



San Diego County Local Agency Formation Commission

Commission Meeting
October 4, 2021

Chair

Andy Vanderlaan

Vice Chair

Jim Desmond

Commissioners

Jo MacKenzie

Chris Cate

Paul McNamara

Mary Casillas Salas

Nora Vargas

Barry Willis

Alternates

Joel Anderson

Kristi Becker

David Drake

Harry Mathis

Marni von Wilpert



Agenda Item No. 6



Consent Items

- a) Approval of Meeting Minutes for August 2, 2021 (action)
- b) Commission Ratification | Recorded Payments for July and August 2021 (action)
- c) Ratification of an Administrative Approval | “Bear Valley Parkway Outside-of-Agency Service Agreement” – City of Escondido (OAS21-07) (action)
- d) Proposed Budget Amendments for 2021-2022 (action)
- e) Current Proposals and Related Activities (information)



Municipal Service Review

RAMONA REGION

FINAL

REPORT SUMMARY | October 2021

October 4, 2021

Commission Meeting

Priscilla Allen

Analyst I



Municipal Service Review

Ramona Region

–
receive presentation

–
open public hearing

–
discuss and consider
staff recommendation

Key Themes

- No. 1 | Evolving Community Character
- No. 2 | Expanded and Centralized Role of Ramona MWD
- No. 3 | Adequate Service Capacities with One Notable Exception
- No. 4 | Need for Capital Improvement Investments within MWD
- No. 5 | MWD's Positive Financial Standing
- No. 6 | Advancing Regional Fire Protection Services
- No. 7 | The Curious Case of Incorporation
- No. 8 | The Clearer Case for a Community Services District



Municipal Service Review

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Recommendations

1. The Commission should coordinate with SANDAG to identify current buildout estimates relative to existing zoning standards. This should include assessing potential impacts tied to the recent passage of Senate Bill 9 (Weiner)
2. The Commission should perform additional analysis with respect to water, wastewater, and fire protection needs for adjacent DUC lands
3. Ramona MWD should address excessive inflow and infiltration issues relative to permitted capacities in its Santa Maria wastewater collection system
4. Ramona MWD should develop a facility improvement plan to guide its parks and recreation function to help advise its contract provider
5. The Commission should defer its statutory task to address service levels and related needs of the lone mutual water company– Rancho Santa Teresa – to a scheduled information report as part of the 2021-2022 workplan



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Recommendations

6. Ramona MWD should revisit and realign its water service operating costs and user rates to remedy a sizeable structural deficit of nearly nine-fold during the five-year report period
7. Ramona MWD should expand its existing community outreach efforts by establishing social media uses and live-streaming meetings to further facilitate opportunities for community input
8. Ramona MWD should consider the following with respect to improving current fire protection and EMS:
 - Adopting response time standards with desired time dependent benchmarks and making these parts of the contract language with CAL FIRE
 - Ramona MWD should develop a vegetation management plan to mitigate the wildfire risk to the community



Municipal Service Review

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Recommendations

9. Ramona MWD and San Diego County FPD should consider a voluntary consolidation under the FPD's greater economies of scale
10. The Commission should address and reconcile Ramona MWD's recycled water service activity as part of a future update to Rule No. 4
11. The Commission should prepare a future informational report to advise on incorporation opportunities in San Diego County to include the Ramona region
12. Consider reorganization of Ramona MWD into a community services district
13. Proceed with a limited update and expansion to Ramona MWD's SOI and add approximately 30 unincorporated acres
14. Additional amendments to the Ramona MWD SOI may also be warranted subject to a more comprehensive update as part of the next scheduled study

THANK YOU!

QUESTIONS/COMMENTS?



Agenda Item No. 8a



First Quarter Update on
Adopted Workplan

–

receive presentation

–

discuss and provide feedback

Subdivision of the State of California
REGIONAL SERVICE PLANNING

Workplan

2021-2022

Workplan

2021-2022



Priority	Level	Project	Description	Status
Ongoing	...	Applicant Proposals and Requests	LAFCO will prioritize on an ongoing basis its available resources to process applicant proposals	
Ongoing	...	Targeted LAFCO Presentations	LAFCO will prioritize on an ongoing basis its resources to perform public outreach	
1	High	MSR Fallbrook-Rainbow Region	Complete the scheduled review of Fallbrook PUD, Rainbow MWD, CSA 81, & North County FPD	
2	High	Fallbrook-Rainbow Ad Hoc	Complete the work of the Ad Hoc in assisting in the administrative review of the associated reorganizations	
3	High	Office Space Needs	Review office space needs and proceed with executing new office lease and related actions as needed	
4	High	MSR Escondido Region Part II	Complete the scheduled review of the City of Escondido	
5	High	Leg Proposal G.C. 56133(e)	Sponsor and/or facilitate amendments to clarify LAFCOs' responsibility in determining OSA exemptions	
6	High	Commission Rule No. 4	Prepare comprehensive update to Rule 4 and its provisions regulating special districts' functions and classes	
7	High	MSR Oceanside Region	Complete scheduled review of City of Oceanside and local serving special districts in the region	
8	High	MSR Carlsbad Region	Complete scheduled review of City of Carlsbad and local serving special districts in the region	
9	High	Translation Policy	Establish procedures and related accommodations to communicate with non-English speaking communities	
10	High	Environmental Justice Policy	Consider policy options to address environmental justice in regulatory and planning activities	

Agenda Item No. 8b



Senate Bill 9 and the
California Housing
Opportunity and Efficiency
Act

-
- receive presentation
-
- discuss and provide feedback

SB-9

OVERVIEW

- The legislation creates by-right and/or ministerial powers to landowners that trump local zoning
- Senator Toni Atkins (author of the California Home Act) argues SB9:
 - promotes small-scale neighborhood residential development
 - provides more options for families
 - provides flexibility
 - includes safeguards
 - strategically increases housing opportunities

Agenda Item No. 8b



Senate Bill 9 and the California Housing Opportunity and Efficiency Act

-
- receive presentation
-
- discuss and provide feedback

Background & Context

- SB-9 allows property owners to split their single-family residence into 2 lots and place up to two units in each, creating potential for up to 4 housing units- exceptions apply.
- Per UC Berkeley's evaluation of the legislation:
 - 554,502 total single-family parcels are in San Diego County-an estimated 398,386 of them-or 72%- are SB-9 eligible.
 - Physical and market conditions limit SB-9 applicability and provisions; roughly only 9,015 new market-feasible single-family-residence will be generated via ministerial lot splits
 - Producing an estimated 2.3% change in the number of parcels in the county



Senate Bill 9 and the
California Housing
Opportunity and Efficiency
Act

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receive presentation

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Relevancy to LAFCOs...

- SB-9 ties directly to the Commission’s charge in State law to facilitate orderly growth, which explicitly includes reference to “providing housing for all families and incomes.”
- Indirectly, SB-9 generates two immediate impacts for the Commission:
 - ... Accounting for by-right development densities/intensities in evaluating proposed jurisdictional changes
 - ... Accounting for by-right development densities/intensities in areas that lack adequate water and wastewater infrastructure and relationship to spheres of influence

THANK YOU!

QUESTIONS/COMMENTS?

