

AGENDA
LAFCO EAST COUNTY FIRE PROTECTION COMMITTEE
AND STAKEHOLDER COMMITTEE JOINT MEETING
MONDAY, OCTOBER 3, 2016 AT 9:30 A.M
COUNTY ADMINISTRATION CENTER, ROOM 302
1600 PACIFIC HIGHWAY
SAN DIEGO CA 92101
(858) 614-7755

1. Background/Introductions *Chair*
2. Approval of Discussion Summary of 9/26 Meeting* *Chair*
3. Executive Officer's Recommended Agenda Revisions *Mike Ott*
4. 9/26 Field Visit Discussion/Follow-up *Chair*
5. Submittal of CSA No. 115 Reorganization Nos. 1 & 2 *Mike Ott/Joe Serrano*
and Areas of LAFCO Review
 - a. Original/Proposed Boundaries
 - b. Joint Application Processing and Alternative Boundaries
6. CSA No. 115 History & Submittal of Competing Applications Report* *Joe Serrano*
7. Terms and Conditions* *Chiefs Howell/Walker/Butz*
8. CSA No. 115 Contract Status & County ISO Rating Update *Herman Reddick*
9. Committee Meeting Schedule* *Mike Ott*
10. Future Meetings/Items *Mike Ott*
 - a. Financial and Service Review of San Miguel and Lakeside FPDs
 - b. Invitation to Santee & El Cajon to Joint Stakeholder Committee
 - c. CSA No. 69 (Heartland Paramedics) Overview & Presentation
 - d. Discussion of Cost Avoidance Opportunities
 - e. Heartland Joint Powers Agreement
 - f. SB 239 Applicability
11. Adjournment to December 5, 2016 *Chair*

*Refer to Attached Materials

Agenda and Supporting Documents may be found at:
http://sdlafco.org/Webpages/csa_115_reorg.htm

The temporary ad hoc committee consists of Commissioners Vanderlaan, Mackenzie, Sprague, and Supervisor Jacob. Its purpose is to examine the two competing applications and identify the LAFCO budgetary impacts associated with conducting associated service and financial analysis.

**DISCUSSION SUMMARY
SAN DIEGO LAFCO
EAST COUNTY FIRE PROTECTION COMMITTEE
SEPTEMBER 26, 2016**

There being a quorum present, the meeting was convened at 9:50 a.m. by Executive Officer Michael Ott. Also present were: Committee Officers – Supervisor Dianne Jacob (arrived at 9:55 a.m.); Special District Member Jo MacKenzie; Special District Member Ed Sprague and Public Member Andy Vanderlaan. LAFCO Staff – Executive Officer Michael Ott; Local Governmental Analyst Joe Serrano; Local Government Consultant John Traylor; LAFCO Consultant Rich Miller and Administrative Assistant Erica Blom.

Item 1

Welcome/Refreshments

Executive Officer Michael Ott welcomed the Committee Members to the first meeting of the San Diego LAFCO East County Fire Protection Committee Meeting.

Item 2

Introductions

Michael Ott requested that each member introduce themselves to the Committee.

Item 3

Appointment of Committee Officers: Chair/Vice Chair

Jo MacKenzie placed a motion on the floor to elect Supervisor Dianne Jacob for the Chair position and it was seconded by Andy Vanderlaan. The Committee also selected Jo MacKenzie as its Vice Chair.

Item 4

Review of Draft Committee Resolution and LAFCO Budget Allocation

Michael Ott gave a brief summary of the Draft Resolution and Budget Impact establishing the San Diego LAFCO East County Fire Protection Committee. Mr. Ott said that LAFCO staff has projected a \$100,000 mid-year budget adjustment that may be necessary in order to complete a review of the two reorganization proposals for Lakeside FPD and San Miguel FPD. The Committee reviewed the information and had no further comments to transmit to the full Commission on October 3, 2016.

Item 5**Draft Committee Meeting Schedule**

Joe Serrano, Local Governmental Analyst, presented a report for the upcoming San Diego LAFCO East County Fire Protection Committee Meeting Schedule. Mr. Serrano said that the Committee meetings will follow immediately after the regularly scheduled LAFCO Commission meetings. He said there will be about 4 to 6 Committee meetings within the next 9 to 12 months.

Item 6**CSA No. 115 History and Submittal of Competing Applications**

LAFCO Consultant Rich Miller gave a brief summary of the history of CSA No. 115 and of LAFCO procedures and application requirements for the competing reorganization applications of Lakeside FPD and San Miguel FPD to the Committee.

Item 7**Purpose of Field Visit**

Joe Serrano, Local Governmental Analyst, gave a brief summary of the Field Visit.

