



San Diego County Local Agency Formation Commission

Regional Service Planning | Subdivision of the State of California

REGULAR MEETING AGENDA

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MONDAY, MAY 3, 2021

VIDEOCONFERENCE ATTENDANCE ONLY

Chair Andy Vanderlaan
Vice Chair Jim Desmond

Executive Officer Keene Simonds
Commission Counsel Holly O. Whatley

County of San Diego	Cities	City of San Diego	Special Districts	General Public
Jim Desmond	Mary Salas	Chris Cate	Jo MacKenzie	Andy Vanderlaan
Nora Vargas	Bill Wells	Marni von Wilpert	Barry Willis	Harry Mathis
Joel Anderson	Paul McNamara		Vacant	

Consistent with the Governor's Executive Order N-29-20, the May 3, 2021 meeting will occur remotely through videoconferencing. The public may watch the meeting live using the link on our website home page (www.sdlafco.org).

The public may submit comments remotely and/or register to speak by:

1. Submitting an eComment at www.sdlafco.org prior to 4:00 P.M. on Friday, April 30, 2021
 - These comments will be distributed and posted online ahead of the meeting
 - This includes the option to request a call-in to directly comment during the meeting
2. Emailing erica.blom@sdcounty.ca.gov during the meeting on Monday, May 3, 2021
 - These comments will be read by staff into the record and subject to a three-minute limit

1. CALL TO ORDER AND ROLL CALL – 9:00 A.M.

2. PLEDGE OF ALLEGIANCE

3. AGENDA REVIEW BY EXECUTIVE OFFICER

The Chair will confirm with the Executive Officer if any changes to the agenda are needed.

4. PUBLIC COMMENT AND RELATED REQUESTS

Opportunity for members of the public to address the Commission on any subject matter within the Commission's jurisdiction but not an item listed on the agenda. Each speaker's presentation may not exceed three minutes. This is also an opportunity for members of the public to request discussion on any items listed under the consent calendar.

5. CONSENT ITEMS

All items calendared as consent are considered ministerial or non-substantive and subject to a single motion approval. The Chair will also consider Commissioner requests to pull an item for discussion before entertaining a motion.

a) Approval of Meeting Minutes for April 5, 2021 (action)

The Commission will consider approving action minutes prepared by the Commission Clerk for the April 5, 2021 regular meeting. Recommendation to approve. (Pages X-Y)

b) Commission Ratification | Recorded Payments for March 2021 (action)

The Commission will review a report identifying all payments received and made for the month of March 2021. The payments are being presented to the Commission for formal ratification. Recommendation to ratify. (Pages X-Y)

c) Budget Update for 2020-2021 |

3rd Quarter Actuals with Year-End Projections & Related Budget Amendments (action)

The Commission will review a report comparing budgeted and actual transactions for 2020-2021 through the third quarter and related year-end projections. The report is being presented to the Commission to accept and file as well as provide direction to staff as needed. (Pages X-Y)

d) Proposed “Chinese Bible Church Change of Organization” |

Annexation to the Rancho Santa Fe Community Services District (CO20-22) (action)

The Commission will consider a change of organization proposal filed by an interested landowner to annex approximately 9.1 unincorporated territory to the Rancho Santa Fe Community Services District. The affected territory includes one developed parcel with an existing single-family residence along with a detached guest house in the unincorporated community of Santa Fe Valley north of the City of San Diego. The proposal purpose is to extend public wastewater service to the subject parcel and facilitate the planned development of a religious facility and accessory structures. Staff recommends conditional approval of the proposal without modifications along with waiving protest proceedings. The subject parcel is identified by the County of San Diego Assessor’s Office as 678-060-27. (Pages X-Y)

e) Proposed “Estrada-Viejas View Place Change of Organization” |

Annexation to the San Diego County Sanitation District (CO20-20) (action)

The Commission will consider a change of organization proposal filed by an interested landowner to annex approximately 1.0 unincorporated acres to the San Diego County Sanitation District. The affected territory includes one parcel in the Alpine community previously developed with a single-family residence that was destroyed in a recent wildfire event. The proposal purpose is to permanently extend public wastewater service to accommodate a rebuilt single-family residence as well as an accessory dwelling unit and in doing so replace a temporary out-of-agency service agreement approved by LAFCO in February 2021. Staff recommends conditional approval of the proposal without modifications along with waving protest. The subject parcel is identified by the County of San Diego Assessor’s Office as 404-200-24. (Pages X-Y)

(continued)

CONSENT ITEMS CONTINUED...

f) Proposed “Huelsman–Acacia Avenue Change of Organization” |

Annexation to the San Diego County Sanitation District (CO20-23) (action)

