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Counsel

Michael G. Colantuono

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AGENDA REPORT

Consent | Action

May 7, 2018

TO: San Diego Commissioners

FROM: Keene Simonds, Executive Officer
Rich Miller, Contract Planner

**SUBJECT: Proposed Change of Organization | Lakeside Rodeo–Mapleview
Annexation to San Diego County Sanitation District (DA18-03)**

SUMMARY

The San Diego Local Agency Formation Commission (LAFCO) will consider a change of organization proposal filed by landowner El Capitan School Association, Inc. to annex 6.5 acres to the San Diego County Sanitation District (SDCSD). As proposed, the affected territory lies within the SDCSD sphere of influence and comprises one unincorporated parcel in Lakeside and developed to date as the Lakeside Rodeo at 12584 Mapleview Street. The proposal's purpose is to establish direct wastewater services to the arena site in step with the planned improvement to the restroom facilities. Annexation would eliminate an existing arrangement in which the arena site indirectly conveys wastewater to SDCSD through an intertie to the neighboring El Capitan High School's own connection to the District. Staff recommends approval with discretionary modifications to add 4.7 acres of additional territory consisting of an adjacent public right-of-way on Mapleview Street and a portion of the neighboring El Capitan High School parcel that houses the Agricultural Department. Standard terms are recommended. The subject parcels are identified as 392-120-36 (arena site) and 392-120-37 (school property).

BACKGROUND

[Applicant Request | Affected Territory as Proposed](#)

San Diego LAFCO has received a proposal from non-profit landowner El Capitan School Association, Inc. to annex one unincorporated parcel in Lakeside to SDCSD. The affected territory as proposed is 6.45 acres in size at 12584 Mapleview Street and developed for commercial uses as the Lakeside Rodeo. Improvements include an approximate 3,500 square-foot open arena with grandstands, ancillary structures, and a paved parking lot.

Subject Agencies

The proposal involves one subject agency, SDCSD.¹ A summary of SDCSD follows.

- SDCSD is a dependent special district governed by the County Board of Supervisors. It was formed in 2011 as part of a countywide consolidation of dependent sewer districts and provides wastewater services within an approximate 47 square mile jurisdictional boundary that comprises several non-contiguous service areas.² The estimated resident service population in the jurisdictional boundary is 120,000 with 22,000 attributed to the Lakeside service area. Key infrastructure in the Lakeside service area includes 94.1 square miles of sewer lines and an interceptor that conveys wastewater into the City of San Diego’s neighboring collection system and thereafter to the Point Loma Treatment Facility; the latter operated by the Metro Wastewater Joint Powers Authority with SDCSD as a signatory.

Affected Local Agencies

The affected territory lies within the jurisdictional boundaries of the following local agencies directly subject to San Diego LAFCO.³

- Lakeside Water District
- San Diego County Water Authority
- Metropolitan Water District of Southern California
- Lakeside Fire Protection District
- County Service Area No. 69 (Heartland Paramedics)

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without modifications – the applicant’s proposal to annex the affected territory at 12584 Mapleview Street to SDCSD. The Commission may also consider applying approval conditions so long as it does not directly regulate land use, property development, or subdivision requirements.

Proposal Purpose

The proposal’s purpose is to establish direct wastewater services to the Lakeside Rodeo at 12584 Mapleview Street in step with the planned improvement of its restroom facilities. Annexation would eliminate a long-standing arrangement in which the arena site indirectly conveys wastewater to SDCSD through an intertie to the neighboring El Capitan High School’s own connection to the District. Annexation would formalize the arrangement going forward and allow SDCSD to begin to directly billing the landowner.

¹ State law defines “subject agency” to mean any district or city for which a change or organization or reorganization is proposed.

² SDCSD resulted from a reorganization effective July 1, 2011, which: (1) dissolved the Alpine, Julian, Lakeside, and Pine Valley County Sanitation Districts; (2) annexed the former districts’ territory to the Spring Valley SD; (3) annexed territory within the East Otay Mesa, Harmony Grove, Winter Gardens, and Campo Sewer Maintenance Districts to the Spring Valley SD; and (4) renamed Spring Valley SD as SDCSD.

³ State law defines “affected local agency” as any entity that contains, or would contain, or whose sphere contains or would contain, any territory for which a change or organization is proposed or ordered.

Development Potential

The affected territory as proposed and detailed in Appendix A is planned for commercial uses by the County of San Diego as the designated land use authority. These uses are memorialized under the County's Zoning Code, which assigns the Lakeside Rodeo site as C-37 and provides for heavy commercial operations with a floor-to-area (FAR) range of 0.45 to 0.70. This FAR translates to 126,433 to 196,673 in allowable square-foot usage, and means the land could be further split and/or intensified. The land currently lies outside any city sphere of influence.

Commission Focus

The affected territory at 12584 Mapleview Street in Lakeside is already within the SDCSD sphere of influence. This existing determination by San Diego LAFCO narrows the Commission's consideration of the proposal's request to two central and sequential policy items. These policy items ultimately take the form of new determinations and orient the Commission to consider the stand-alone merits of the (a) timing of the annexation and (b) whether discretionary boundary modifications and/or approval terms are appropriate.

ANALYSIS

The analysis of the proposal is organized into two subsections. The first subsection pertains to evaluating the central issues referenced above regarding the timing of the annexation relative to the factors mandated for review by the Legislature and local policies as well as whether modifications and/or terms are appropriate. The second subsection considers issues required by other applicable State statutes. This includes making findings under the California Environmental Quality Act (CEQA) and the disposition of protest proceedings per Government Code Section 57002(c).

Central Policy Items

Item No. 1 | Annexation Timing

The timing of the proposed annexation appears appropriate and highlighted by the analysis of the 16 factors required for consideration under LAFCO law. The majority of the prescribed factors focus on the impacts of the proposed annexation on the service and financial capacities of the subject agency, SDCSD. No single factor is determinative and the intent is to provide a uniform baseline for LAFCOs in considering all boundary changes in context to the Commission's own adopted policies and practices. A summary of key conclusions generated in the review of these factors for the boundary change proposal follows with a complete analysis provided in Appendix A.

- Annexation of 12584 Mapleview Street to SDCSD for purpose of establishing permanent public wastewater services going forward is consistent with the adopted land use policies of the County of San Diego; the governmental entity tasked now and into the foreseeable future with community planning by LAFCO as evident by the land not being within any city sphere of influence.
- Annexation of 12584 Mapleview Street to SDCSD would appropriately account for the current wastewater service provision provided to the land through a long-standing and informal arrangement with the neighboring property, El Capitan High School. Annexation would abate the need for SDCSD to either continue to provide services indirectly and without proper cost-recovery or take action to discontinue service going forward; the latter being particularly troubling given it would cause to incentivize the addition of an onsite septic system in an urban developing area.
- SDCSD has sufficient collection and contracted treatment capacities to formally accommodate projected service demands at 12584 Mapleview Street at its potential maximum uses without impacting current ratepayers.
- 12584 Mapleview Street is substantially surrounded by SDCSD's jurisdictional boundary and its annexation would represent an anticipated and orderly expansion therein under LAFCO law given the above attesting of service capacities.

Conclusion:

The timing of the annexation is warranted under LAFCO law and adopted policy.

Item No. 2 |

Modification and Terms

Staff has identified two distinct discretionary boundary modifications to the proposal meriting action that would collectively add 4.7 acres of additional territory to the annexation. The first modification involves expanding the annexation boundary to include an adjacent property to the east approximately 1.6 acres in size and part of the neighboring El Capitan High School parcel and houses the newly constructed Agricultural Department. Markedly, in reviewing the proposal, it was discovered this portion of the El Capitan High School is tied into the main campus' sewer lines and contributes flow to the sewer main, but not located within SDCSD. Staff approached SDCSD and Grossmont Unified School District representatives regarding this discrepancy and both parties have agreed the modification of the proposal to annex the property is appropriate. The second modification involves expanding the annexation boundary by an additional 3.1 acres to include all of the adjacent and unincorporated public right-of-way south along Mapleview Street.⁴ This expansion responds to the Commission's legislative directive to address corridors or similar disjointed boundaries in the review of proposals, while also corresponding with the location of an

⁴ A further expansion to take in the adjacent public right-of-way to the west along Vine Street is not recommended given – and among other factors – is it part of a larger property owned by the State of California within unknown planned uses.

existing sewer main. The modification would similarly position SDCSD to secure an annual blanket encroachment permit to perform work on the sewer main.⁵

Applying standard approval terms appears sufficient and is recommended. Standard terms include requiring the applicant to submit outstanding fees, prepare a final map and description of the affected territory with any modifications required by the Commission, and completing the necessary reconsideration periods under both LAFCO law and CEQA.