Item 8**Field Visit Itinerary (San Miguel FPD and Lakeside FPD)**

The Committee Members drove by the original San Miguel Fire Station (1273 Clarendon Street) and the original Lakeside Fire Station (9726 Riverview Avenue). The Committee Members also toured the new Lakeside Fire Station (8035 Winter Gardens Boulevard) and the proposed San Miguel Fire Station (1105 Pepper Drive). LAFCO Consultant John Traylor narrated the tour.

Item 9**Adjournment to October 3, 2016**

There being no further business to come before the San Diego LAFCO East County Fire Protection Committee, the meeting adjourned at 10:20 a.m. to the October 3, 2016 meeting (9:30 a.m.), in Room 302, County Administration Center. The October 3rd meeting will be a joint meeting of the San Diego LAFCO East County Fire Protection Committee and the Stakeholder Committee.

**ERICA BLOM
ADMINISTRATIVE ASSISTANT
SAN DIEGO LOCAL AGENCY COMMISSION FORMATION**



Chairman

Bill Horn
County Board of
Supervisors

October 3, 2016

6

Vice Chairman

Sam Abed
Mayor
City of Escondido

TO: San Diego LAFCO East County Fire Protection Committee

FROM: Executive Officer
Local Governmental Analyst

Members

Dianne Jacob
County Board of
Supervisors

SUBJECT: CSA No. 115 History and Submittal of Competing Applications
Report

Andrew Vanderlaan
Public Member

Lorie Zapf
Councilmember
City of San Diego

Lorraine Wood
Councilmember
City of Carlsbad

Jo MacKenzie
Vista Irrigation District

Ed Sprague
Olivenhain Municipal
Water District

Alternate Members

Greg Cox
County Board of
Supervisors

Chris Cate
Councilmember
City of San Diego

Racquel Vasquez
Councilmember
City of Lemon Grove

Harry Mathis
Public Member

Judy Hanson
Leucadia Wastewater
District

Executive Officer

Michael D. Ott

Legal Counsel

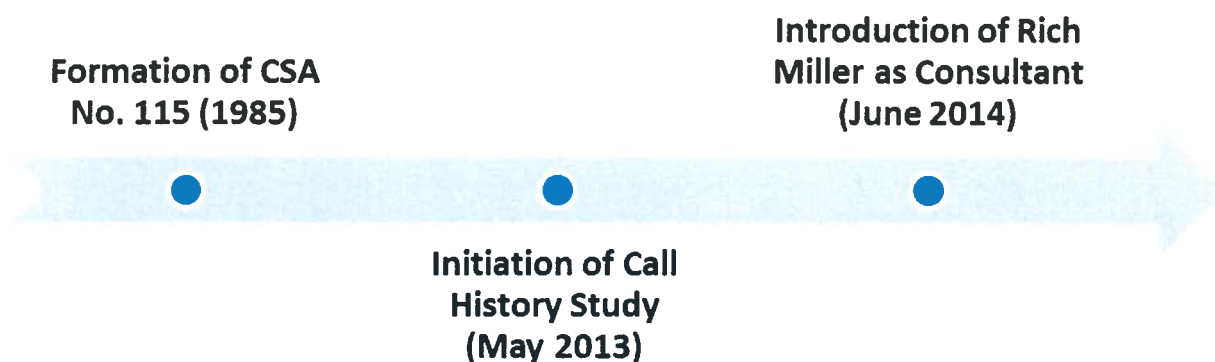
Michael G. Colantuono

For the past three years, LAFCO staff has been actively involved with a number of fire agencies to address long-term fire protection and emergency medical service issues in the unincorporated Pepper Drive area, located south of the City of Santee and north of the City of El Cajon. Pepper Drive is located within County Service Area No. 115 that is responsible for providing fire protection to this densely populated suburban area consisting of nearly 450 acres. There are over 1,600 housing units and approximately 4,300 residents within the CSA No. 115 service area. Refer to attached map and profile of CSA No. 115 for further information. This report summarizes the LAFCO procedure and application requirements associated with a proposed reorganization of CSA No. 115. For descriptive purposes, the procedures can be divided into four categories: (1) Preapplication, (2) Application, (3) LAFCO Review, and (4) LAFCO Hearing/Conducting Authority Proceedings.

