



San Diego County
Local Agency Formation Commission
 Regional Service Planning | Subdivision of the State of California

5C

AGENDA REPORT
 Consent | Action

March 1, 2021

TO: Commissioners

FROM: Keene Simonds, Executive Officer
 Priscilla Allen, Analyst I

**SUBJECT: Proposed “Lakeside Water District – Riverford Road Reorganization” |
 Concurrent Annexation to the Lakeside Water District and Detachment from
 the Padre Dam Municipal Water District (RO20-19)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a reorganization proposal filed by the Lakeside Water District (WD) with the principal action to annex approximately 5.0 unincorporated acres within its sphere of influence. A concurrent detachment from the Padre Dam Municipal Water District (MWD) is also proposed. The purpose of the proposed reorganization is to accommodate planned groundwater treatment and storage facilities as well as provide cost-savings to Lakeside WD by eliminating property taxes on the District owned parcel. Staff recommends approval with a modification to include 0.55 acres of nearby public right-of-way on Woodside Avenue as a boundary clean-up measure. Standard approval terms are also recommended along with waiving protest proceedings.

BACKGROUND

Applicant Request

San Diego LAFCO has received an application by resolution from the Lakeside WD requesting approval to reorganize approximately 5.0 unincorporated acres with the principal action to annex the affected territory into the District. A concurrent detachment of the affected territory is also proposed involving Padre Dam MWD to avoid jurisdictional overlap. The

<p>Administration Keene Simonds, Executive Officer County Operations Center 9335 Hazard Way, Suite 200 San Diego, California 92123 T 858.614.7755 F 858.614.7766 www.sdlafco.org</p>	<p>Vice Chair Jim Desmond County of San Diego Nora Vargas County of San Diego Joel Anderson, Alt. County of San Diego</p>	<p>Mary Casillas Salas City of Chula Vista Bill Wells City of El Cajon Paul McNamara, Alt. City of Escondido</p>	<p>Chris Cate City of San Diego Marni von Wilpert, Alt. City of San Diego</p>	<p>Jo MacKenzie Vista Irrigation Barry Willis Alpine Fire Protection Vacant, Alt. Special District</p>	<p>Chair Andy Vanderlaan General Public Harry Mathis, Alt. General Public</p>
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San Diego LAFCO

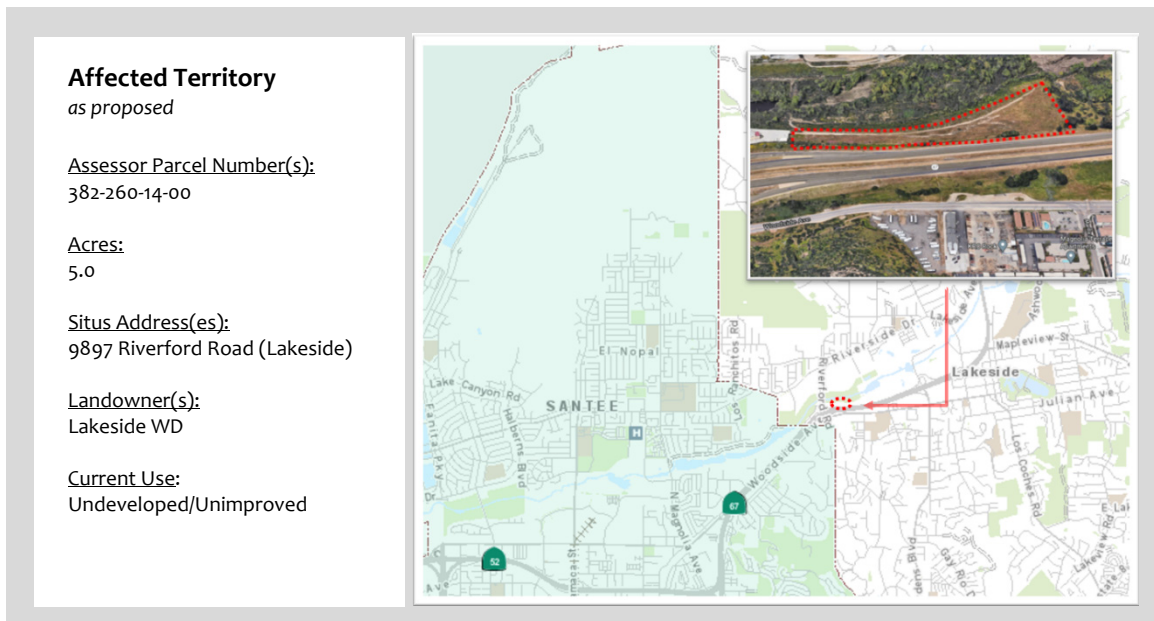
March 1, 2021 Meeting

Agenda Item No. 5c | “Lakeside WD – Riverford Rd. Reorganization” (RO20-19)