Conclusion:

Two distinct modifications are appropriate and involve expanding the annexation boundary to SDCSD by 4.7 acres. This involves adding the adjacent (a) El Capitan High School's property to the east comprising the Agricultural Department and the (b) public right-of-way on Mapleview Street. Standard terms are also sufficient.

Other Statutory Considerations

Exchange of Property Tax Revenues

California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement by the affected local agencies before LAFCO can consider a jurisdictional change, unless an applicable master property tax transfer agreement is adopted per Revenue and Taxation Code Section 99(d). The County Board of Supervisors has adopted a Master Enterprise District Resolution that will govern the exchange of property taxes associated with the annexation to the SDCSD. The application of this master agreement will result in a "no" exchange.

Environmental Review

San Diego LAFCO serves as the lead agency for assessing impacts under CEQA given the proposal has been filed by a landowner petition. Staff believes the underlying action – i.e., annexation of the affected territory as proposed or as recommended for modification – qualifies as a project under CEQA, but qualifies for an exemption under Public Resources Code Section 15320. This exemption appropriately applies given the proposal consist of a change of organization where the actions do not change the geographical area in which existing powers (i.e., wastewater services) are exercised.

Protest Proceedings

The affected territory – as proposed as well as if modified as recommended by staff – is considered uninhabited (containing less than 12 registered voters) as defined under LAFCO law. Staff attests 100% of the qualifying landowners have provided their written consent to the proposal and SDCSD has not submitted written opposition to a waiver of protest proceedings. Therefore, protest proceedings for the proposal may be waived by the Commission per Government Code Section 56662(d).⁶

⁵ Reference to California Street and Highway Code Section 679.

⁶ Staff is recommending the Commission modify the proposal to include a neighboring property owned by the Grossmont Unified School

ALTERNATIVES FOR ACTION

The following alternative actions are available to the Commission and can be accomplished through a single-approved motion.

Alternative One (Recommended):

- a) Accept and incorporate the analysis of the Executive Officer’s written report.
- b) Find the annexation as modified by staff recommendation is a project under CEQA, but exempt from additional review pursuant to Public Resources Code Section 15320.
- c) Determine the affected territory as modified is uninhabited, that 100% of the qualifying landowners have provided written consent to the annexation, and SDCSD has not submitted written opposition to the waiver of protest proceedings.
- d) Adopt the form of resolution approving the “Lakeside Rodeo-Mapleview Street Annexation” to SDCSD (DA18-03) as submitted with modifications set forth in the Executive Officer’s report and involve adding the (a) neighboring El Capitan High School property and (b) adjacent public right-of-way on Mapleview Street. Protest proceedings are waived. Standard terms apply as follows and must be satisfied within 12 months year unless a time extension is approved by the Commission:
 - Completion of the 30-day reconsideration period under Government Code 56895.
 - Submittal of a final map and geographic description of the affected territory as approved by the Commission conforming to the requirements of the State Board of Equalization – Tax Services Division.
 - Payment of any outstanding fees generated in the processing of the proposal pursuant to the LAFCO Fee Schedule.

Alternative Two:

Continue to a time-specified regular meeting and provide direction to staff concerning additional information, as needed.

Alternative Three:

Disapprove the proposal. This option would preclude a similar proposal being presented to the Commission for a period of no less than one year.

District along with adjacent public right-of-way on Mapleview Street. LAFCO has received written consent from the Grossmont Unified School District. Written consent from the County of San Diego as easement holder of the public right-of-way is not required under Government Code 56048 given “landowner” is defined to specifically exclude lands that are owned and/or held by public agencies and dedicated to – and among other uses – rights-of-ways.

RECOMMENDATION

Staff recommends the Commission proceed with Alternative One.

PROCEDURES FOR CONSIDERATION

This item has been placed on the San Diego LAFCO's agenda as part of the consent calendar. A successful motion to approve the consent calendar will include taking affirmative action on the staff recommendation unless otherwise specified.

On behalf of staff,

A handwritten signature in black ink that reads "Rich Miller". The signature is written in a cursive, flowing style.

Rich Miller
Contract Planner

Attachments:

- 1) Vicinity Map of the Affected Territory
- 2) Submitted Application Materials

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**APPENDIX A
ANALYSIS OF MANDATORY PROPOSAL REVIEW FACTORS
GOVERNMENT CODE SECTION 56668**

- 1) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent areas, during the next 10 years.**
-

The affected territory as proposed at 12584 Mapleview Street includes one legal parcel (392-120-36) approximately 6.45 acres in size and within the unincorporated community of Lakeside. The subject parcel has been developed and used as the “Lakeside Rodeo” since the late 1960s and owned and operated by a non-profit, El Capitan School Associates, Inc. Consistent with the existing use permit tied to the subject parcel the landowner is planning an improvement and expansion of the existing restroom facilities. In the course of due diligence the landowner identified the subject parcel is not directly connected to SDCSD’s sewer main, and instead indirectly served by a tie-in to the sewer system of the adjacent El Capitan High School and its connection to the District. The subject parcel at 12584 Mapleview Street is not assigned an assessed value given its non-profit landowner status.

As detailed, it is recommended the affected territory be expanded to include two distinct modifications. This includes adding 1.6 acres of an adjacent property to the east that is part of the El Capitan High School campus and houses its new Agricultural Department. It also includes adding 3.1 acres of the adjacent public right-of-way along Mapleview Street.

The affected territory – as proposed and/or as modified by staff – lies within a developing urban area with public uses to the north and east (El Capitan High School), retail to the west (auto sales), and multi-family to the south. Significant growth within the affected territory or surrounding adjacent lands is not expected within the next 10 years.

- 2) The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.**
-

The County of San Diego acts as the primary purveyor of general governmental services to the affected territory (proposed and recommended). This includes community planning, roads, street lighting, and law enforcement. Other existing pertinent service providers include the Lakeside Fire Protection District (fire and emergency medical), Lakeside Water District (domestic water), and County Service Area No. 69 (ambulance). This proposal affects only wastewater and is the focus of the succeeding analysis.

- **Extending Public Wastewater to Affected Territory**

The affected territory at 12584 Mapleview Street is currently receiving wastewater services from SDCSD. This existing service arrangement is done indirectly and through a private arrangement that ties the subject parcel into the northern neighboring El Capitan High School’s sewer system and connection therein to the District sewer main on Vine Street. The recommended modification to include the adjacent neighboring property to the east housing the Agricultural Department similarly receives indirect wastewater services from SDCSD. LAFCO has previously determined SDCSD is the appropriate provider of public wastewater to the entire area when the timing is deemed appropriate by including the lands within the District’s sphere of influence.

It is estimated the average maximum daily wastewater flow for the affected territory as recommended to include both 12584 Mapleview Street (arena site) and neighboring property to the east (school property) under existing conditions is 1,000 gallons during dry weather months. It is also estimated the maximum daily flows increase to 1,240 gallons during wet weather months; the latter representing a 1.24 peaking factor. It is further estimated at buildout the maximum average day wastewater flow will increase to 2,000 gallons in dry weather months and 2,480 gallons in wet weather months. The addition of these flow estimates can be readily accommodated by SDCSD with its allocated treatment capacity to the Lakeside-Alpine service area negligibly decreasing under buildout conditions by less than a tenth of a percent. The following table summarizes flow conditions under baseline and annexation/buildout.

**Point Loma WTP | SDCSD Apportionment to Alpine-Lakeside SSA:
 Baseline Without Annexation of the Affected Territory**
 (Amounts in Gallons)

Contracted Capacity Dry Day	Demand Average Dry Day	Demand Average Wet Day	Contracted Capacity Wet Day
4,481,000	2,260,000	2,800,000	4,481,000

Demand-to-Capacity Ratio: 50.43%

Demand-to-Capacity Ratio: 62.49%

**Point Loma WTP | SDCSD Apportionment to Alpine-Lakeside SSA:
 Baseline With Annexation of the Affected Territory @ Planned Buildout**
 (Amounts in Gallons)

Contracted Capacity Dry Day	Demand Average Dry Day	Demand Average Wet Day	Contracted Capacity Wet Day
4,481,000	2,261,000	2,801,240	4,481,000

Demand-to-Capacity Ratio: 50.46%

Demand-to-Capacity Ratio: 62.51%

Note: Baseline conditions already include wastewater flows from the affected territory (rodeo arena and school properties) given these lands are connected to the SDCSD sewer main through the El Capitan High School sewer system. Estimated flow is based on a SDCSD planning assumption that each commercial use generates 500 daily gallons per acre during average dry weather conditions. The actual footprint use of the subject properties is less than an acre. For purposes of this review staff assumes the buildout footprint of uses within the subject properties will double.

3) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.

Approving the boundary change (proposed or recommended) to SDCSD would recognize and strengthen existing economic and social ties between the District and subject lands. These ties were initially established in 2011 when the Commission included the entire area into SDCSD's sphere of influence, and in doing so signaling the lands would eventually warrant public wastewater service from the District.

4) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies/priorities set forth in G.C. Section 56377.

The affected territory (proposed or recommended) is developed as conforming uses under the County of San Diego General Plan. This includes the arena site at 12584 Mapleview Street being designated and used for commercial activities while the adjacent school site tied to El Capitan High School being designated and used for public activities. Approving the proposed boundary change as recommended would formally establish direct public wastewater services to these conforming uses in a manner that is consistent with other development in the surrounding area. None of the lands qualify as "open-space" under LAFCO law and therefore does not conflict with G.C. Section 56377.

5) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.

The affected territory (proposed or recommended) does not qualify as "prime agricultural land" under LAFCO law. Specifically, the lands are not used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program.

6) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The proposal as submitted is parcel-specific to include an approximate 6.45 acre commercially zoned lot located at 12584 Mapleview Street and identified for assessment purposes as 392-120-36. Staff recommends the Commission make two distinct modifications as detailed to include an additional 4.7 acres to the annexation to SDCSD. This additional land comprises a 1.6 acre portion of a neighboring property that is part of El Capitan High School, commercially zoned, and already developed and contributing wastewater flows to the SDCSD collection system. The other recommended addition involves a 3.1 acre portion of the adjacent public right-of-way to the south along Mapleview Street, and its inclusion

would reduce a non-jurisdictional corridor. An updated map and geographic description conforming to the standards of the State Board of Equalization will be required as a term should the Commission approve the proposal with the referenced modifications.

7) Consistency with the city or county general plans, specific plans, and adopted regional transportation plan.

The affected territory (proposed or recommended) is entirely designated for urban type uses under the adopted land use policies of the County of San Diego and through its implementing document for the area, Lakeside Community Plan. This implementing document designates the two subject properties at 12584 Mapleview Street (arena site) and neighboring property (school site) as General Commercial and Public/Semi-Public, respectively. Both subject properties are zoned C-37, which contemplates heavy commercial uses. These existing and planned uses are consistent with the proposal's purpose to establish direct public wastewater services. The proposal would not conflict with San Diego Forward, the regional transportation plan.

8) The sphere of influence of any local agency affected by the proposal.

See earlier analysis concerning Factor No. 3.

9) The comments of any affected local agency or other public agency.

Staff provided notice of the proposal to all subject agencies and other interested public agencies as required under LAFCO law. The only correspondence received was from SDCSD and the Grossmont Unified School District consenting to the staff recommended modifications – including most notably the addition of the neighboring school property comprising the El Capitan High School's Agricultural Department.

10) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Information collected and reviewed as part of this proposal indicates SDCSD appears to have established sufficient financial resources and administrative controls therein relative to providing public wastewater to the affected territory (proposed or recommended) without adversely impacting ratepayers. This statement is supported by the following factors.

- SDCSD's last audit covers 2016-2017 and shows the District finished with high liquidity levels with an agency-wide current ratio of 36.1 (i.e., \$36.11 in current assets for every \$1.00 in current liabilities).

- SDCSD finished 2016-2017 with good capital as evident by a relatively low debt ratio of 11.8% (i.e., \$11.80 out of every \$100.00 in net assets are financed.)
- SDCSD has experienced losses in each of the last five audited fiscal years with an average operating margin of (8.7%). The trend is improving, however, over the period and highlighted by an operating margin of 12.0% in 2016-2017.

11) Timely availability of adequate water supplies for projected needs as specified in G.C. Section 65352.5.

The affected territory (proposed and recommended) are already in and receive domestic water service from the Lakeside Water District. Approval would not affect the timely availability of water supplies to the subject lands.

12) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments.

The boundary change (proposed or recommended) would not impact any local agencies in accommodating their regional housing needs. The subject lands do not include any existing dwelling units and none are planned by the land use authority, County of San Diego. The subject lands are also not located within any city sphere of influence. Accordingly, the current or future housing need assignments made by the region's council of governments – San Diego Association of Governments or SANDAG – will not be affected by the approval of the boundary change.

13) Any information or comments from the landowner or owners, voters, or residents of the affected territory.

The affected territory is uninhabited as defined LAFCO law (12 registered voters or less). Both landowners for the two subject properties – 12584 Mapleview Street (proposed by the applicant) and the neighboring school property (recommended for inclusion by staff) have provided their written consent to the boundary change.⁷

14) Any information relating to existing land use designations.

See earlier analysis concerning Factor No.7.

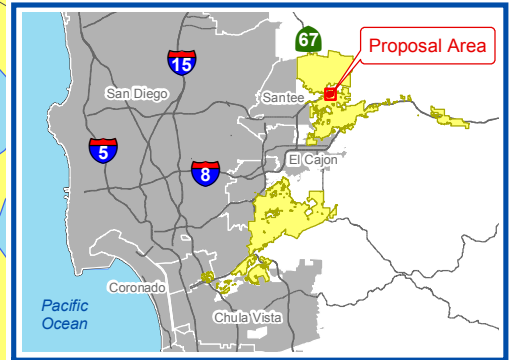
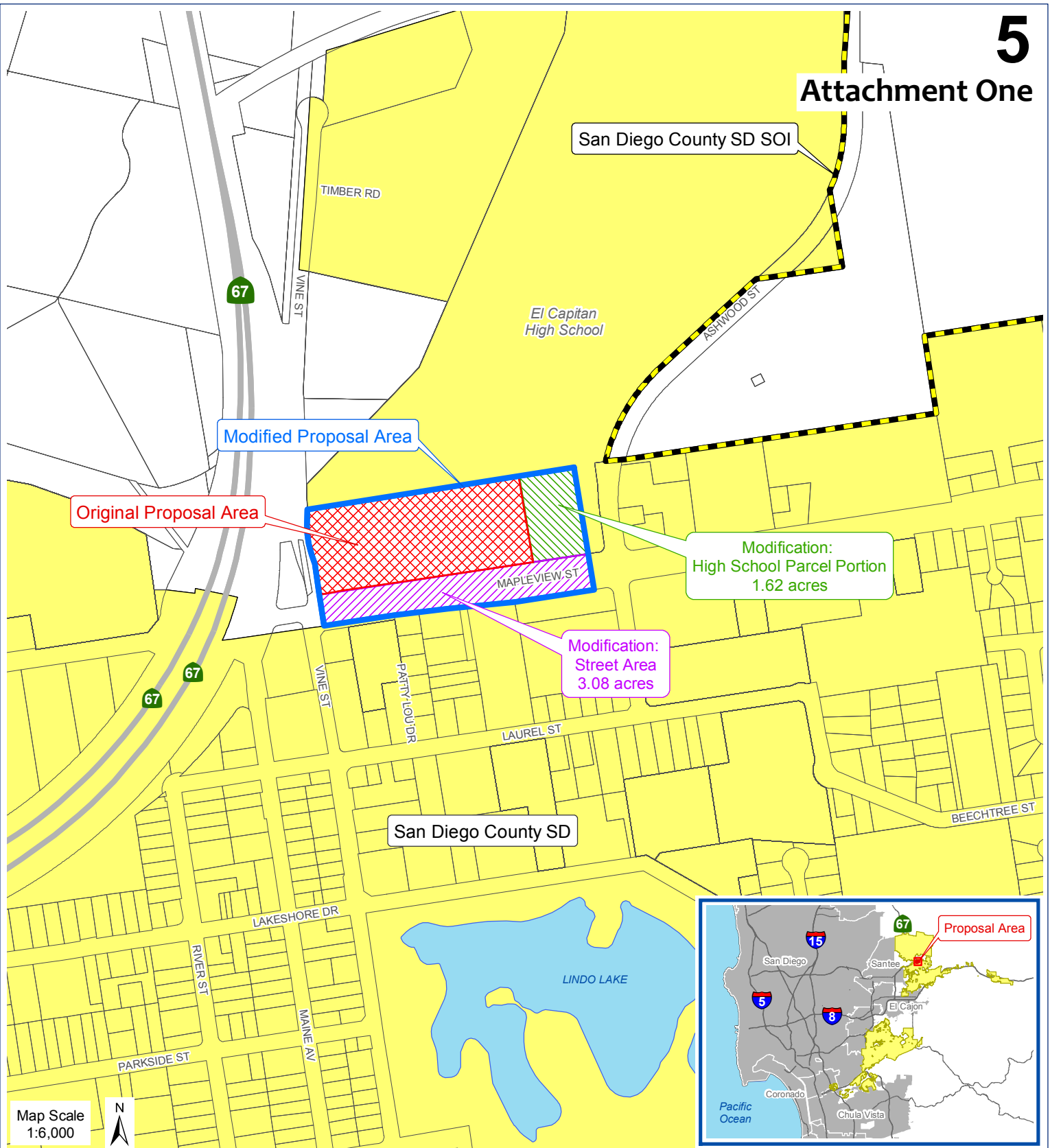
⁷ See Footnote No. 7 for additional discussion on landowners as it relates to the recommended modification to include the adjacent public right-of-way.