PREAPPLICATION

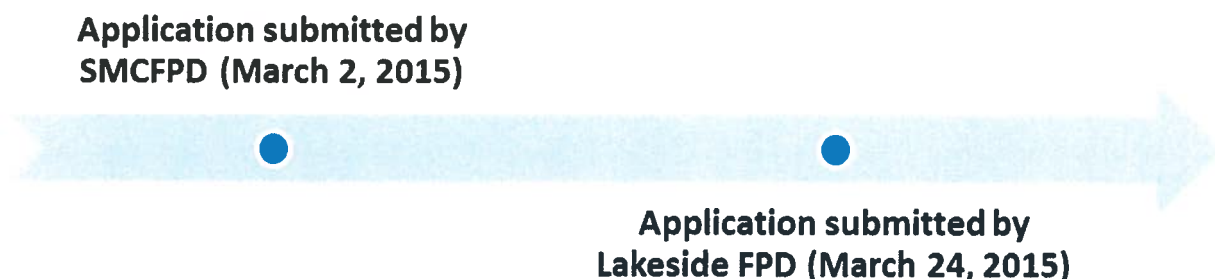
CSA No. 115 was originally formed in 1985 following the merger of the Santee Fire Protection District with the City of Santee. From 1985 to 2016, CSA No. 115 had been responsible for structural fire protection and emergency medical services within the Pepper Drive area via a contract with the City of Santee. In May 2013, San Diego LAFCO began collecting fire protection call data in response to inquiries from the San Miguel Consolidated Fire Protection District (FPD) and Lakeside FPD, who both expressed interest in dissolution of CSA No. 115 and annexation of the dissolved CSA territory. While the County of San Diego had historically contracted with the City of Santee to serve the predominantly single-family residential area, LAFCO staff's collection of call history data determined that other fire providers, including San Miguel Consolidated FPD, Lakeside FPD, and the City of El Cajon also responded to a number of calls within the unincorporated community.

The County of San Diego subsequently revised its contracting procedures and released a new contract in April 2016 that reimburses first responders based on quarterly response data. Refer to Attachment C and D for an illustration of first responder activity in CSA No. 115. A number of meetings with representatives from LAFCO and the two fire districts occurred from June 2013 to September 2014 to discuss a more efficient method to deliver fire service in the area. To assist the districts in evaluating the merits of a possible reorganization of the CSA, consultant assistance was provided by LAFCO to the San Miguel and Lakeside FPDs through an arrangement with Rich Miller, President of Metro Plan LLC.

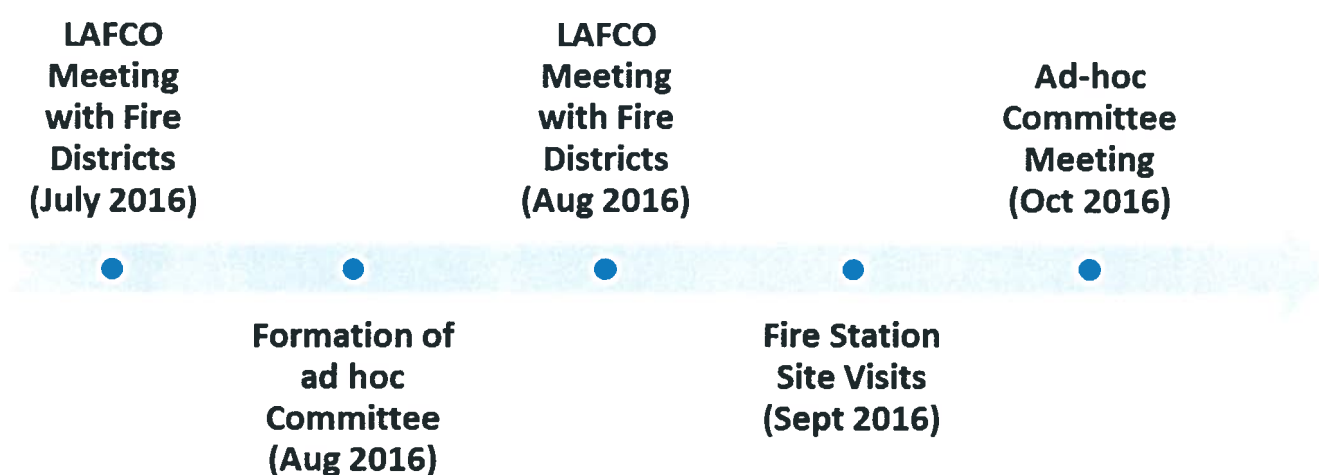


APPLICATION

The following year, in March 2015, the Board of Directors for San Miguel Consolidated and Lakeside Fire Protection Districts both submitted separate applications with LAFCO to initiate a reorganization CSA No. 115/Pepper Drive. The reorganization proposals both involved the dissolution of CSA No. 115, the concurrent annexation of the dissolved territory to the respective districts and the completion of any related sphere/service review actions. Pursuant to Government Code Section 56657, LAFCO may not approve a reorganization proposal until it has considered any other proposals that may conflict with the subject proposal, provided that the (other) proposal was submitted to the Commission within 60-days of the submission of the subject proposal. This provision in State Law applied to the two conflicting applications. Therefore, both proposals must be processed and considered by LAFCO together.



