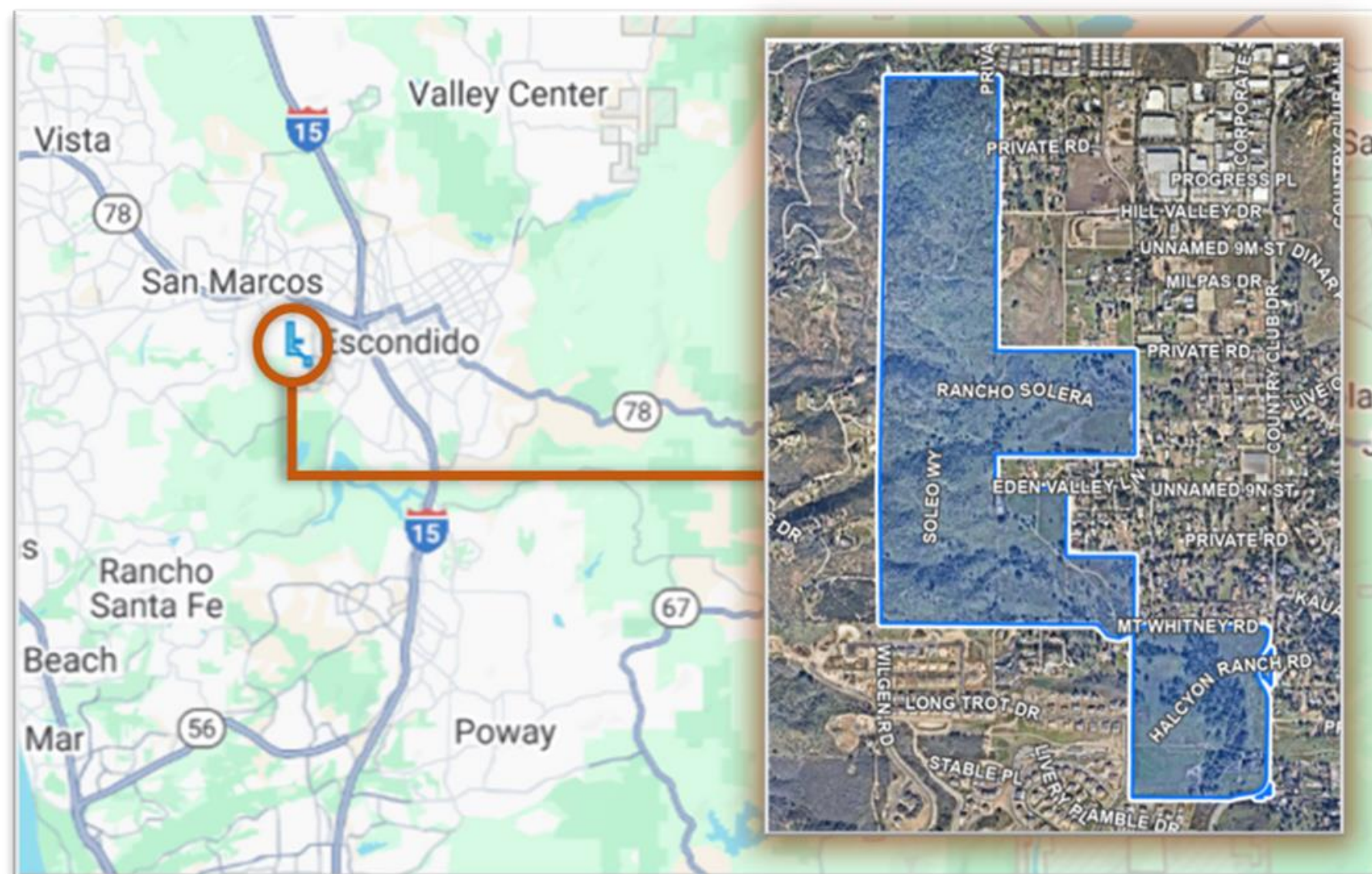
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Criteria in Approving OAS Agreement