15) The extent to which the proposal will promote environmental justice.

The affected territory (proposed or recommended) is not within a census tract that would be considered as a disadvantaged unincorporated community. There appears to be no other germane environmental justice factors to consider.

16) Whether the proposed annexation will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annex to the district.

Approval of the boundary change (proposed or recommended) would be in the best interest of the landowners and surrounding neighborhood as it would formalize exiting wastewater services to the subject lands and their existing commercial/public uses.



Map Scale
1:6,000

-- For Illustration Purposes --

DA18-03

PROPOSED "LAKESIDE RODEO - MAPLEVIEW STREET ANNEXATION"
TO THE SAN DIEGO COUNTY SANITATION DISTRICT

SOI = Sphere of Influence

- Original Proposal Area
- Modified Proposal Area
- Street Area
- High School Parcel Portion
- San Diego County SD
- San Diego County SD SOI

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Attachment Two

SAN DIEGO LOCAL AGENCY FORMATION COMMISSION
CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION

The **following information must be submitted** when filing a change of organization or reorganization proposal with the San Diego Local Agency Formation Commission (LAFCO); additional information may be requested during review of the proposal.

1. **Completed CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION.**
2. (a) A **certified resolution of application** from an affected city or district; or
 (b) A **landowner or registered voter petition** making application to San Diego LAFCO (available from LAFCO or <http://www.sdlafco.org/forms/petition.pdf>).
3. A **metes-and-bounds legal description of the proposal territory perimeter** for the proposed boundary change(s), a **reproducible parcel/plat map**, and a **vicinity map**. For information about mapping requirements, refer to: http://www.sdlafco.org/forms/legal_description.pdf, and contact the County Assessor's Mapping Division at 619/531-5588. The Thomas Brother's Guide may be used for the vicinity map.
4. **Environmental documentation** to comply with the California Environmental Quality Act (CEQA); submit documents for applicable category only:
- (a) **INITIAL STUDY:** Submit completed form (available from LAFCO) if no environmental review has been conducted;
- (b) **CATEGORICAL EXEMPTION:** Submit document if an agency has certified that the project qualifies for a categorical exemption from CEQA;
- (c) **NEGATIVE DECLARATION (ND):** Submit document with certifying resolution and Initial Study*;
- (d) **ENVIRONMENTAL IMPACT REPORT (EIR):** Submit 15 copies of the Final EIR and certifying resolution, plus one copy of the EIR Appendix*.
- * For an ND or EIR, a copy of the receipt for the fee paid to the California Department of Fish and Game must be submitted.
5. If annexation to a city is proposed, submit one copy of the **city resolution approving rezoning and general plan land-use designations** for the proposal territory.
6. **JURISDICTIONAL CONFLICTS:** If the response to question number 6 on page 3 is "Yes", complete and sign the Policy L-107 form at http://www.sdlafco.org/forms/Legislative_Policy_L_107.pdf.
7. **Completed CAMPAIGN CONTRIBUTION DISCLOSURE FORM AND EVALUATION CHECKLIST for DISCLOSURE OF POLITICAL EXPENDITURES** (pages 7 and 8 of application).
8. **PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY** (page 9 of application).
9. Completed **SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM** (pages 10-12 of application) from **each** subject agency.
10. **LAFCO processing fees.** The San Diego LAFCO FEE SCHEDULE is available at <http://www.sdlafco.org/document/feeschedule.pdf>, or contact LAFCO staff.

SAN DIEGO LOCAL AGENCY FORMATION COMMISSION
9335 Hazard Way · Suite 200 · San Diego, CA 92123
(858) 614-7755 · www.sdlafco.org

CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION

The information in this application is used by LAFCO staff to evaluate proposals for changes of government organization. Please respond to **all** items in this form, indicating "NA" when an item does **not** apply.

SUBJECT AGENCY(IES) (City or Special District)	PROPOSED CHANGE OF ORGANIZATION/ACTION (Annexation, detachment, sphere amendment, etc.)
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____

As part of this application, the city of _____ or the _____ district, _____ (the applicant), and/or the _____ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Diego LAFCO, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any or all of them, the purpose of which is to attack, set aside, void, or annul the approval or denial of this application or adoption of or refusal to adopt the environmental document which accompanies it or any other action San Diego LAFCO takes with respect to this application. This defense and indemnification obligation shall include, but not be limited to, attorneys' fees and other costs of defense, damages, costs, and expenses, including attorney fees payable to another party. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. San Diego LAFCO's acceptance of this application is sufficient to make this agreement a binding, bilateral contract between us.

I acknowledge that annexation to the city of _____ or the _____ district may result in the imposition of taxes, fees and assessments *existing within the (city or district)* on the effective date of annexation. I hereby waive any rights I may have under Articles XIII C and XIII D of the State Constitution (Proposition 218) to a hearing, assessment ballot proceeding or an election on those *existing taxes, fees and assessments*.

Agreed:

Signature:  Date: 1/25/2018

Print/Type Name: SAM WALKER

Address: 12584 MAPLEVIEW STREET
LAKESIDE CA 92040 Telephone: () 619 925-1584

Property Address: 12584 MAPLEVIEW STREET

Cross Street(s): VINE STREET

Assessor Parcel Number(s): 392-120-36-00 Acres: 6.4

Indicate below if anyone, in addition to the person signing this application, is to receive notices of these proceedings.

Name: DENNIS FERDIK

Address: 124 W. MAIN ST. # 240
EL CAJON CA 92020 Telephone: (619) 277-8704

CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION

The information in this application is used by LAFCO staff to evaluate proposals for changes of government organization. Please respond to **all** items in this form, indicating "NA" when an item does *not* apply.

SUBJECT AGENCY(IES) <small>(City or Special District)</small>	PROPOSED CHANGE OF ORGANIZATION/ACTION <small>(Annexation, detachment, sphere amendment, etc.)</small>
1. <u>SAN DIEGO COUNTY</u>	1. <u>ANNEXATION</u>
2. <u>SANITATION DISTRICT</u>	2. _____
3. _____	3. _____
4. _____	4. _____

As part of this application, the city of _____ or the S.D. County Sanitation district, _____ (the applicant), and/or the _____ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Diego LAFCO, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any or all of them, the purpose of which is to attack, set aside, void, or annul the approval or denial of this application or adoption of or refusal to adopt the environmental document which accompanies it or any other action San Diego LAFCO takes with respect to this application. This defense and indemnification obligation shall include, but not be limited to, attorneys' fees and other costs of defense, damages, costs, and expenses, including attorney fees payable to another party. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. San Diego LAFCO's acceptance of this application is sufficient to make this agreement a binding, bilateral contract between us.

SAN DIEGO COUNTY SANITATION I acknowledge that annexation to the city of _____ or the _____ district may result in the imposition of taxes, fees and assessments existing within the (city or district) on the effective date of annexation. I hereby waive any rights I may have under Articles XIII C and XIII D of the State Constitution (Proposition 218) to a hearing, assessment ballot proceeding or an election on those existing taxes, fees and assessments.

Agreed: _____
 Signature: Sam Walker Date: 1/24/18
 Print/Type Name: SAM WALKER
 Address: _____
 Telephone: () _____

Property Address: 12584 MAPLEVIEW ST.
 Cross Street(s): VINE ST.
 Assessor Parcel Number(s): 392-120-36 Acres: 8.73

Indicate below if anyone, in addition to the person signing this application, is to receive notices of these proceedings.
 Name: DENNIS M. FERDIE
 Address: 124 WEST MAIN ST. - Suite 240
EL CAJON, CA 92020 Telephone: () 619-277-8704

A. PROPOSAL DESCRIPTION/JUSTIFICATION

- 1. Explain in detail why the proposal is necessary *at this time* (e.g., condition of an approved tentative map, an existing structure requires new services. etc.).