Due to the complexity of the proposed reorganizations, San Diego LAFCO staff formed a stakeholder committee consisting of representatives from both fire districts to resolve issues, address concerns of both parties and identify possible alternatives. During the last 60 days, the districts have re-established constructive discussions, and have expressed interest in modifying their applications to equitably divide the CSA territory and revenues. LAFCO staff is in agreement with this cooperative approach and has offered to process the two conflicting applications using a joint application approach. To further assist in the collaborative efforts, the Commission formed an ad hoc committee which is scheduled for two upcoming meetings, including a visit to the districts' new fire station sites on September 26, 2016.



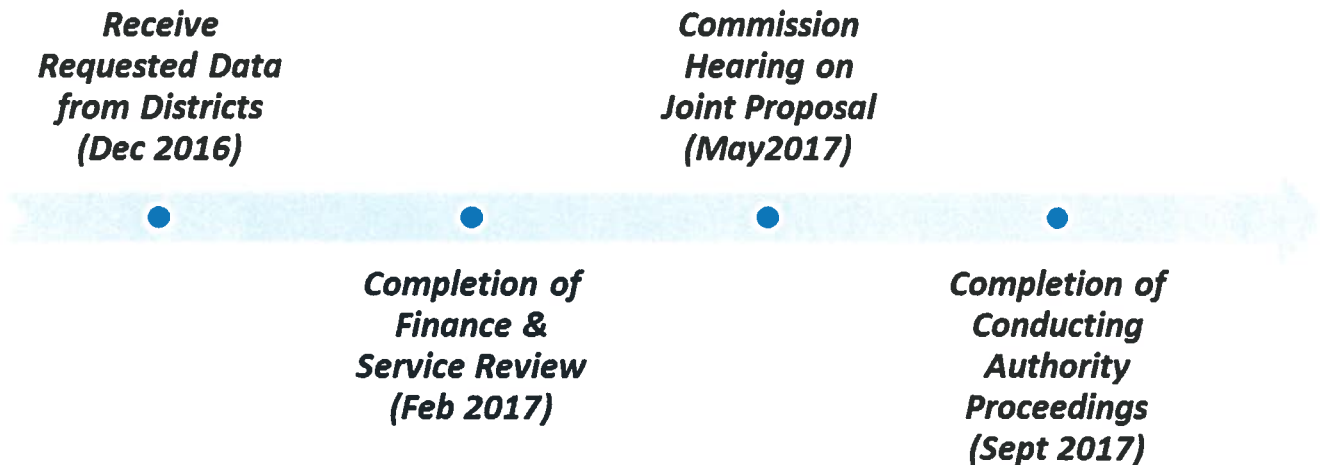
LAFCO REVIEW

Based on past experience within reorganization proposals, a minimum of six months should be allowed for LAFCO review. However, the length of time depends on a number of factors, primarily the completeness of the submitted application, concurrence on terms and conditions, and any unresolved issues of local concern. Staff is projecting the proposed CSA No. 115 reorganization may take 9-12 months before it is ready for Commission consideration.

At this stage of the LAFCO process, the following actions are taking place: (1) reviewing the boundaries of the proposed reorganization to identify the respective portions of CSA No. 115 will be annexed to each district; (2) identifying issues that need to be addressed through terms and conditions; (3) analyzing the fiscal feasibility of both districts; (4) identifying issue areas/legal questions that may impede reorganization discussions or require further research; (5) evaluating the adopted 4-way contract with the County of San Diego and the East County fire agencies, and (6) coordinating with stakeholders and LAFCO staff on all of the above.

LAFCO HEARING/CONDUCTING AUTHORITY PROCEEDINGS

A public hearing will be scheduled after LAFCO staff has completed its analysis and resolution of reorganization, sphere of influence, and service review-level issues. If any of the affected districts decide to withdraw or modify their applications, a hearing will need to be postponed until an agreement has been reached. If no changes have been made and LAFCO approves the reorganization, an election would be held if at least 25% or more of the registered voters or landowners submit written protests at a conducting authority (protest) hearing. In light of the potential for continuances, requests for reconsideration, or other unforeseen delays, four months should be allowed for the LAFCO hearing and conducting authority proceedings. Below is a projected timeline of the next steps relating to the LAFCO procedure and proposed reorganization.



