



Chairman

Andrew Vanderlaan
Public Member

August 4, 2014

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REVISED

Vice Chairman

John Ingalls
Santa Fe
Irrigation District

TO: Local Agency Formation Commission

FROM: Executive Officer

Members

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County Board of
Supervisors

Dianne Jacob
County Board of
Supervisors

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South Bay
Irrigation District

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City of San Diego

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Mayor
City of Imperial Beach

Sam Abed
Mayor
City of Escondido

SUBJECT: 2014 Jurisdictional and Project Activity Report

A comprehensive summary of major jurisdictional activity was presented to the Commission at the February 3rd LAFCO meeting. The summary included about 20 major projects. Commissioners expressed interest in receiving similar updates periodically in the future. Since it has been six months since the last update, the Commission should be aware that significant activity has occurred with respect to nine of the projects covered in the February report. So that the Commission is more familiar with these particular projects, an updated summary is provided below. The summary is intended to be used for information purposes only and no action is recommended at the August 4th meeting. The attached map depicts the general location of associated project activity.

Fallbrook Public Utility District / Rainbow Municipal Water District

On April 28, 2014, the Fallbrook Public Utility District (PUD) initiated a reorganization involving the dissolution of the Rainbow Municipal Water District (MWD), annexation of the MWD territory to the PUD, and expansion of Fallbrook PUD latent sewer powers to cover the territory (formerly) in the Rainbow MWD. The Rainbow MWD strongly opposes the reorganization. LAFCO staff has received a considerable number of letters of opposition and support regarding this highly controversial proposal. As the proponent, the Fallbrook PUD requests that the Commission approve the reorganization – even over the objections of the Rainbow MWD because the reorganization may result in substantial cost savings. LAFCO staff provided an extended period for the public and local agencies to comment on this proposal. LAFCO staff is conducting a comprehensive review of the reorganization and a hearing schedule will be developed in the upcoming months.

Dissolution of the Rural and Pine Valley FPDs

As a condition of a contractual agreement with the County of San Diego, the Pine Valley and San Diego Rural Fire Protection Districts (FPDs) initiated separate district dissolution proposals with LAFCO at the close of FY 2013-14. The County will be submitting a corollary proposal to LAFCO in the near future involving expansion of CSA No. 135 Latent Powers Area for Structural Fire Protection and Emergency Medical Services. LAFCO Staff prepared specialized application forms for the applicants and will continue to work closely with the two Fire Boards and San Diego County Fire Authority. The Commission has authorized a fee waiver/reduction for these fire proposals.

Alternate Members

Greg Cox
County Board of
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City of San Diego

Jo MacKenzie
Vista Irrigation District

Lorraine Wood
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Harry Mathis
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Michael D. Ott

Counsel

Thomas Bosworth

Reorganization of CSA 107 (Elfin Forest and Rancho Santa Fe Fire Protection District)

The County of San Diego has approved a new development in the CSA No. 107 service area (Harmony Grove Village) with a condition requiring full-time professional structural fire protection and emergency medical services. Compliance with this development condition will be complicated because CSA No. 107 is a volunteer fire agency and its response times exceed the standards for the project. LAFCO staff has been working closely with the San Diego County Fire Authority and other nearby fire agencies to explore the feasibility of dissolving CSA 107 and annexation of the territory to the Rancho Santa Fe Fire Protection District. The Rancho Santa Fe FPD is currently negotiating an exchange of property taxes with the County of San Diego, and depending on the outcome of the negotiations, will initiate the dissolution of the CSA and annexation of the dissolved service area to the FPD. LAFCO staff have had numerous meetings with the affected agencies and is providing advice accordingly. An associated annexation to CSA 17 (San Dieguito Ambulance) may be submitted to LAFCO in conjunction with the CSA 107 reorganization, because a substantial part of CSA 107 is without first responder ambulance transport services.