1 Need for Service

2 Availability of infrastructure

3 OAS vs. Annexation

4 Public Health Finding vs. SOI
Amendment

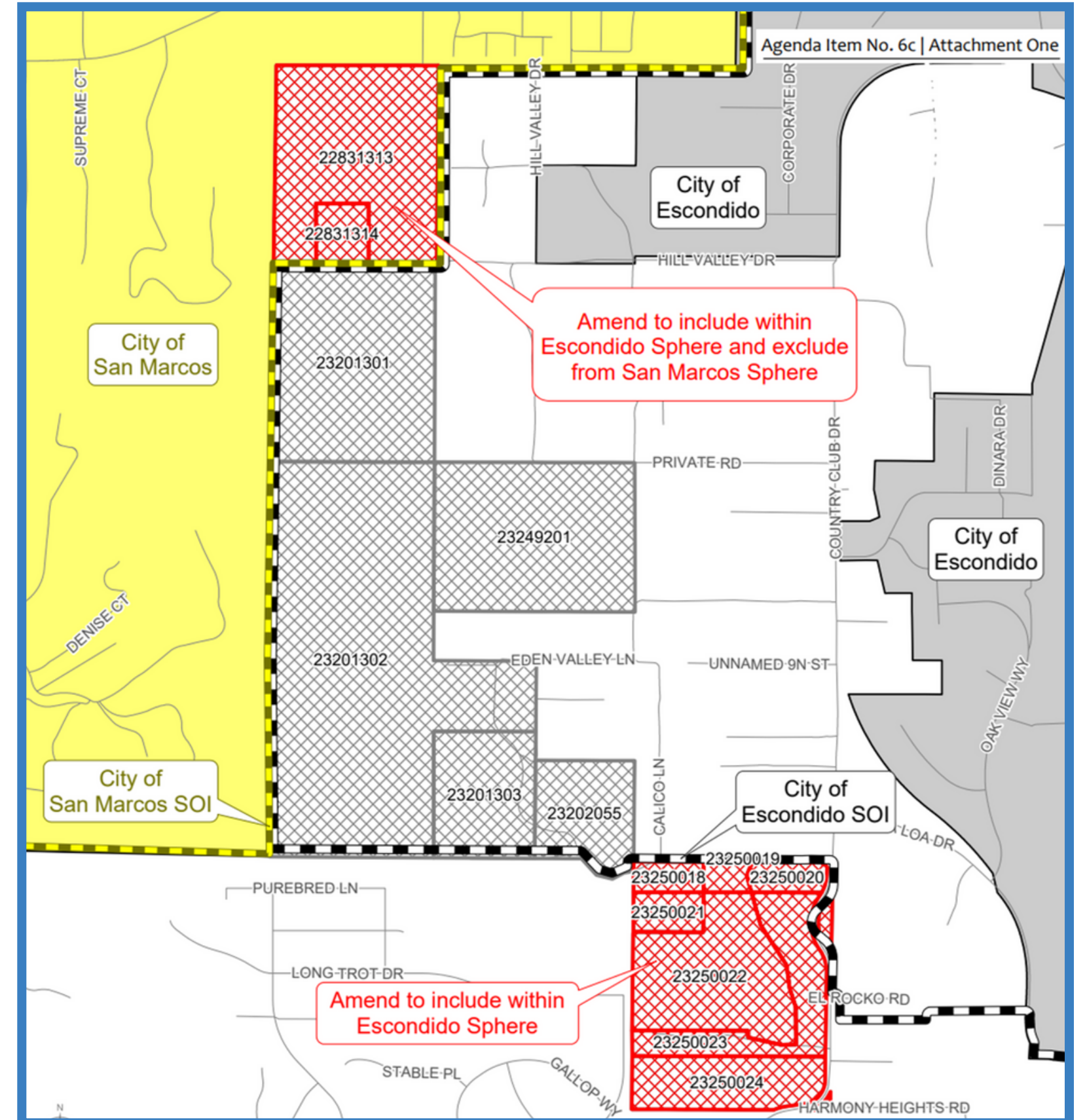
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Recommendations