Existing Lakeside Rodeo property that via El Capitan High School is already connected to public sewer on Vine Street, just north of Malpeview St. Property owner is in process to upgrade bathroom facilities but parcel is not in the San Diego County Sanitation District.

- 2. Describe the use of *developed* property within the proposal territory, including details about existing structures. Describe anticipated development of *vacant* property, including types of buildings, number of units, supporting facilities, etc., and when development is scheduled to occur. _____

Property consists of the existing Lakeside Rodeo Grounds which includes existing restrooms, arena, stands for sitting and hosts six events per year.

- 3. Describe the topography and physical features of the proposal territory, as well as its general location in relation to communities, major freeways/highways, roads, etc. _____

The parcel is relatively flat and used for the rodeo events, horses etc. Parcel is at the intersection of Vine Street and Mapleview Street, just east of Highway 67. El Capitan High School to the north and homes on the south side of Mapleview.

- 4. How many residents live within the proposal territory? 0

- 5. How many of these residents are registered voters? 0

- 6. Are there any jurisdictional issues associated with the LAFCO proposal or pending LAFCO action?

NO YES (If yes, please complete the Policy L-107 form at http://www.sdlafco.org/forms/Legislative_Policy_L_107.pdf)

B. LAND USE INFORMATION

GENERAL PLAN AND ZONING:

392-120-36

If the proposal territory is *not* within an incorporated city, San Diego County General Plan and zoning information may be obtained by calling (858) 565-5981 or toll-free (888) 267-8770 with the Assessor Parcel Number(s) of the subject property. If the proposal territory is within a city, please call the appropriate city's planning department for General Plan and zoning information.

- 1. COUNTY:

(a) The territory is within the LAKESIDE community plan.

(b) The County General Plan or community plan designation and allowed density: General Commercial - No density allowed - NO

(c) Current County zoning and allowed density: C-37 - Heavy Commercial

2 CITY: N/A

(a) The territory is within the general plan area for the City of _____

(b) The City General Plan land use designation and allowed density: _____

(c) Current City zoning and allowed density: _____

(d) Current City rezoning and allowed density: _____

3. Indicate below *all* permits or approvals that will be needed by the County or any city to complete the project. If already granted, please note the date of approval and attach a copy of each resolution of approval. If approval is pending, please note the anticipated approval date.

Type of Approval or Permit	File No.	Approval Date	Is Resolution Attached?
Tentative Subdivision Map			<input type="checkbox"/> YES <input type="checkbox"/> NO
Tentative Parcel Map			<input type="checkbox"/> YES <input type="checkbox"/> NO
Major Use Permit			<input type="checkbox"/> YES <input type="checkbox"/> NO
City/County General Plan Amendment			<input type="checkbox"/> YES <input type="checkbox"/> NO
City Rezoning			<input type="checkbox"/> YES <input type="checkbox"/> NO
County Rezone			<input type="checkbox"/> YES <input type="checkbox"/> NO
(Other)			<input type="checkbox"/> YES <input type="checkbox"/> NO

4. Describe the land uses surrounding the proposal territory (e.g., residential, commercial, agricultural, industrial, open space, etc.).

North: EL CAPITAN HIGH SCHOOL East: RESIDENTIAL
 South: RESIDENTIAL West: INDUSTRIAL

5. Indicate with a if any portion of the proposal territory contains the following:

- Agricultural land uses Agricultural Preserve
- Open Space Easement Slopes greater than 25%
- Sewer moratorium area Coastal Permit Zone
- Unusual features such as: LAKESIDE RODEO GROUNDS

6. For city annexation proposals: Is any part of the proposal territory under a Williamson Act contract? If yes, please contact the LAFCO office for special instructions regarding petition/resolution of application requirements. YES NO

C. PUBLIC SERVICES INFORMATION

SEWER SERVICE:

- 1. (a) Is the proposal territory within a district or city that provides public sewer service? YES NO
 (b) If yes, which agency? _____
- 2. (a) Is a developed parcel in need of annexation due to failed septic system? YES NO
 (b) If yes, include a copy of any letters from the San Diego County Department of Environmental Health or private septic-system company.
 (c) If no, is annexation for sewer service part of this application? YES NO
- 3. If annexation for sewer service is proposed, which district or city would serve the territory if this jurisdictional change is approved? SAN DIEGO COUNTY SANITATION
- 4. (a) Has the agency that will be providing service issued a letter of sewer availability? YES NO
 (b) If yes, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)
- 5. (a) Will the agency be prepared to furnish sewer service upon annexation? YES NO
 (b) If no, please explain: _____

WATER SERVICE:

- 1. (a) Is the proposal territory within a district or city that provides public water service? YES NO
 (b) If yes, which agency? _____
- 2. Is a well or other on-site water system currently used on the property? YES NO
- 3. Is an on-site system proposed to be used when the property is developed? YES NO
- 4. (a) Is annexation for water service part of this application? YES NO
 (b) If yes, which district or city would serve the territory if this jurisdictional change is approved? _____
 (c) Will the agency that will be providing service be prepared to furnish water service upon annexation? YES NO
- 5. (a) Has the agency that will be providing service issued a letter of water availability? YES NO
 (b) If yes, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

~~FIRE PROTECTION SERVICES:~~

~~NOTE: Complete the following section *only* if annexation to a fire protection service provider is proposed—or if the current fire protection service provider is proposed to change.~~

1. (a) Is the proposal territory *currently* within an agency that provides fire protection? YES NO

(b) *If yes*, provide name and address/location of current fire service provider

(c) Provide estimated response times to the proposal territory:

priority _____ minutes; non-priority _____ minutes

2. Is annexation for fire protection service part of this application? YES NO

3. Which city or district would serve the proposal territory if this jurisdictional change is approved?

(a) Location/address of the proposed fire service provider: _____

(b) Estimated response times to the proposal territory:

Priority _____ minutes; non-priority _____ minutes

~~POLICE PROTECTION SERVICES:~~

~~NOTE: Complete the following section *only* if the police protection provider is proposed to change.~~

1. Which police agency *currently* serves the proposal territory?

(a) Location/address of nearest police station: _____

(b) Estimated response times to the proposal territory: priority _____ minutes; non-priority _____ minutes

2. Which police agency would serve the proposal territory if this jurisdictional change is approved?

(a) Location/address of nearest police station: _____

(b) Estimated response times to the proposal territory:

Priority _____ minutes; non-priority _____ minutes

CAMPAIGN CONTRIBUTION DISCLOSURE PROVISIONS

LAFCOs are subject to the campaign disclosure provisions detailed in Government Code Section 84308, and the Regulations of the Fair Political Practices Commission (FPPC), Section 18438.

Please carefully read the following information to determine if the provisions apply to you. If you determine that the provisions are applicable, the Campaign Disclosure Form must be completed and returned to San Diego LAFCO with your application.

1. No LAFCO commissioner shall accept, solicit, or direct a contribution of more than \$250 from any party¹ or agent² while a change of organization proceeding is pending, and for three months subsequent to the date a final decision is rendered by LAFCO. This prohibition commences when your application has been filed, or the proceeding is otherwise initiated.

2. A party to a LAFCO proceeding shall disclose on the record of the proceeding any contribution of more than \$250 made to any commissioner by the party, or agent, during the preceding 12 months. No party to a LAFCO proceeding, or agent, shall make a contribution to a commissioner during the proceeding and for three months following the date a final decision is rendered by LAFCO.

3. Prior to rendering a decision on a LAFCO proceeding, any commissioner who received contribution of more than \$250 within the preceding 12 months from any party, or agent, to a proceeding shall disclose that fact on the record of the proceeding, and shall be disqualified from participating in the proceeding. However, if any commissioner receives a contribution that otherwise would require disqualification, and returns the contribution within 30 days of knowing about the contribution and the relevant proceeding, that commissioner shall be permitted to participate in the proceeding.

¹ "Party" is defined as any person who files an application for, or is the subject of, a proceeding.

² "Agent" is defined as a person who represents a party in connection with a proceeding. If an individual acting as an agent also is acting as an employee or member of a law, architectural, engineering, or consulting firm, or a similar entity or corporation, both the individual and the entity or corporation are agents. When a closed corporation is a party to a proceeding, the majority shareholder is subject to these provisions.

To determine whether a campaign contribution of more than \$250 has been made by you or your agent to a commissioner within the preceding 12 months, all contributions made by you or your agent during that period must be aggregated.

Names of current LAFCO commissioners are available at <http://www.sdlafco.org/document/CommRoster.pdf>. If you have questions about Government Code Section 84308, FPPC regulations, or the Campaign Disclosure Form, please contact San Diego LAFCO at 9335 Hazard Way, Suite 200, San Diego, CA 92123, (858) 614-7755.