affected territory as submitted includes one undeveloped and unimproved parcel at 9897 Riverford Road in Lakeside. The subject parcel is identified by the County of San Diego Assessor’s Office as 382-260-14-00. All of the affected territory lies within the Lakeside WD sphere of influence and outside the Padre Dam MWD sphere of influence.

Affected Territory

The affected territory as submitted lies within the unincorporated community of Lakeside and approximately 850 feet northeast of the intersection of Woodside Avenue and Riverford Road. An aerial map of the affected territory in context to Lakeside and surrounding area follows. Attachment One shows the affected territory relative to the proposed boundary changes involving the two subject agencies (Lakeside WD and Padre Dam MWD).



Subject Agencies

The proposed reorganization filed with San Diego LAFCO involves two subject agencies: Lakeside WD and Padre Dam MWD.¹ A summary of the subject agencies in terms of governance, resident population, municipal functions, and financial standing follows.

- Lakeside WD is an independent special district formed in 1924 with an estimated residential population of 32,263. Lakeside WD spans 10,726 acres or 16.8 square miles and includes the unincorporated communities of Eucalyptus Hills, Lakeside, Moreno Valley, Muth Valley and Wintergardens. A five-member elected Board of Directors oversees Lakeside WD’s one active municipal function: potable water (retail class). LAFCO established a sphere of influence for Lakeside WD in 1985. The sphere was last updated in 2007 with a larger-than-agency designation to include 184 non-jurisdictional

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

acres and equals 1.7% of the jurisdictional boundary. Lakeside WD’s total net position has increased by 5.0% over the last three audited fiscal years ending at \$38.5 million on June 30, 2020.

- Padre Dam MWD is an independent special district formed in 1976 with an estimated residential population of 100,962.² Padre Dam MWD spans 46,509 acres or 72.7 square miles and includes all of the City of Santee as well as portions of the City of El Cajon and the unincorporated communities of Lakeside, Crest, Harbison Canyon, Blossom Valley, and Alpine. A five-member Board of Directors oversees Padre Dam MWD’s four active municipal service functions: potable water (retail class); recycled water (retail class); wastewater (collection, treatment, and disposal classes) and park and recreation services. LAFCO established a sphere of influence for Padre Dam MWD in 1985. The sphere was last updated in 2007 with a larger-than-agency designation to include 849 non-jurisdictional acres and equals 1.8% of the jurisdictional boundary. Padre Dam MWD’s net position has increased by 9.3% over the last three audited fiscal years ending at \$272.5 million as of June 30, 2019.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of 14 local agencies directly subject to San Diego LAFCO’s planning and regulatory responsibilities. These agencies qualify as “affected agencies” relative to the proposed reorganization and listed below.³

- City of Santee
- County Service Area No. 135 (Regional Communications)
- County Service Area No. 69 (Heartland Paramedics)
- Grossmont Healthcare District
- Lakeside Fire Protection District
- Lakeside Water District
- Metropolitan Water District of Southern California
- Padre Dam Municipal Water District
- Resource Conservation District of Greater San Diego County
- San Diego County Flood Control District
- San Diego County Sanitation District
- San Diego County Sanitation District
- San Diego County Street Lighting District
- San Diego County Water Authority

² Rio San Diego MWD—was formed in 1955. In 1976 the Santee County Water District was dissolved, service responsibility transferred to the Rio San Diego MWD, and Rio San Diego renamed Padre Dam MWD.

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 reorganization is proposed or ordered. Notice of the proposal and hearing were provided to the agencies.

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications – the reorganization proposal and the principal action to annex the affected territory to Lakeside WD. An associated boundary change to concurrently detach the affected territory from Padre Dam MWD is also part of the requested reorganization to avoid overlapping jurisdictions. The Commission may also consider applying conditions so long as it does not directly regulate land use, property development, or subdivision requirements. Additional discussion with respect to proposal purpose and Commission focus follows.

