



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, October 6, 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
Brigitte Browning	Commission	General Public
Jo MacKenzie	Independent Special Districts	Vista Irrigation
Dane White	Cities Selection Committee	City of Escondido
Alternate Eileen Delaney	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, advise on any requested changes, and disclose any supplemental communications received. The Chair will also consider requests from Commissioners to rearrange agenda items.

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

Opportunity for members of the public to speak on any subject matter within the Commission's growth management duties and interests that is not on the agenda. Speakers are limited to three minutes. This is also an opportunity to request discussion on a consent calendar item.

5. CONSENT ITEMS

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

a) Approval of Meeting Minutes for August 4, 2025 (action)

The Commission will consider action minutes from the August 4, 2025 meeting prepared by the Commission Clerk. Staff recommends approval as presented. (Pages 7-20)

b) Commission Ratification | Recorded Payments for July and August 2025 (action)

The Commission will review a report of all payments made and received for July and August 2025. Staff recommends ratifying payments as presented. (Pages 21-32)

c) 4th Quarter Budget Report for 2024-2025 | Close of the Fiscal Year and Corrective Amendments (action)

The Commission will review a fourth quarter budget report for 2024-2025. The Commission ended with a net deficit of (\$121,839), or (4.4%), primarily due to higher-than-budgeted professional service costs. Staff recommends accepting the report and approving close-of-year amendments to ensure all expense units have authorized balances. (Pages 33-38)

d) Proposed Fund Balance Designations for 2025-2026 (action)

The Commission will conduct its annual review of fund balance designations for the new fiscal year. As of July 1, 2025, the total spendable cash fund balance is \$1,671,791. Staff proposes maintaining the same designations as the prior fiscal year with one exception: releasing \$100,000 from committed to unassigned funds. This adjustment ensures the agency meets its minimum fund balance benchmark of at least 33% of operating costs in unassigned funds. Staff recommends approval. (Pages 39-44)

CONSENT ITEMS CONTINUED...

e) Proposed “Miller & Hall – Vulcan Avenue Change of Organization” | Annexation to Leucadia Wastewater District (CO25-10) (action)

The Commission will consider a change of organization proposal initiated by Leucadia Wastewater District on behalf of interested landowners. The proposal seeks to annex 0.22 incorporated acres within the City of Encinitas to Leucadia consisting of one developed parcel at 327 North Vulcan Avenue (256-300-40). The annexation would establish public wastewater service for an existing single-family residence currently served by an on-site septic system and accommodate a planned accessory dwelling unit. Staff recommends conditional approval with a boundary modification to include an adjacent 0.01-acre parcel (256-300-39) comprising the driveway. Staff also recommends waiving protest proceedings and finding the project exempt under State CEQA Guidelines Section 15303(a). (Pages 45-80)

f) Notice of Administrative Approval | “Iannacone–La Cruz Drive Out-of-Agency Wastewater” City of La Mesa (OAS24-06) (information)

The Commission will receive notice of an administrative approval authorizing the City of La Mesa to provide out-of-agency wastewater service to an unincorporated property within its sphere of influence at 4950 La Cruz Drive (495-200-07). The authorization is limited to an existing single-family residence based on documentation of a public health threat from a failed septic system. The approval waives the standard annexation requirement given local conditions as detailed. The project is exempt from environmental review under CEQA Guidelines Section 15269(c). Information only. (Pages 81-98)

g) Request to Release Approval Condition | “County Service Area No. 135 Islands Reorganization” (RO16-20) (action)

The Commission will consider its Executive Officer's request to remove a condition from a previously approved five-agency reorganization affecting integrated fire protection, rescue, and emergency medical services for 21,000 acres of unincorporated land in eastern San Diego County. The still-active condition requires the County of San Diego to initiate annexation of 3,274 acres to County Service Area (CSA) No. 69 for ambulance transport services, but subsequent events have rendered it moot as detailed. (Pages 99-110)

h) Report on Applicant Proposals (information)

The Commission will receive a status report on active and anticipated applicant proposals. This is an informational item that satisfies LAFCO's reporting requirement. Information only. (Pages 111-126)

i) 2025-2026 Workplan Status (action)

The Commission will receive an update on the adopted 2025-2026 workplan and related activities. As the fiscal year enters the second quarter, 10 of 30 special projects are substantively underway, with most activity focused on the Commission's top 10 priorities including municipal service reviews of wholesale water providers, local healthcare districts, and SANDAG. Staff recommends receiving and filing the report. (Pages 127-138)

CONSENT ITEMS CONTINUED...