The Commission will consider a change of organization proposal filed by an interested landowner to annex approximately 0.5 unincorporated acres to the San Diego County Sanitation District. The affected territory includes one parcel developed with an existing single-family residence in the unincorporated community of Bonita. The proposal purpose is to extend wastewater service to the subject parcel as a preventive measure to replace an aging septic system. Staff recommends conditional approval of the proposal with a modification to include 0.06-acre frontage portion of Acacia Avenue to the centerline along with waiving protest proceedings. The subject parcel is identified by the County of San Diego Assessor’s Office as 594-051-09. (Pages X-Y)

g) Progress Report on 2020-2021 Workplan (action)

The Commission will receive a progress report on the adopted workplan for 2020-2021. Recommendation to file and accept along with any related direction. (Pages X-Y)

h) Current Proposals and Related Activities (information)

The Commission will receive a report identifying active proposals on file as well as a summary of pending proposal submittals. The item is for information and concurrently serves as notice to local agencies of all landowner/voter petition proposal filings. Information only. (Pages X-Y)

6. PUBLIC HEARING ITEMS

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.

a) Proposed “Meadowood Reorganization” | Concurrent Annexation to Rainbow Municipal Water District with Detachment from Valley Center Municipal Water District and Conforming Sphere of Influence Amendments (RO20-10 et al.) (action)

The Commission will consider a reorganization proposal filed by Rainbow Municipal Water District with the principal action to annex 266.9 unincorporated acres in northern Valley Center. A concurrent detachment from Valley Center Municipal Water District is also proposed. The proposal purpose is to facilitate the planned development of a 844-unit residential subdivision – “Citro” (formerly Meadowood) – through the extension of public water and wastewater services and would supersede an existing outside service agreement between the subject agencies. Staff recommends conditional approval of the reorganization with conforming sphere of influence amendments as well as waiving protest proceedings. The subject parcels are identified by the County of San Diego Assessor’s Office as 108-120-52, 108-120-53, 108-120-54, 108-121-15, 108-122-03, 108-122-08, 108-122-09, 108-122-15, 108-122-19, 125-061-04, 125-061-07, and 125-062-07. (Pages X-Y)

b) Adoption of a Final Workplan and Budget for 2021-2022 (action)

The Commission will consider recommendations from the Executive Officer in adopting a final workplan and budget for 2021-2022. The final workplan is identical to the earlier draft and outlines 30 specific project goals ranging in priority from “high” to “low.” The final budget is substantively identical to the earlier draft with revisions limited to internal adjustments with overall expenses remaining at \$1.941 million, which is 1.3% higher than the current fiscal year. A matching amount of revenues are also budgeted with one internal distinction to set agency apportionments at current levels with the remaining difference being covered by additional reserves. Recommendation to approve both documents by resolution. (Pages X-Y)

7. BUSINESS CALENDAR

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

a) Outside Audit Report on Fiscal Year 2019-2020 (action)

The Commission will review an outside audit prepared by R.J. Ricciardi (San Rafael) for the financial statements issued for 2019-2020. Recommendation to accept and file as well as to provide direction to the Executive Officer on related matters going forward. (Pages X-Y)

b) Local Agency Directory (information)

The Commission will receive a local agency directory prepared as part of the Commission's adopted 2020-2021 workplan. Information only. (Pages X-Y)

c) Report from the Office Ad Hoc Committee and Related Actions (action)

The Commission will receive a report from its Ad Hoc Committee (Vanderlaan, Desmond, and Cate) on potential office space options and related recommendations. The Commission may consider providing formal authorization to the Ad Hoc Committee and/or Executive Officer accordingly. This item is verbal only and is expected to be taken out of order after closed session.

8. EXECUTIVE OFFICER REPORT

9. COMMISSIONER ANNOUNCEMENTS | REQUESTS FOR FUTURE ITEMS

10. CLOSED SESSION

a) Conference with Real Property Negotiators: Pursuant to Government Code Section 54956.8.

Agency Negotiator: Keene Simonds, Executive Director
Property Location: 2550 5th Avenue, Ste. 725, San Diego CA 92103
Negotiating Parties: Manchester Financial Corp
Property Owner: Manchester Financial Corp
Under Negotiation: Price and terms of office space lease

b) Conference with Real Property Negotiators: Pursuant to Government Code Section 54956.8.

Agency Negotiator: Keene Simonds, Executive Director
Property Location: 555 West Beech Street, Suite 502, San Diego 92101
Negotiating Parties: MC Strauss Company
Property Owner: MC Strauss Company
Under Negotiation: Price and terms of office space lease

11. ADJOURNMENT TO NEXT MEETING

June 7, 2021

Attest to Posting:

Tamaron Lockett
Commission Clerk

All associated agenda reports are available for viewing at www.sdlafco.org.

Any person with a disability under the Americans with Disabilities Act (ADA) may receive a copy of the agenda or a copy of all the documents constituting the agenda packet for a meeting upon request. Any person with a disability covered under the ADA may also request a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting. Please contact the LAFCO office at least three business days prior to the meeting for any accommodations.