Proposal Purpose

The purpose of the proposed reorganization is to facilitate Lakeside WD’s planned construction of groundwater treatment and storage facilities within the affected territory paired with providing cost-savings to the District by eliminating future property taxes for the subject parcel. The timing of the proposal follows Lakeside WD’s August 2020 purchase of the subject parcel.

Development Potential

The affected territory is unincorporated and designated under the County of San Diego General Plan as Planning Area 10. The County zones the affected territory as S88-Commercial with additional prescriptions in the San Diego Riverway Specific Plan. This zoning assignment provides a minimum lot size of 6,000 square feet or 0.14 acres and produces a maximum buildout potential for the subject parcel of 35 lots less any other restrictions or dedications (i.e. roads, sidewalks, etc.).⁴ No development is proposed as part of this proposal and any future development will be subject to the County’s review and specific plan requirements. The affected territory lies outside any city sphere of influence.

Commission Focus

San Diego LAFCO’s current sphere of influence designation for Lakeside WD includes the affected territory and can readily accommodate the proposed annexation to the District without amendment. Similarly, the affected territory lies outside the Padre Dam MWD sphere and can readily accommodate the proposed detachment. These existing sphere determinations narrows the Commission’s consideration to two central and sequential policy items. These policy items take the form of determinations and serve to orient the Commission to consider the stand-alone merits of the (a) timing of the reorganization and (b) whether discretionary boundary modifications or approval terms are appropriate. The Commission must also consider other relevant statutes in and outside LAFCO law as detailed.

⁴ The Riverway Specific Plan Area consists of approximately 34 acres located along the north side of Highway 67 between Riverford Rd. and Wintergardens Blvd. The primary existing land use is mining, processing, sales and hauling of construction aggregate.

ANALYSIS

San Diego LAFCO’s analysis of the reorganization is organized into two subsections. The first subsection pertains to evaluating the central issues referenced in the preceding section and specifically analyzing the merits of reorganization and whether modifications and/or terms are appropriate to further address Commission goals and policies. The second subsection considers other germane issues required under LAFCO law or other applicable statutes and marked by making findings under the California Environmental Quality Act (CEQA).

Central Policy Items

Item No. 1 | Reorganization Timing

The timing of the reorganization – and specifically the annexation of the affected territory to Lakeside WD and concurrent detachment from Padre Dam MWD – appears appropriate. This conclusion draws from the analysis of the statutory factors required for consideration of proposed jurisdictional changes along with the proposal’s conformance with locally adopted Commission policies. Most of the prescribed review factors and applicable policies focus on the effects of the proposed boundary changes on the service and financial capacities of the receiving agency, Lakeside WD (emphasis added). A summary of key conclusions generated from the review of these factors and applicable local policies follow.

- Service Needs
The affected territory’s anticipated uses would be appropriately aided by the reorganization and annexation to Lakeside WD given its planned use by the District for future groundwater infrastructure. The Commission has previously designated Lakeside WD as the ultimate water provider for the affected territory through the standing inclusion in the WD sphere. Annexation to Lakeside WD memorializes this existing Commission expectation and accommodates the expressed interest of the District as evident by their initiation of the reorganization proceedings as landowner.
- Service Capacities and Levels
Not applicable given the planned use of the affected territory for groundwater treatment and storage facilities.
- Service Funding and Costs
Lakeside WD has adequate financial resources and administrative controls to assume responsibilities for the affected territory and its planned use as groundwater treatment and storage facilities. Lakeside WD’s recent audited statements reflects the District remained profitable in each of the last three audited fiscal years with an average total margin of 8.7%.

**CONCLUSION |
MERITS OF REORGANIZATION TIMING**

The timing of the reorganization and principal action to annex the affected territory to Lakeside WD is warranted. Justification is marked by the preceding analysis and highlighted by syncing the recent capital purchase of the affected territory by the District for public benefit and eliminating property tax obligations going forward. Additional analysis supporting the conclusion is provided in Appendix A.

**Item No. 2 |
Modifications and Terms**

Staff believes one modification to the submitted reorganization proposal is appropriate and merits San Diego LAFCO consideration at this time. The proposed modification involves adding 0.6 unincorporated acres to the reorganization involving a nearby portion of public right-of-way along Woodside Avenue that is presently within Padre Dam MWD despite being substantially surrounded by Lakeside WD. This modification serves as a boundary “clean-up” and would provide more orderly and notional boundaries for both Lakeside WD and Padre Dam MWD. The recommended modification does not have a material effect on the applicant and would provide consistency with adjacent roadway territory presently within Lakeside WD. Applying standard approval terms also appears appropriate. A map of the affected territory with the recommended modification is provided as Attachment One.