- 1** Approve the requested out-of-agency wastewater service authorization allowing the City of Escondido to serve the affected territory
- 2** Approve the conforming sphere amendments
- 3** Authorize the EO to waive L-106 and make required CEQA filings

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Agenda Item No. 6c
Questions/Comments?



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COMMISSION MEETING
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Agenda Item No. 7a

Outside Audit Report on FY2024



8/4/2025

AUDIT TAKEAWAYS

\$1.708M

Current Fund Balance
(Entirely Unrestricted)

5.9%

Growth Rate
(\$94,638 increase)

Audit Quality

- ✓ All transactions properly documented
- ✓ No adjustments required during audit
- ✓ Sound accounting practices confirmed



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Agenda Item No. 7a
Questions/Comments?



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**COMMISSION MEETING
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Agenda Item No. 7b

**Proposed “452 Bear Valley Parkway Out-of-Agency
Wastewater Services” | City of Escondido**



8/4/2025

Background



Out-of-Agency Service Request: Wastewater

- 0.6-acre unincorporated parcel adjacent to Escondido's SOI
- Parcel developed with 2 SFRs via SB-9 lot split
- County designated land use: (VR-2)

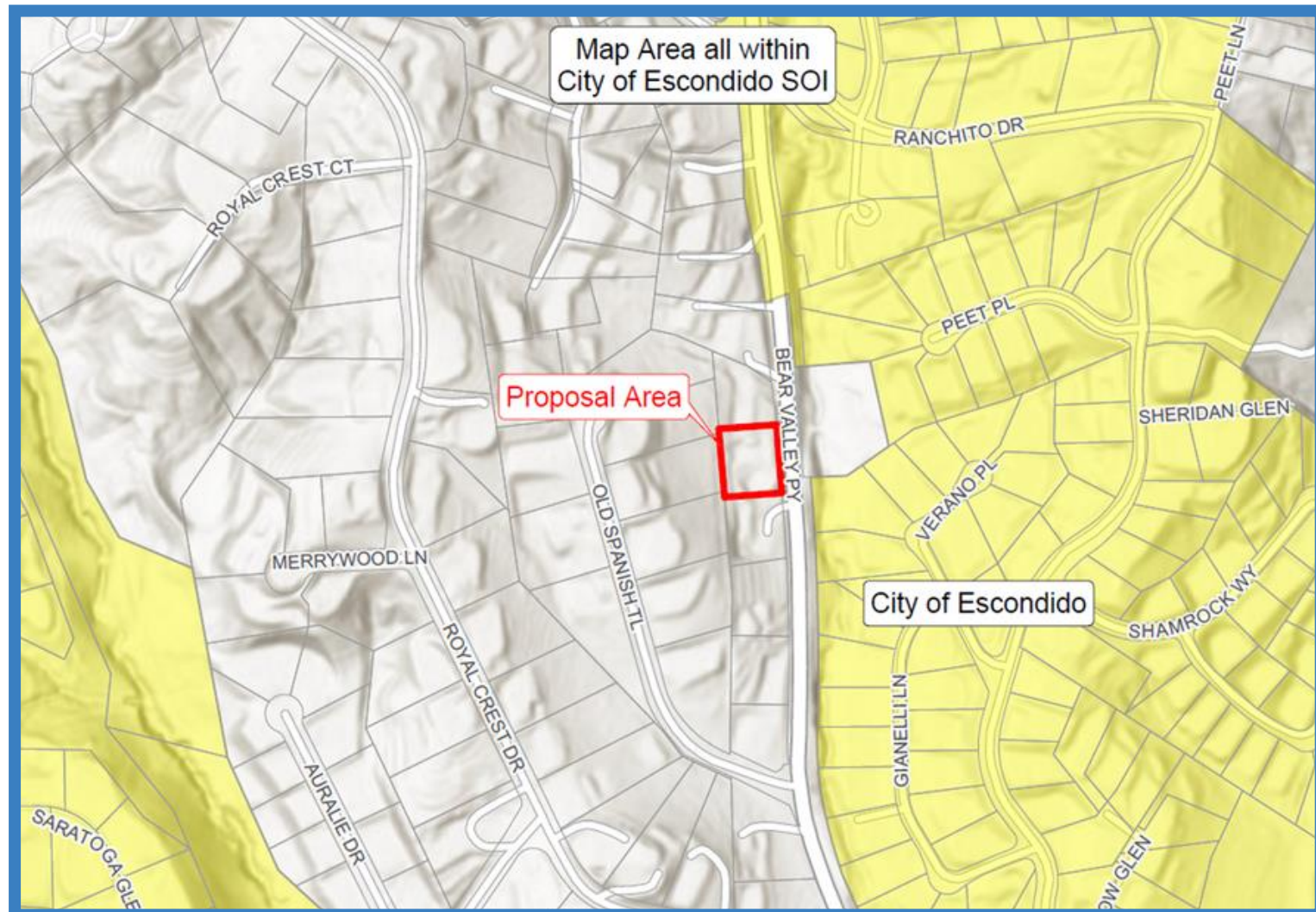
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Criteria in Approving OAS Agreement