j) Cost-of-Living Adjustments and Related Benefit Changes (action)

The Commission will consider a compensation package aligned with recent County of San Diego actions, including 3.0% annual COLAs for all eight budgeted positions over three fiscal years (FY 2025 to FY2028) and annual increases to flexible benefit allocations starting January 1, 2026. The package will cost an estimated \$148,000 over three years. Staff recommends approval. (Pages 139-168)

k) Legislative Report (information)

The Commission will receive an update on active legislation relevant to the agency's regulatory and planning responsibilities. Information only. (Pages 169-174)

l) Request to Join an Amicus Brief in Support of Monterey LAFCO (action)

The Commission will consider a request from Monterey LAFCO to join an amicus brief supporting an appeal of a trial court decision with potential precedent-setting implications for all LAFCOs. The request includes contributing up to \$1,200 toward proportional funding of the legal filing to be prepared by Nossaman LLP. Staff recommends approval based on the benefit of establishing legal precedent affirming that LAFCO actions need only be supported by substantial evidence under LAFCO law, rather than more restrictive standards that could limit LAFCO authority. (Pages 175-212)

m) Report on Recent Committee Meeting |

Cities Advisory Committee's September 18, 2025 Meeting (information)

The Commission will receive a report on the most recent meeting of its Cities Advisory Committee held on September 18th. Information only. (Pages 213-222)

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 "Valiano – Eden Hills Reorganization" |

Annexation to the San Marcos Fire Protection District, Detachment from Rancho Santa Fe Fire Protection District and Related Actions (RO/OAS19-26) (action)

The Commission will consider a landowner-initiated reorganization proposal to accommodate the planned 243-unit "Valiano" residential development in Harmony Grove. The proposal involves detaching approximately 11 acres consisting of one parcel located at 1805 Country Club Drive (232-500-24) from the Rancho Santa Fe Fire Protection District (FPD) and annexing it to San Marcos FPD to place the entire 239-acre project site under one fire agency's jurisdiction. Staff recommends conditional approval with a conforming sphere of influence amendment for Rancho Santa Fe FPD. Conditions include requiring the two subject agencies to submit an out-of-agency service agreement as detailed. Staff also recommends waiving protest proceedings and Policy L-106, which would otherwise require a new municipal service review to be prepared. CEQA findings are also proposed. (Pages 223-258)

7. BUSINESS CALENDAR

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

a) Proposed “Brown – Quarry Road LLC Change of Organization” |

Annexation to San Diego County Sanitation District & Related Actions (CO24-14) (action)

The Commission will consider a landowner-initiated proposal to annex 10.7 acres of unincorporated territory in Bonita to the San Diego County Sanitation District. The affected territory consists of one vacant parcel at 5780 Quarry Road (586-050-62). The annexation would provide public wastewater service to accommodate a planned self-storage facility and ancillary improvements, allowed by major use permit under the existing residential zoning. Staff recommends conditional approval without modifications, waiving protest proceedings, and adopting CEQA findings. Staff separately recommends foregoing a sphere of influence amendment given local conditions. This item is on the business calendar due to the sphere complexity and the overall uniqueness of the request. (Pages 259-292)

b) Proposed Update to Rolling Five-Year Study Schedule (action)

The Commission will consider updating its five-year municipal service review (MSR) schedule. The proposed update resets the coverage period from FY 2026 through FY 2030 and constitutes a roll-forward of the existing schedule. Two notable adjustments include removing the completed Oceanside regional review and adding several new reviews, most placed in the latter years. The first two years (FY 2026–2027) correspond to MSRs already authorized and funded in the workplan, including the newly added San Diego Unified Port District review. The final three years (FY 2028–2030) signal long-term intentions and provide notice of upcoming reviews to local agencies and the public. Staff recommends approval, subject to any desired modifications. (Pages 293-302)

c) Update on High Priority Project |

Municipal Service Review on Wholesale Water Agencies in San Diego County (discussion)

The Commission will receive an update on LAFCO's scheduled municipal service review of wholesale water agencies in San Diego County – one of 10 high-priority projects in the approved work plan. This project includes a comprehensive review of the San Diego County Water Authority and proportional review of the Metropolitan Water District of Southern California. The update is provided for discussion with an opportunity to provide feedback; with the current expectation of delivering a complete draft report as early as March 2026. (Pages 303-306)

8. EXECUTIVE OFFICER REPORT

9. COMMISSIONER ANNOUNCEMENTS & REQUESTS FOR FUTURE ITEMS

10. ADJOURNMENT

Attest to Posting:

Erica Sellen
Commission Clerk