**CONCLUSION |
MODIFICATIONS AND TERMS**

Modifications appear warranted to expand the affected territory to include 0.6 acres of nearby public right-of-way along Woodside Avenue and thereby provide orderly boundaries for the subject agencies. Standard approval terms are recommended.

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 San Diego LAFCO can consider any jurisdictional change unless an applicable master agreement applies. The associated statutes also empower the County of San Diego to make all related property tax exchange determinations on behalf of special districts. LAFCO staff has confirmed the County Board of Supervisors has adopted a master exchange agreement applicable to the proposed reorganization. The application of this master agreement will result in a “no” exchange with respect to the 1% assessment collected on land and improvements within the affected territory.

Environmental Review

CEQA requires San Diego LAFCO to assess whether impacts would result from activities approved under the Commission’s statutory authority either as lead or responsible agency. The following analysis relative to the proposed reorganization follows.

- San Diego LAFCO serves as lead agency for the proposed reorganization given its exclusive authority to act on the underlying boundary changes. Staff believes the proposed reorganization qualifies as a project under CEQA but is categorically exempt from environmental review per State CEQA Guidelines Section 15320. This exemption appropriately applies given the proposed reorganization would not change the geographical area in which previously existing powers exist.

Protest Proceedings

Protest proceedings for the proposed reorganization may be waived by San Diego LAFCO should the Commission proceed with an approval under Government Code Section 56662. The recommended waiver appropriately applies under this statute given the affected territory is uninhabited as defined under LAFCO law; the subject agencies have not filed objections to the waiver; and all landowners have consented to the underlying action.⁵ Approval of the recommended modification to include the nearby public right-of-way would not affect the proposed waiver of protest proceedings.

RECOMMENDATION

Staff recommends approval of the reorganization proposal with modification as specified along with standard terms. This recommendation is consistent with the action outlined as Alternative One in the proceeding section.

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO:

Alternative One (recommended):

Adopt the attached draft resolution approving the reorganization proposal with a modification to include the nearby public right-of-way along Woodside Drive in the detachment from Padre Dam Municipal Water District and with standard approval terms.

Alternative Two:

Continue consideration to the next regular meeting.

Alternative Three:

Disapprove the reorganization proposal with direction to staff to return at the next regular meeting with a conforming resolution for adoption.

⁵ LAFCO law defines uninhabited as territory in which 11 or less registered voters reside.

PROCEDURES FOR CONSIDERATION

This item has been placed on 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 the Executive Officer,



Priscilla Allen
Analyst I

Appendices:

- A) Analysis of Boundary Change Factors

Attachments:

- 1) Map of the Affected Territory
- 2) Draft Resolution of Approval
- 3) Application Materials

APPENDIX A

Government Code Section 56668 Proposal Review Factors

- a) **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, in the next 10 years.**
-

The affected territory as submitted includes one unincorporated parcel within the community of Lakeside totaling 5.0 acres. Staff recommends expanding the affected territory to include approximately 0.6 acres of a nearby public right-of-way along Woodside Avenue. The affected territory is presently undeveloped and is intended to be used for future on-site groundwater treatment and storage purposes by the landowner, Lakeside WD. The current assessed value of the subject parcel – including land and improvements – is \$2,425,000 with the last transaction recorded in August 2020. The application materials identify the affected territory is currently unoccupied. The affected territory lies within a commercial area of the unincorporated Lakeside community. Moderate to significant growth is anticipated in the surrounding area within the next 10-year period given presence of under-used/underutilized properties and proximity to transportation corridors.

- b) **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 serves as the primary purveyor of general governmental services to the affected unincorporated territory. These governmental services include community development (planning and engineering), parks and recreation, streets and roads, and public safety with the latter including law enforcement via the County Sheriff. Fire protection is provided by the independent Lakeside Fire Protection District. The affected territory also lies within the San Diego County Sanitation District but has not established wastewater service. This proposal affects only water services and if approved would transfer retail responsibilities from Padre Dam MWD to Lakeside WD. Actual delivery of retail water service, however, is not expected in any substantive form given the planned use of the affected territory to include groundwater treatment and storage facilities.