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

(a) Proposed change(s) of organization: _____

(b) Name and address of any party, or agent, who has contributed more than \$250 to any commissioner within the preceding 12 months:

1. _____

2. _____

(c) Date and amount of contribution:

Date _____ Amount \$ _____

Date _____ Amount \$ _____

(d) Name of commissioner to whom contribution was made:

1. _____
2. _____

(e) I certify that the above information is provided to the best of my knowledge.

Printed Name SAM WALKER

Signature 

Date 1/25/2018 Phone 619-925-1584

To be completed by LAFCO:

Proposal:

Ref. No.

DISCLOSURE OF POLITICAL EXPENDITURES

Effective January 1, 2008, expenditures for political purposes, which are related to a change of organization or reorganization proposal that will be or has been submitted to LAFCO, are subject to the reporting and disclosure requirements of the Political Reform Act of 1974 and the Cortese-Knox-Hertzberg Act of 2000.

Please carefully read the following information to determine if reporting and disclosure provisions apply to you.

- Any person or combination of persons who, for political purposes, directly or indirectly contributes \$1,000 or more, or expend \$1,000 or more in support of, or in opposition to a proposal for a change of organization or reorganization that will be submitted to the Commission, shall disclose and report to the Commission to the same extent and subject to the same requirements of the Political Reform Act of 1974 (Government Code Section 81000 et seq.) as provided for local initiative measures, and Section 56700.1 of the Cortese-Knox-Hertzberg Act of 2000.
- Pursuant to Government Code Section 57009, any person or combination of persons who directly or indirectly contributes \$1,000 or more, or expends \$1,000 or in support of, or in opposition to, the conducting authority proceedings for a change of organization or reorganization, must comply with the disclosure requirements of the Political Reform Act of 1974, (Government Code section 81000 et seq.). Applicable reports must be filed with the Secretary of State and the appropriate city or county clerk. Copies of the report must also be filed with the Executive Officer of San Diego LAFCO.
- A roster of current San Diego LAFCO commissioners is available from the LAFCO office: 9335 Hazard Way, Suite 200, San Diego, CA 92123, (858) 614-7755, or from <http://www.sdlafco.org/document/CommRoster.pdf>

EVALUATION CHECKLIST FOR DISCLOSURE OF POLITICAL EXPENDITURES

The following checklist is provided to assist you in determining if the requirements of Government Code Sections 81000 et seq. apply to you. For further assistance contact the Fair Political Practices Commission at 428 J Street, Suite 450, Sacramento, CA 95814, (866) 275-3772 or at <http://www.fppc.ca.gov>.

1. Have you directly or indirectly made a contribution or expenditure of \$1,000 or more related to the support or opposition of a proposal that has been or will be submitted to LAFCO?

- Yes
- No

Date of contribution _____ Amount \$ _____

Name/Ref. No. of LAFCO proposal _____

Date proposal submitted to LAFCO _____

2. Have you, in combination with other person(s), directly or indirectly contributed or expended \$1,000 or more related to the support or opposition of a proposal that has been or will be submitted to LAFCO?

- Yes
- No

Date of contribution _____ Amount \$ _____

Name/Ref. No. of LAFCO proposal _____

Date proposal submitted to LAFCO _____

3. If you have filed a report in accordance with FPPC requirements, has a copy of the report been filed with San Diego LAFCO?

- Yes
- No

PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY

Note: Processing of jurisdictional boundary change proposals, which involve *uninhabited*¹ territory, can be expedited by approximately 60 days if all affected landowners consent to the proposal. If you wish to take advantage of this option, please return the completed PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY to San Diego LAFCO with your application for a jurisdictional boundary change. If consenting signatures of **100%** of the affected property owners are affixed and LAFCO does not receive any opposition from subject agencies, the Commission may consider the proposal without public notice, public hearing and/or an election.

¹ Territory included within a proposed boundary change that includes less-than 12 registered voters is considered *uninhabited* (Government Code 56045).

The undersigned owners(s) of property hereby consent(s) to inclusion of that property within a proposed change of organization or reorganization consisting of:

(Please list all proposed actions)

Annexation to:

1. SAN DIEGO COUNTY SANITATION DISTRICT
2. _____
3. _____

Detachment from:

1. _____
2. _____
3. _____

<u>Date</u>	<u>Signature</u>	<u>Assessor's Parcel Number(s)</u>
1. 1/24/18	<u>Sam Walker</u>	<u>392-120-36</u>
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____

Attach additional sheets if necessary

SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM

NOTE: A copy of this form must be completed and signed by each local agency that will gain or lose territory as a result of the proposed jurisdictional boundary change. Attach additional sheets if necessary.

Louis Conde Louis Conde
 Signature of agency representative Print name
ENG TECH III
 Title
(8) 694-2660 1-24-2018
 Telephone Date

A. JURISDICTIONAL INFORMATION:

Name of agency: SAN DIEGO COUNTY SANITATION DISTRICT - LAKESIDE

1. Is the proposal territory within the agency's sphere of influence? Yes No
2. Upon annexation, will the proposal territory be included within an assessment district and be subject to assessment for new or extended services? Yes No
3. Does the agency have plans to establish any new assessment district that would include the proposal territory? Yes No
4. Will the proposal territory assume any existing bonded indebtedness? Yes No
 If yes, indicate any taxpayer cost: \$ _____
5. Will the proposal territory be subject to any special taxes, benefit charges, or fees? Yes No
 If yes, please provide details of all costs: ANNEXATION FEES, Capacity Fees & ANNUAL SEWER CHARGES
6. Is the agency requesting an exchange of property tax revenues as a result of this proposal? Yes No
7. Is this proposed jurisdictional change subject to a master property tax agreement or master enterprise district resolution? Yes No
8. FOR CITY ANNEXATIONS: Does the proposal territory contain existing commercial development that generates retail sales of ten million dollars or more per year? Yes No
9. FOR CITY ANNEXATIONS: If any part of the proposal territory is under a Williamson Act contract, please contact the LAFCO office for special instructions regarding petition or resolution of application requirements.

EXPEDITED PROPOSAL PROCESSING: Processing of jurisdictional boundary change proposals can be expedited by approximately 60 days if all affected landowners consent to the waiver of protest and termination (conducting authority) proceedings and subject agencies do not oppose the waiver. If you do NOT want to waive these proceedings, then attach a written statement to the subject agency information form containing a signature, date, and declaration of opposition to a waiver of such proceedings.

B. SEWER SERVICE:

1. What is the agency's current wastewater treatment capacity (expressed in million gallons per day and equivalent dwelling units)? SVSD SEWAGE is treated at City of S.D. 10-35 MGD METRO CAPACITY
2. What is the average volume of influent currently being treated by the agency (expressed in million gallons per day and equivalent dwelling units)? 6-5 MGD ±
3. (a) What is the agency's peak flow volume (expressed in million gallons per day)? UNKNOWN
(b) What is the agency's peak flow capacity (expressed in million gallons per day)? N/A
(c) Has the agency exceeded the flow (peak) capacity within the past two years? YES NO
(d) If yes, please describe the frequency and volume of incidents that exceeded the agency's peak capacity: _____
4. (a) Has the agency issued a letter of sewer availability for the proposal territory? YES NO
(b) If yes, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)
5. (a) How many future equivalent dwelling units have been reserved or committed for proposed projects? 1 EDU
(b) Can all projects that have received commitments of sewer availability (e.g., "will serve letters") be accommodated with planned capacity? YES NO
6. (a) Does the agency have the necessary contractual and/or operational treatment capacity to provide sewer service to the proposal territory? YES NO
(b) If yes, please specify the proposal territory's estimated sewer demand and the agency's available sewer capacity (expressed in million gallons per day and equivalent dwelling units): SVSD has 10-35 MGD METRO CAPACITY. Project is 1 EDU
(c) If no, please describe the agency's plans to upgrade capacity to resolve any capacity related issues: _____
7. Will the proposal territory be annexed to a sewer improvement district? YES NO
8. (a) The distance for connection of the proposal territory to the agency's existing sewer system is 20' feet.
(b) Describe the location of the connection to the agency's existing sewer system: PUBLIC SEWER LINE IN ACACIA AVE.