1. OAS vs. Annexation
2. Availability & Adequacy of Service
3. Discretionary Conditions (if any)

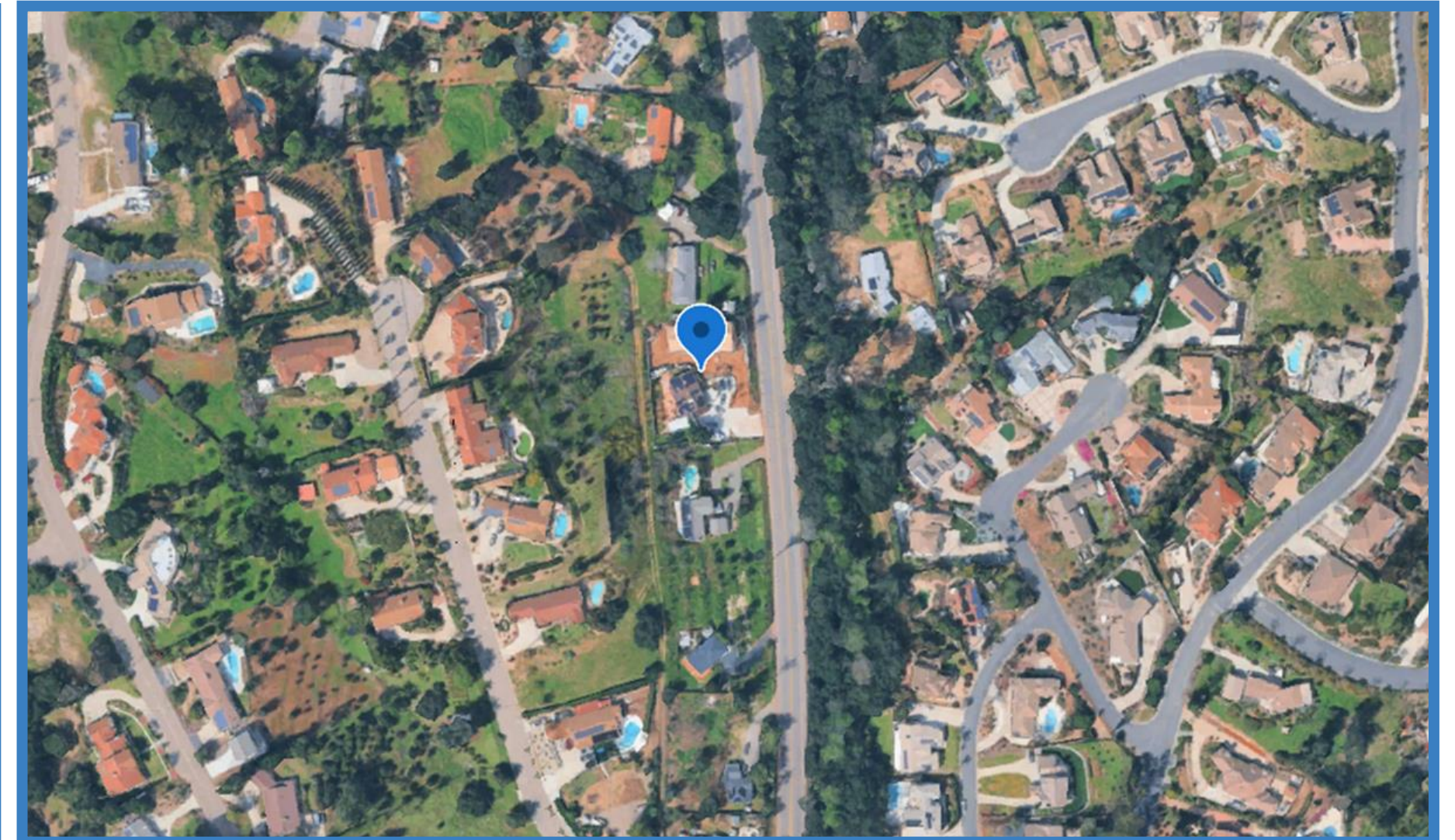