CSA No. 115 (Pepper Drive Fire Protection)

CSA No. 115 (Pepper Drive) is surrounded by the Cities of Santee and El Cajon and is adjacent to the Lakeside and San Miguel FPDs. The City of Santee has historically been responsible for providing fire protection services to the area by contract with CSA No. 115; however, the other nearby fire agencies have grown increasingly concerned that the contract does not accurately reflect financial needs and service capabilities of first responders. The San Diego County Fire Authority is considering a suggestion from LAFCO staff to initiate a Request for Proposal prior to executing the next CSA No. 115 service contract. Meanwhile, the Lakeside and San Miguel FPDs have both expressed interest in initiating the dissolution of CSA 115, annexation of the dissolved service areas, plus annexation of additional unserved island territory within the fire and EMS service zone of CSA 135. The LAFCO processing fees for this possible reorganization have been waived and LAFCO staff is working closely with both districts to ensure that two viable reorganization applications are submitted. LAFCO consultant services are being made available to both districts for this reorganization. It is anticipated that one or two applications covering substantially the same geographic area will be submitted to LAFCO by the end of 2014.

Castlerock Reorganization – City of Santee/ City of San Diego/ Padre Dam MWD

This reorganization involves detachment of approximately 108.72 acres from the City of San Diego, with concurrent sphere of influence amendments and annexations of the territory to the City of Santee, Padre Dam MWD, County Service Area No. 69, and CSA No. 135. The detachment from San Diego and annexation to Santee is a highly unusual jurisdictional component associated with this proposal. The Castlerock project and EIR were approved by the City of San Diego in 2013. Three local environmental groups jointly filed a CEQA lawsuit challenging the City of San Diego's environmental review of the project. The litigation has recently been settled. The reorganization is being processed and reviewed by LAFCO staff.

San Marcos Highlands Reorganization – City of San Marcos, Vallecitos WD, Vista ID, San Marcos FPD, Vista FPD

The San Marcos Highlands Reorganization involves annexation of approximately 69.42 acres to the City of San Marcos (of the approximate 262.14-acre Specific Plan area), with water services provided to individual areas of the project by either Vallecitos WD or Vista ID, and sewer service provided by Vallecitos WD. Issues pertain to substantial community opposition, and the City of San Marcos environmental review for the project, which is based on determinations from previously-adopted CEQA documents nearly 25 years ago (1990 EIR and 2002 Subsequent EIR). LAFCO Staff have been working closely with the City staff and their consultants to ensure that the new EIR that will be prepared for the project adequately covers issues of concern to LAFCO.

Healthcare District MSR – Fallbrook HCD, Grossmont HCD, Palomar HCD, Tri-City HCD

LAFCO staff is completing a Municipal Service Review and Sphere of Influence update of the four existing health care districts in San Diego County. Particular issues to be evaluated are governance, community accountability, opportunities for shared services/infrastructure, potential governmental changes (mergers, consolidations, and dissolutions), financial ability to provide services, and potential sphere changes.

Campus Park West Reorganization – Rainbow Municipal Water District, San Diego County Water Authority, Metropolitan Water District of Southern California, San Luis Rey Municipal Water District

Located in the I-15 corridor, the Campus Park West development plan qualifies as a “village” design concept, and proposes a mix of land uses including residential, commercial, and industrial/office designations. While the entire project site covers 117± acres, approximately 17 acres already are in the Rainbow MWD with the remainder in the San Luis Rey MWD. To obtain water and sewer services that are required by the County-approved development plan, the 100-acre area must annex to Rainbow MWD, San Diego CWA, and MET with concurrent detachment from the San Luis Rey MWD. All of the proposed reorganization territory is in the North County Fire Protection District.

Summary

The above summary of jurisdictional and project activity has been provided for the Commission's information only. This summary contains background information on select projects where significant activity has occurred in the past six months. The upcoming budget for FY 2015-16 will have a more complete listing and discussion of proposal and project activity. It is hoped that the information contained in this report will provide the Commission with a better understanding about projects that be considered within the next 6-12 months. Therefore, it is:

RECOMMENDED: That your Commission

Receive and discuss the Jurisdictional and Project Activity Report.