C. WATER SERVICE:

1. (a) Does the subject agency have adequate water supply and sufficient contractual and/or operational capacity available to serve the proposal territory? YES NO
- (b) *If yes*, describe the proposal territory's estimated water demand and the agency's available water supply and capacity (expressed in acre-feet or million gallons per day): _____
- (c) *If no*, what plans does the agency have to increase its water capacity? _____
2. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees): _____ YES NO
3. (a) Has the agency issued a letter of water availability for the proposal territory? YES NO
- (b) *If yes*, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)
4. (a) The distance for connection of the proposal territory to the agency's existing water system is _____ feet.
- (b) Describe the location of the connection to the agency's existing water system: _____
5. (a) Is the agency currently under any drought-related conditions and/or restrictions? YES NO
- (b) *If yes*, describe the conditions and specify any related restrictions: _____
6. (a) Will the proposal territory utilize reclaimed water? YES NO
- (b) *If yes*, describe the proposal territory's reclaimed water use and the agency's available reclaimed water supply and capacity (expressed in acre-feet or million gallons per day): _____
- (c) The distance for connection of the proposal territory to the agency's existing reclaimed water system is _____ feet.
- (d) Describe the location of the connection to the agency's existing reclaimed water system: _____
- (e) *If no*, has the agency considered availability of reclaimed water to the proposal territory? YES NO
- (f) What restrictions prevent use of reclaimed water? _____
7. Will the proposal territory be annexed to an improvement district? YES NO

PETITION FOR PROCEEDINGS PURSUANT TO THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF 2000

Part I: NOTICE OF INTENT TO CIRCULATE PETITION

Proponents are required to file a NOTICE OF INTENT TO CIRCULATE PETITION with the Executive Officer of the San Diego Local Agency Formation Commission before a petition to initiate a change of organization or reorganization can be circulated (Govt. Code § 56700.4).

1. Notice is hereby given to circulate a petition proposing to: ANNEX PARCEL 392-120-36 INTO THE SAN DIEGO COUNTY SANITATION DISTRICT.

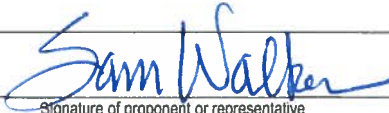
2. The reason(s) for the proposal are: TO PROVIDE SEWER SERVICES TO THE PROPERTY

SAM WALKER

Proponent's Name (print)

124 W. MAIN ST

Proponent's Address



Signature of proponent or representative

EL CAJON CA 92020

City, State, Zip

Pursuant to Section 56700.4 of the California Government Code, this NOTICE OF INTENT TO CIRCULATE PETITION was filed with me on _____

Date

MICHAEL D. OTT, Executive Officer

PART II: DISCLOSURE REQUIREMENTS

The Political Reform Act prohibits a person appointed to the Local Agency Formation Commission from soliciting or accepting campaign contributions of more than \$250 within the preceding 12 months from parties, participants, or their agents while a proceeding is pending before LAFCO and for three months following the decision. LAFCO commissioners who receive such contributions are required to disqualify themselves from participating in the proceedings. Both commissioners and contributors who are parties to the proceeding are required to disclose the contributions received or made. Names of current LAFCO commissioners and LAFCO disclosure forms are available at [HTTP://WWW.SDLAFCO.ORG](http://www.sdlafco.org) or by calling 858/614-7755.

Pursuant to Government Code Section 56700.1, any person or combination of persons who, for political purposes, directly or indirectly contributes \$1,000 or more, or expend \$1,000 or more in support of, or in opposition to a proposal for a change of organization or reorganization that will be submitted to the Commission, shall disclose and report to the Commission to the same extent and subject to the same requirements of the Political Reform Act (Title 9 [commencing with Section 81000]) as provided for local initiative measures.

Pursuant to Government Code Section 57009, any person or combination of persons who directly or indirectly contributes \$1,000 or more, or expends \$1,000 or in support of, or in opposition to, the conducting authority proceedings for a change of organization or reorganization, must comply with the disclosure requirements of the Political Reform Act of 1974, (Government Code section 81000 et seq.). Applicable reports must be submitted to the Secretary of State and the appropriate city or county clerk. Copies of the reports must also be filed with the Executive Officer of San Diego LAFCO.

Part III: PETITION FOR CHANGE OF ORGANIZATION OR REORGANIZATION

This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code, Section 56000 et seq. of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

(a) The specific change(s) of organization proposed is/are: ANNEX PARCEL 392-120-36-00 INTO THE COUNTY SANITATION DISTRICT.

(b) The boundary of the territory included in the proposal is as described in the attached legal description and map and is by this reference incorporated herein.

(c) The proposed action(s) will be subject to the following terms and conditions: _____

(d) The reason(s) for the proposal is/are: PROVIDE SEWER SERVICE TO THE PROPERTY

(e) Signers of this petition have signed as (select one): landowner; registered voter.

(f) The name(s) and mailing address(es) of the chief petitioner(s) (not to exceed three) is/are:

1. SAM WALKER 124 W. MAIN ST., #240, EL CAJON CA 92020
Name of chief proponent (print) mailing address

2. DENNIS FERDIG 124 W. MAIN ST., #240, EL CAJON CA 92020
Name of chief proponent (print) mailing address

3. _____
Name of chief proponent (print) mailing address

(g) It is requested that proceedings for this proposal be taken in accordance with Section 56000 et seq. of the Government Code.

(h) This proposed change of organization (select one) is is not consistent with the sphere-of-influence of any affected city or district.

(i) The territory included in the proposal is (select one) inhabited (12 or more registered voters) uninhabited (11 or less registered voters).

(j) If the formation of a new district(s) is included in the proposal:

1. The principal act under which said district(s) is/are proposed to be formed is/are: _____

2. The proposed name(s) of the new district(s) is/are: _____

3. The boundary(ies) of the proposed new district(s) is/are described in the attached legal description and map and are by this reference incorporated herein.

(k) If an incorporation is included in the proposal:

1. The name of the proposed city is: _____

2. Provisions are requested for appointment of: city manager city clerk city treasurer

(l) If the proposal includes a consolidation of special districts, the proposed name of the consolidated district is: _____

Part IVb: LANDOWNER PETITION

Petitions must meet minimum signature requirements (see Part V). Signatures must be secured within six months of the date on which the first signature was affixed. Petitions must be submitted to the LAFCO Executive Officer within 60 days after the last signature is affixed (Govt. Code § 56705).

Each of the undersigned states:

- I personally signed this petition.
- I am a landowner of the affected territory.
- I personally affixed hereto the date of my signing this petition and the Assessor's Parcel Number(s), or a description sufficient to identify the location of my land.

Name of Signer	Assessor's Parcel Number(s)	Date Signed	Official Use
Sign <u></u> Print <u>SAM WALKER</u>	392-120-36-00		
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

Part V: MINIMUM SIGNATURE REQUIREMENT FOR A SUFFICIENT PETITION UNDER THE PROVISIONS OF THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF 2000

Reorganization—Signatures must comply with the applicable signature requirements for each of the changes proposed (Govt. Code § 56864.1).

District Formation—Signatures as required by the principal act under which the new district is proposed to be formed (Govt. Code § 56860).

Dissolution of a District—For registered voter district: signatures by (a) not less than 10% of the registered voters within the district; or (b) not less than 10% of the number of landowners within the district who also own not less than 10% of the assessed value of land within the district.

—For landowner-voter districts: signatures by not less than 10% of the number of landowners within the district who also own not less than 10% of the assessed value of land within the district.

—If dissolution is for inactivity, the petition must be signed by three or more registered voters or landowners within the subject district and include statement and recitations as required by Govt. Code 56871 (Govt. Code § 56870).

Consolidation of Districts—For registered voter districts: signatures by not less than 5% of the registered voters within each of the districts.

—For landowner-voter districts: signatures by landowners-voters constituting not less than 5% of the number of landowner-voters owning land within each of the several districts who also own not less than 5% of the assessed value of land within each of the districts (Govt. Code § 56865).

Merger of District with City or Establishment of a Subsidiary District—For a registered voter district: signatures by (a) 5% of the registered voters of the district; or (b) 5% of the registered voters residing within the territory of the city outside the boundaries of the district.

—For a landowner-voter district: signatures by (a) 5% of the number of landowner-voters within the district; or (b) 5% of the registered voters residing within the territory of the city outside the boundaries of the district (Govt. Code § 56866).

District Annexation or Detachment—For a registered voter district: signatures by (a) not less than 25% of the number of registered voters within the territory proposed to be annexed or detached; or (b) not less than 25% of the number of landowners within the territory proposed to be annexed or detached who also own not less than 25% of the assessed value of land within the territory.

—For a landowner-voter district: signatures by not less than 25% of the number of landowners owning land within the territory proposed to be annexed or detached who also own not less than 25% of the assessed value of land within the territory (Govt. Code § 56864).