We hope that the information discussed above will describe the history and ongoing efforts to address past, present, and future service needs within CSA No. 115. LAFCO staff looks forward in working with the Committee and fire agencies on this important public safety matter.

Respectfully submitted,

MICHAEL D. OTT
Executive Officer

JOE SERRANO
Local Governmental Analyst

MDO:JS:eb

Attachments:

- 1) Vicinity map
- 2) CSA No. 115 Profile
- 3) First Responder Activity - 2012 Data
- 4) First Responder Activity - 2016 Data

County Service Area No. 115 (Pepper Drive)

LEGEND



Fire Stations



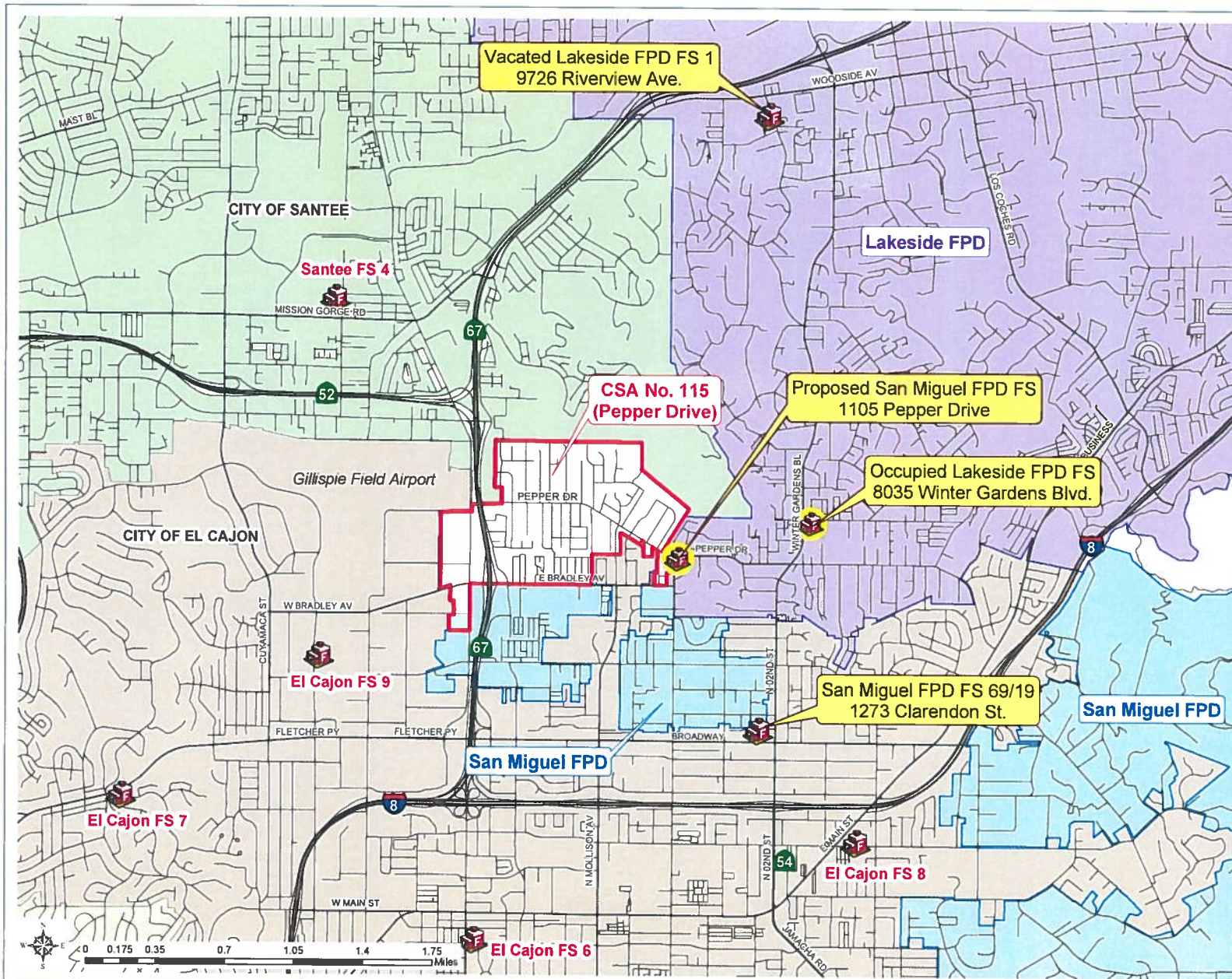
CSA No. 115 (Pepper Drive)



Lakeside FPD



San Miguel Consolidated FPD



SAN DIEGO **LAFCO**

SanGIS
We Have San Diego Covered!