Respectfully submitted,



MICHAEL D. OTT
Executive Officer

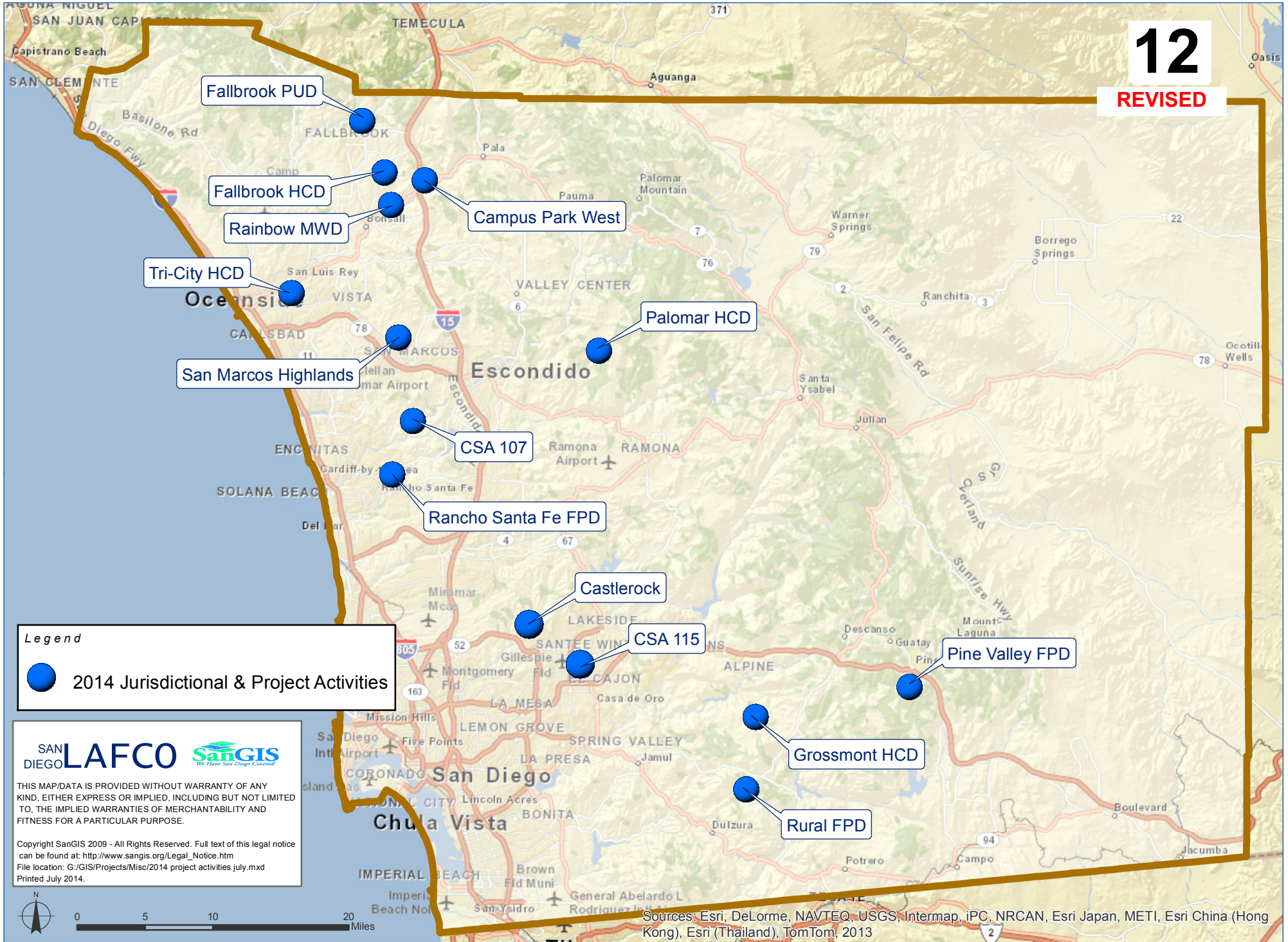
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Attachment: Map of Jurisdictional and Project Activity

2014 Jurisdictional and Project Activity for San Diego LAFCO

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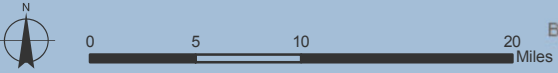


Legend
 ● 2014 Jurisdictional & Project Activities

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 File location: G:/GIS/Projects/Misc/2014 project activities july.mxd
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Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013