



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, November 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
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
Brigette 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 October 6, 2025 (action)

The Commission will consider action minutes from the October 6, 2025 meeting prepared by the Commission Clerk. Staff recommends approval as presented. (Pages 7-18)

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

The Commission will review a report of all payments made and received for September 2025. Staff recommends ratifying payments as presented. (Pages 19-24)

c) Budget Update for 2025-2026 | First Quarter Actuals with Year-End Projections (action)

The Commission will review a report comparing budgeted and actual transactions through the first quarter of 2025-2026 and related analysis. The Commission finished the first quarter expending 20% of total budgeted expenses while collecting 68% of total budgeted revenues. Staff recommends formally accepting the report. (Pages 25-30)

d) 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 31-44)

e) 2025-2026 Workplan Status (action)

The Commission will receive a workplan update on the 30 projects scheduled for 2025-2026. Staff recommends receiving and filing the update. (Pages 45-50)

f) Legislative Report (information)

The Commission will receive an update on active legislation relevant to the agency's regulatory and planning responsibilities. Information only. (Pages 51-56)

CONSENT ITEMS CONTINUED...

g) Report on Recent Committee Meeting |

Special Districts Advisory Committee’s October 17, 2025 Meeting (information)

The Commission will receive a report on the most recent meeting of its Special Districts Advisory Committee held on October 17th. Information only. (Pages 57-64)

h) Designation of Labor Negotiators (action)

The Commission will consider designating its labor negotiators for purposes of reviewing – and negotiating if warranted – the salary and benefits of the Executive Officer as part of the annual performance review. Consistent with policy and practice, it is recommended the Commission designate Chair Whitburn, Vice Chair Willis, and Commissioner Becker as its negotiators. (Pages 65-66)

i) Amendment to Fee Schedule |

Authorization to Accept Online Payments (action)

The Commission will consider amending its fee schedule to authorize receipt of online payments via credit card and electronic bank transfer. This action completes a holdover from the FY2024–2025 workplan to establish procedures for accepting applicant fees through a third-party payment processor. Staff has identified QuickBooks Payments as the preferred solution due to its compatibility with the Commission’s existing accounting platform and comparatively low processing fees. Authorization and a corresponding amendment to the adopted fee schedule are required before implementation. Staff recommends approval. (Pages 67-78)

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 “AJX Homes LLC – Carmichael Drive Reorganization” |

Annexation to the City of La Mesa with Concurrent Detachments from San Miguel FPD and CSA No. 135 and Related Actions (RO22-04) (action)

The Commission will consider a reorganization proposal from AJX Homes LLC to annex a 0.27-acre parcel into the City of La Mesa to establish public wastewater service. The proposal includes concurrent detachments from San Miguel Consolidated Fire Protection District and County Service Area No. 135. The affected territory – currently developed with an unoccupied single-family residence at 9365 Carmichael Drive (495-335-05) in unincorporated Valle de Oro – is adjacent to La Mesa. Staff recommends conditional approval with confirming sphere of influence amendments for two of the three subject agencies. Staff further recommends waiver of protest proceedings, proceed without a new municipal service review per Policy L-106, and find the reorganization and sphere amendments exempt under State CEQA Guidelines Sections 15319(a) and 15061(b)(3), respectively. (Pages 79-122)

7. BUSINESS CALENDAR

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

a) Proposed “Bowles – N. Broadway Out-of-Agency Wastewater Services” | City of Escondido (OAS 25-14) (action)

The Commission will consider a request from the City of Escondido to provide new out-of-agency wastewater service to a 1.2-acre parcel in unincorporated Hidden Meadows. The affected territory at 3216 North Broadway (187-500-59) – a single-family residence within Escondido's sphere of influence and 0.2 miles from the City limits – requires the service to support the planned reconstruction of the existing home and addition of an accessory dwelling unit. Staff recommends approval with standard terms, while waiving the typical requirement for the landowner to file a future annexation proposal due to local conditions detailed in the report. Staff further recommends the Commission find the project categorically exempt from environmental review under State CEQA Guidelines Section 15319(b). (Pages 123-146)

b) Proposed “Rancho Hills Change of Organization” | Annexation to Rancho Santa Fe CSD & Related Actions (CO16-11) (action)

The Commission will consider a landowner-initiated annexation of 107.0 acres comprising 44 undeveloped parcels to the Rancho Santa Fe Community Services District (CSD). The affected territory – located in unincorporated Santa Fe Valley and within the Rancho Santa Fe CSD's sphere – requires public wastewater service to accommodate a planned 37-unit residential subdivision (“Rancho Hills”), conditionally approved by the County of San Diego. The proposal excludes other CSD services. Staff recommends conditional approval as submitted and further recommends the Commission waive protest proceedings and adopt the County's environmental findings for the underlying development. (Pages 147-188)

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).

b) Public Employee Performance Evaluation

California Government Code Section 54957(b)

Employee: Keene Simonds

c) Conference with Labor Negotiators

California Government Code section 54957.6

Agency designated representatives: EO Compensation Committee (Chair Whitburn;
Vice-Chair Willis; Commissioner Becker)

Unrepresented Employee: Executive Officer

11. ADJOURNMENT

Attest to Posting:

Erica Sellen
Commission Clerk