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This map has been prepared for descriptive purposes only and is considered accurate according to the GIS and LAFCO data.

File: G:\GIS\Inquiries\CSA_115 overview route.mxd
Printed August 2016.

CSA No. 115 PEPPER DRIVE

DISTRICT BACKGROUND

County Service Area (CSA) No. 115 (Pepper Drive) is responsible for structural fire protection and emergency medical services (EMS)

boundary.

A proposed merger of the Santee FPD with the City of Santee required that all district territory be within the City boundary; accordingly, the unincorporated area of the district was detached from the FPD and formed into county-dependent CSA No. 115.

The CSA provides a governance structure that is able to contract with the City of Santee for fire protection and advanced life support level EMS services. an increment of the one percent property tax, which the CSA collects, funds the City contract. Ambulance transport services are provided by CSA No. 69 (Heartland Paramedic).

CSA No. 115 occupies unincorporated territory between the City of El Cajon and the City of Santee. The special study area sphere-of-influence designation for the City of El Cajon includes CSA No. 115.

DISTRICT CHARACTERISTICS

Principal Act:	Government Code § 25210 et seq.
Services:	Structural Fire Protection Advanced life support EMS (Services provided by City of Santee via contract)
Dispatch:	Heartland Communications Authority JPA
Ambulance Transport:	CSA No. 69
Population:	4,280 (2012 SANDAG)
District Area:	0.69 sq. mile
Sphere of Influence:	Transitional
Sphere Adopted:	November 5, 1985
Sphere Affirmed:	May 7, 2007
Sphere Reaffirmed:	August 6, 2007
Revenue Source:	Property tax
Governance:	County Board of Supervisors
Contact:	San Diego County Fire Authority 5510 Overland Avenue, Suite 250 San Diego, CA 92123 858/571-4261
View Map:	sdlafco.org/Webpages/agency_maps_links.htm

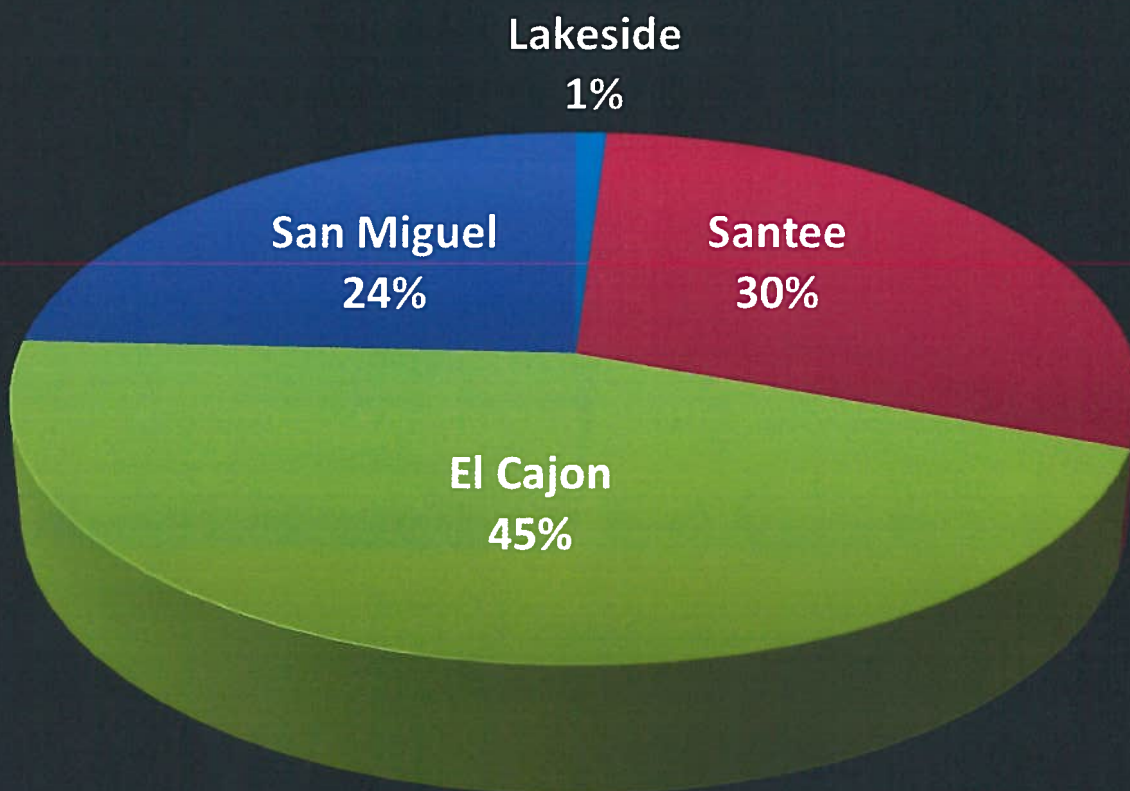
within approximately 0.7 square miles of unincorporated territory that is adjacent to the City of Santee. The area is generally developed with single-family residences.