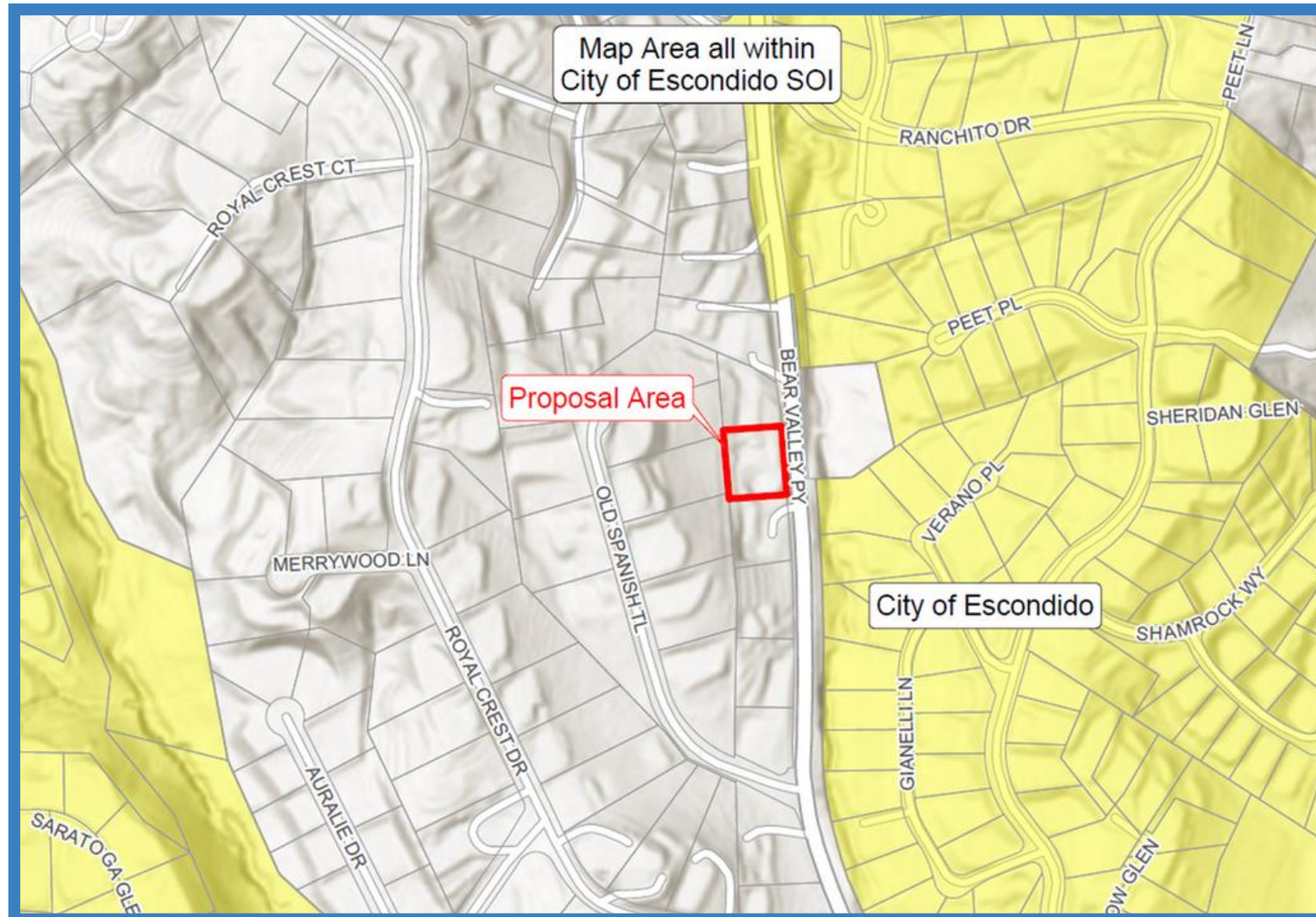
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Recommendations