Incorporation of a City—Signatures by: (a) not less than 25% of the registered voters residing in the area to be incorporated; or (b) not less than 25% of the number of owners of land within the territory proposed to be incorporated who also own not less than 25% of the assessed value of land within the territory proposed to be incorporated (Govt. Code § 56764).

Disincorporation of a City—Signatures by not less than 25% of the registered voters residing in the city proposed to be disincorporated (Govt. Code § 56766).

Consolidation of Cities—Signatures by not less than 5% of the registered voters of each affected city (Govt. Code § 56766).

Annexation to a City—Signatures by: (a) not less than 5% of the number of registered voters residing within the territory proposed to be annexed; or (b) not less than 5% of the number of owners of land within the territory proposed to be annexed who also own 5% of the assessed value of land within the territory (Govt. Code § 56767).

Detachment from a City—Signatures by: (a) not less than 25% of the number of registered voters residing within the territory proposed to be detached; or (b) not less than 25% of the number of owners of land within the territory proposed to be detached who also own 25% of the assessed value of land within the territory (Govt. Code § 56768).

ANNEXATION NO. DA18-03

"LAKESIDE RODEO – MAPLEVIEW STREET" ANNEXATION TO SAN DIEGO COUNTY SANITATION DISTRICT
GEOGRAPHIC DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY, SITUATE IN PORTION OF RANCHO EL CAJON, DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY OF VINE STREET, SAID POINT LYING 409.5 FEET NORTHERLY OF THE CENTERLINE OF MAPLEVIEW STREET, MEASURED AT RIGHT ANGLES, SAID POINT ALSO BEING AN ANGLE POINT IN THE EXISTING SAN DIEGO COUNTY SANITATION DISTRICT BOUNDARY;

THENCE, (1) NORTH 81° 26' 08" EAST A DISTANCE OF 829.27 FEET ALONG THE EXISTING SAN DIEGO COUNTY SANITATION DISTRICT BOUNDARY;

THENCE, LEAVING SAID EXISTING DISTRICT BOUNDARY, (2) SOUTH 08° 36' 50" EAST A DISTANCE OF 338.14 FEET, TO THE NORTHERLY RIGHT OF WAY OF MAPLEVIEW STREET;

THENCE, ALONG SAID NORTHERLY RIGHT OF WAY, (3) SOUTH 81° 24' 38" WEST A DISTANCE OF 812.05 FEET, TO THE EASTERLY RIGHT OF WAY OF VINE STREET;

THENCE, ALONG SAID EASTERLY RIGHT OF WAY, (4) NORTH 53° 07' 59" WEST A DISTANCE OF 16.92 FEET;

THENCE, ALONG SAID EASTERLY RIGHT OF WAY, (5) NORTH 07° 58' 23" WEST A DISTANCE OF 116.91 FEET, TO THE BEGINNING OF A NON-TANGENT, 328 FOOT RADIUS CURVE, CONCAVE WESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 72° 09' 30" EAST;

THENCE, NORTHERLY ALONG SAID CURVE AND EASTERLY RIGHT OF WAY, (6) THROUGH A CENTRAL ANGLE OF 06° 18' 45", A DISTANCE OF 36.14 FEET, TO THE BEGINNING OF A 272 FOOT RADIUS REVERSE CURVE, CONCAVE EASTERLY;

THENCE, NORTHERLY ALONG SAID CURVE AND EASTERLY RIGHT OF WAY, (7) THROUGH A CENTRAL ANGLE OF 23° 13' 41", A DISTANCE OF 109.48 FEET;

THENCE, ALONG SAID EASTERLY RIGHT OF WAY, (8) NORTH 01° 05' 34" WEST A DISTANCE OF 66.36 FEET, TO THE POINT OF BEGINNING AND CONTAINING 6.45 ACRES OF LAND MORE OR LESS.

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

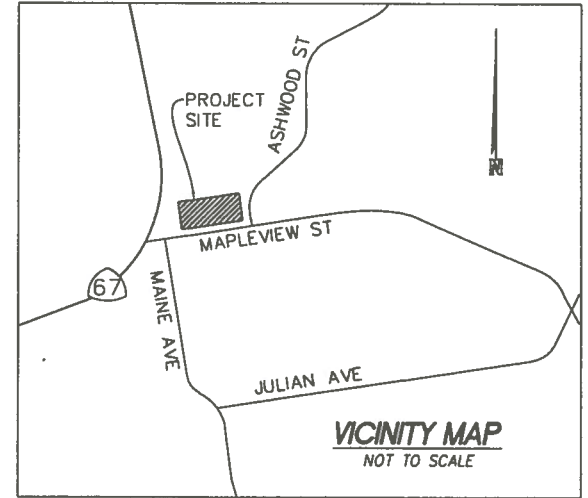
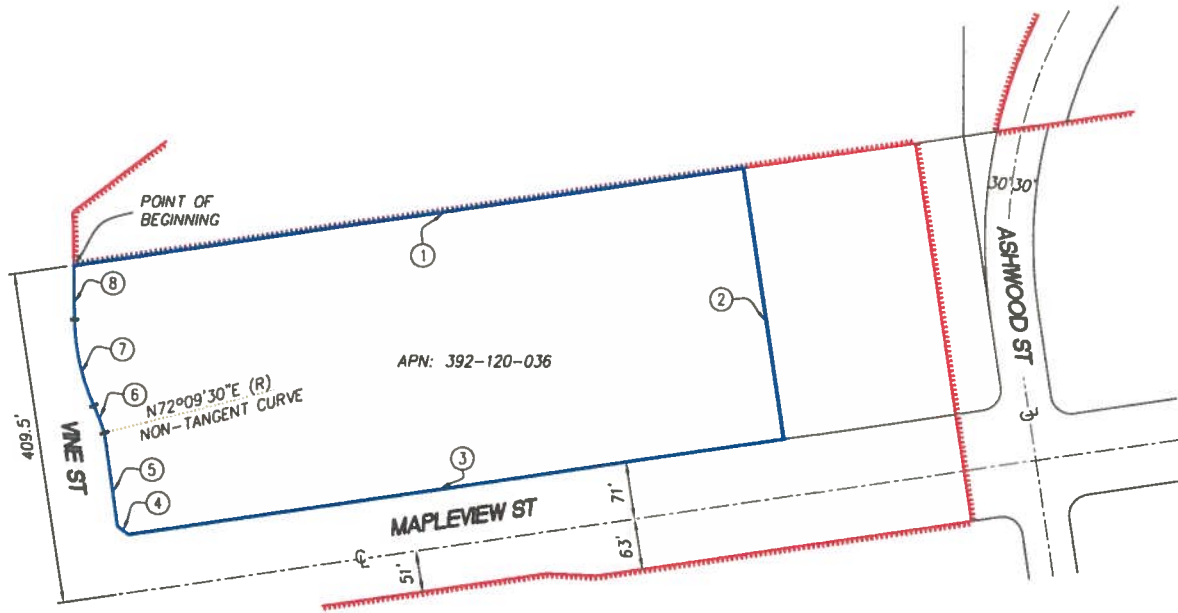
D.K. Nasland



2-7-2018



D.K. NASLAND, PLS 5562

DATE



 EXISTING SAN DIEGO COUNTY SANITATION DISTRICT BOUNDARY
 PROPOSED SAN DIEGO COUNTY SANITATION DISTRICT BOUNDARY

DISCLAIMER:
 FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED

COURSE DATA TABLE					
NO.	BEARING	LENGTH	DELTA	RADIUS	LENGTH
1	N 81°26'08" E	829.27'			
2	S 08°36'50" E	338.14'			
3	S 81°24'38" W	812.05'			
4	N 53°07'59" W	16.92'			
5	N 07°58'23" W	116.91'			
6			06°18'45"	328.00'	36.14'
7			23°03'41"	272.00'	109.48'
8	N 01°05'34" W	66.36'			


CONTAINING 6.45 ACRES

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED SOLELY ON RECORD INFORMATION FOR ASSESSMENT PURPOSES ONLY.

 2-7-2018
 D.K. NASLAND, LS 5562 DATE



ASSESSOR'S PARCEL NUMBER 392-120-036	LAFCO RESOLUTION NO.	ACREAGE 6.45	DATE 01/25/2018	SCALE 1"=150'
"LAKESIDE RODEO - MAPLEVIEW STREET" ANNEXATION TO SAN DIEGO COUNTY SANITATION DISTRICT "DA18-03"		N.E. JOB No. 112-164.1 T (858) 292-7770 4740 Ruffner Street San Diego, CA 92111 nasland.com		
BEING A PORTION OF RANCHO EL CAJON.				



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