CSA No. 115 was formed as a component of a 1985 reorganization, which merged the Santee Fire Protection District (FPD) with the City of Santee. The Santee FPD was a subsidiary district of the City and governed by the Santee City Council; however, approximately 0.6 square mile of FPD territory, which contained the Pepper Drive area, was outside the City

LAFCO approved a transitional sphere-of-influence for the District in 1984 based on the district's proximity to potential successor agencies.

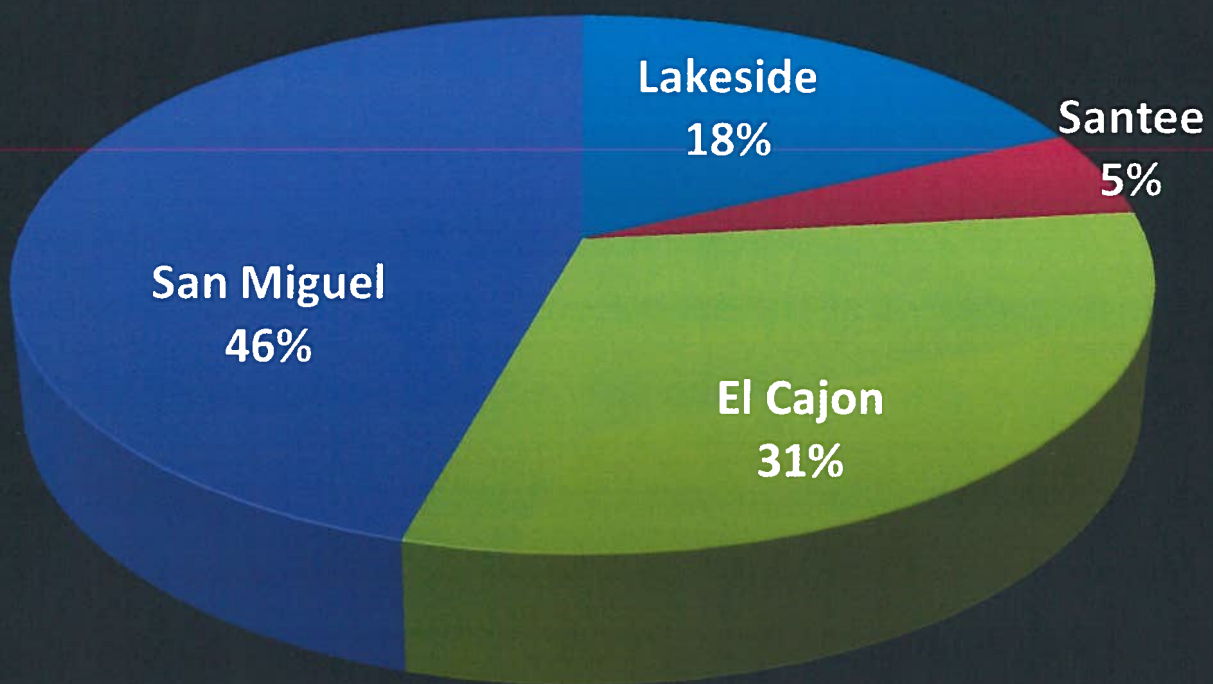
2012 Dispatch Data (data provided by HCFA)

First Responder Calls to CSA 115



Dispatch 2016 Dispatch Data
(data provided by SMCFPD/Lakeside FPD)

First Responder Calls to CSA 115
Fourth Quarter 2016





Lakeside Fire District

12216 Lakeside Ave
Lakeside, CA 92040
(619) 390-2350

San Miguel Fire District

2850 Via Orange Way
Spring Valley, CA 91978
(619) 670-0500

September 23, 2016

Mr. Joe Serrano
Local Governmental Analyst
San Diego LAFCO
9335 Hazard Way, Suite 200
San Diego, California 92123

Dear Mr. Serrano,

We would like to thank you and LAFCO staff for your assistance during the past several months with the conflicting CSA 115 annexation proposals submitted by both San Miguel Consolidated Fire Protection District and Lakeside Fire Protection District. Both Districts desire has been to ensure that the communities will receive the highest level of fire service delivery. It has not been an easy process balancing not only the needs of the communities; but, also, the cost of services provided.