- 1 Approve the requested out-of-agency wastewater service authorization allowing the City of Escondido to serve the affected territory, as well as related service allowances to accommodate accessory dwelling units for both single-family residences.
- 2 Authorize the EO to file CEQA Notice of Exemption (15268)

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Agenda Item No. 7b
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Agenda Item No. 7c
SANDAG MSR Update



8/4/2025

Background



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Cortese-Knox Hertzberg (CKH) Act

- § 56378 – Special Studies
- § 56430 – Municipal Service Reviews

The Contours of Regional Growth

How Different Agencies Shape Development and Transportation Patterns in the San Diego Region



Prepared for the San Diego County Local Agency Formation Commission
By William Fulton Group | June 2024

Background



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LAFCO included Municipal Service Review of SANDAG in 2024-2025 work plan.

SANDAG serves as the region's:

- Council of Governments
- Metropolitan Planning Organization
- Regional Transportation Planning Agency
- Administrator of TransNet funds
- Design and Construction Lead for Regional Transportation Projects



Scope of MSR

1 SANDAG performs an unusually wide range of regional
2 functions, thanks to structure created by AB 1703 (Peace, 2002)
3 and amended by AB 805 (Gonzalez, 2017)

4

LAFCO MSR focuses on three functions:

- 5 • Transportation
- 6 • Housing
- 7 • Climate Adaptation
- 8

Areas of Emphasis



- SANDAG's evolving organizational role
 - Critical time for SANDAG: New leadership, new draft Regional Plan has been released
- Agency's unique set of responsibilities, including design and construction and TransNet administration
 - MSR will track progress of TransNet projects

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Current Status



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- LAFCO has met with SANDAG staff 8 times during this process
- SANDAG has provided much valuable information and assistance
- Complete draft report expected Spring 2026

Areas of Emphasis



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- Evaluation of SANDAG's methods for tracking and reporting two aspects of performance:
 1. Project delivery, especially TransNet project (outputs)
 2. Regional impact (outcomes) on such topics as VMT, congestion relief, etc.

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CURRENTLY IN CLOSED SESSION

LIVE STREAM WILL RETURN SOON...



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