Both District Boards have agreed to move forward with the recommended terms and conditions set forth below. Upon further discussion, the Districts have decided to move forward with the conditions recommended by LAFCO with a few modifications as noted below.

Prior to the final recordation of the reorganization, the Districts shall enter into a property tax sharing agreement which will equally divide and distribute the revenues being generated within the former boundaries of County Service Area #115 (Pepper Drive).

The agreement shall provide the following:

- The County shall maintain and distribute to both Districts a separate Tax/Revenue Accountability Report for property taxes generated from the former boundaries of CSA 115.
- By August 1st of every year, San Miguel shall provide the last Tax/Revenue Accountability Report for the preceding fiscal year of the former CSA 115 to Lakeside.

- By August 1st of every year, Lakeside shall provide the last Tax/Revenue Accountability Report for the preceding fiscal year of the former CSA 115 to San Miguel.
- If a District receives more than 50% of the property tax revenues from its portion of the reorganization area, that District shall provide the other District with the amount required to create an equal amount within 30 days of August 1st of every year.
- The agreement shall include a 10% penalty for late or non-payment (beyond September 15th of every year).
- At any time, at the mutual written consent of the Districts, the provisions of the agreement may be terminated and the Districts will continue to receive the property tax revenues received from their portion of the former CSA 115 with no further adjustments required.
- When construction of San Miguel's fire station at the corner of North 1st Street and Pepper Drive in El Cajon, California, is completed, the Districts agree to the detachment of the property of the Pepper Drive Fire Station from Lakeside Fire District into San Miguel Fire District.
- The agreement shall become null and void if the Lakeside Fire Protection District, or successor, closes Fire Station #1 located at 8035 Winter Gardens Blvd, Lakeside, California, or if the San Miguel Consolidated Fire Protection District, or successor, closes a fire station that services the boundaries of the "Bostonia Special Benefit Fee Area" (see attached map).

We understand that this is only the start of this joint process and both agencies will need to continue to participate in future meetings. We hope to obtain LAFCO's recommendation as well as approval of the LAFCO Commission that both of our annexation proposals will be processed and move forward as one joint annexation proposal.

Sincerely,

Bob Robeson, Board President
Lakeside Fire Protection District

Theresa McKenna, Board President
San Miguel Consolidated
Fire Protection District

Chairman

Bill Horn
County Board of
Supervisors

October 3, 2016

9

Vice Chairman

Sam Abed
Mayor
City of Escondido

TO: San Diego LAFCO East County Fire Protection Committee

FROM: Executive Officer
Local Governmental Analyst

Members

Dianne Jacob
County Board of
Supervisors

SUBJECT: 2016-17 Ad hoc Committee Meeting Schedule

Andrew Vanderlaan
Public Member

Attached is a list of the future meeting dates for the San Diego LAFCO's East County Fire Protection Committee. We anticipate 4 to 6 committee meetings will be scheduled during the next 9 to 12 months. For your convenience, the committee meetings will immediately follow the regularly scheduled LAFCO meeting date. You will be provided with agendas, supporting documents, or other additional information prior to a confirmed meeting date. The agendas and supporting documents will be sent to you electronically, unless you prefer paper copies.

Lorie Zapf
Councilmember
City of San Diego

Lorraine Wood
Councilmember
City of Carlsbad

Jo MacKenzie
Vista Irrigation District

Ed Sprague
Olivenhain Municipal
Water District

We appreciate your participation as a member of the Commission's East County Fire Protection Committee. LAFCO Analyst Joe Serrano is managing this project with consultant assistance provided by John Traylor and Rich Miller. If you have any questions regarding this memorandum, please contact the undersigned at (858) 614-7755.

Alternate Members

Greg Cox
County Board of
Supervisors

Chris Cate
Councilmember
City of San Diego

Racquel Vasquez
Councilmember
City of Lemon Grove

Harry Mathis
Public Member

Judy Hanson
Leucadia Wastewater
District

Respectfully submitted,


MICHAEL D. OTT
Executive Officer


JOE SERRANO
Local Governmental Analyst

MDO:JS:eb

Executive Officer

Michael D. Ott

Attachment: 2016-17 Committee Meeting Schedule

Legal Counsel

Michael G. Colantuono

San Diego LAFCO East County Fire Protection Committee Meeting Schedule

2016

October 3, 2016 (confirmed meeting date)

November 7, 2016

December 5, 2016

2017

February 6, 2017

March 6, 2017

April 3, 2017

May 1, 2017

June 5, 2017

August 7, 2017

October 2, 2017

November 6, 2017

December 4, 2017