- c) **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 reorganization would formalize and make more permanent existing economic and social ties between Lakeside WD and the affected territory. These ties were initially established with the Commission previously adding all of the affected territory to Lakeside

WD’s sphere of influence and in doing so signal its policy expectation the District should ultimately accommodate and support current and present land uses.

- d) 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 is presently undeveloped and anticipated for groundwater infrastructure uses by the landowner, Lakeside WD. Annexation of the affected territory would be consistent with the policies and practices of the Commission. None of the affected territory includes lands qualifying as “open-space” as defined under LAFCO law and the proposal therefore does not conflict with G.C. Section 56377.

- e) 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 does not contain “prime agricultural land” or “agricultural land” as defined under LAFCO law or further prescribed in local Commission policy. Specifically, the affected territory does not contain lands currently 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. Approval of the reorganization proposal and annexation to Lakeside WD would have no effect on maintaining the physical and economic integrity of agricultural lands.

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

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds consistent with the standard of the State Board of Equalization and conforming with lines of assessment. LAFCO approval would be conditioned on submittal of a final map and description conforming to the referenced standards and addressing any proposal area modifications enacted by the Commission.

- g) A regional transportation plan adopted pursuant to Section 65080.**

The proposal involves presently undeveloped territory and would not conflict with San Diego Forward, the regional transportation plan established by the San Diego Association of Governments (SANDAG) for the San Diego Region.

h) Consistency with the city or county general and specific plans.

The affected unincorporated territory is presently designated and zoned for commercial density use under the adopted land use policies of the County of San Diego and its Riverway Specific Plan as S88. This zoning standard prescribes a minimum lot size of 6,000 sq. ft. or .14 acres. Approval of the proposed reorganization would be consistent with the San Diego County General Plan.

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

The affected territory lies entirely within the sphere of influence designated for the Lakeside WD. Additional details are provided in the analysis provided on page 10.

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

Notice of the submitted reorganization proposal was distributed to all affected and interested agencies as required under LAFCO law. No written comments on the proposal were received ahead of preparing this agenda report for distribution on February 19, 2021. In addition, LAFCO Policy L-107 requires applicants to disclose and address potential jurisdictional issues associated with their proposals and if applicable require a consultation process with the affected agencies, interested parties, or organizations to help remedy concerns unless waived by the San Diego LAFCO Executive Officer. No potential jurisdictional issues were identified with the proposal and this includes compatibility with all nearby city spheres of influence.

k) 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 Lakeside WD has sufficient and available financial resources and administrative controls therein relative to providing public water to the affected territory if needed without adversely impacting existing ratepayers. This statement is supported by the following factors.

- Lakeside WD’s last audit covers 2019-2020 and shows the District finished with high liquidity levels with an agency-wide current ratio of 27.25% (i.e., \$27.25 in current assets for every \$1.00 in current liabilities).
- Lakeside WD finished 2019-2020 with high capital levels as evident by a relatively low debt ratio of 7.8% (i.e., only \$7.80 out of every \$100.00 in net assets are financed.)
- Lakeside WD has experienced a declining operating margin in each of the last three audited fiscal years with an average operating margin of (9.4%). The most recent year – 2019-2020 – the operating margin was (16.4%).

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

The affected territory's existing uses are presently within the Padre Dam MWD's retail domestic water service territory with wholesale supplies provided by the San Diego County Water Authority. Approval of the proposed reorganization would transfer retail water service responsibility to Lakeside WD, which is also a member agency of the County Water Authority and would not affect the timely availability of water supplies to the affected territory.

m) 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 proposed reorganization would not impact any local agencies in accommodating their respective fair shares of regional housing needs. All potential units tied to the lands are already assigned to the County of San Diego by the region's council of governments, SANDAG. The proposed reorganization would not affect this assignment.

n) Any information or comments from the landowners, voters, or residents.

The affected territory is considered uninhabited as defined by LAFCO law (containing 11 registered voters or less). The landowner supports the proposed reorganization and has provided written consent to the proceedings.

o) Any information relating to existing land use designations.

See above analysis for (h).

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

As used in this review factor, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and provision of public services. The proposed reorganization does not include locating new public facilities and any proposed public facilities would be subject to approval by the Lakeside WD. Approval of the proposed reorganization is not anticipated to affect the promotion of environmental justice.

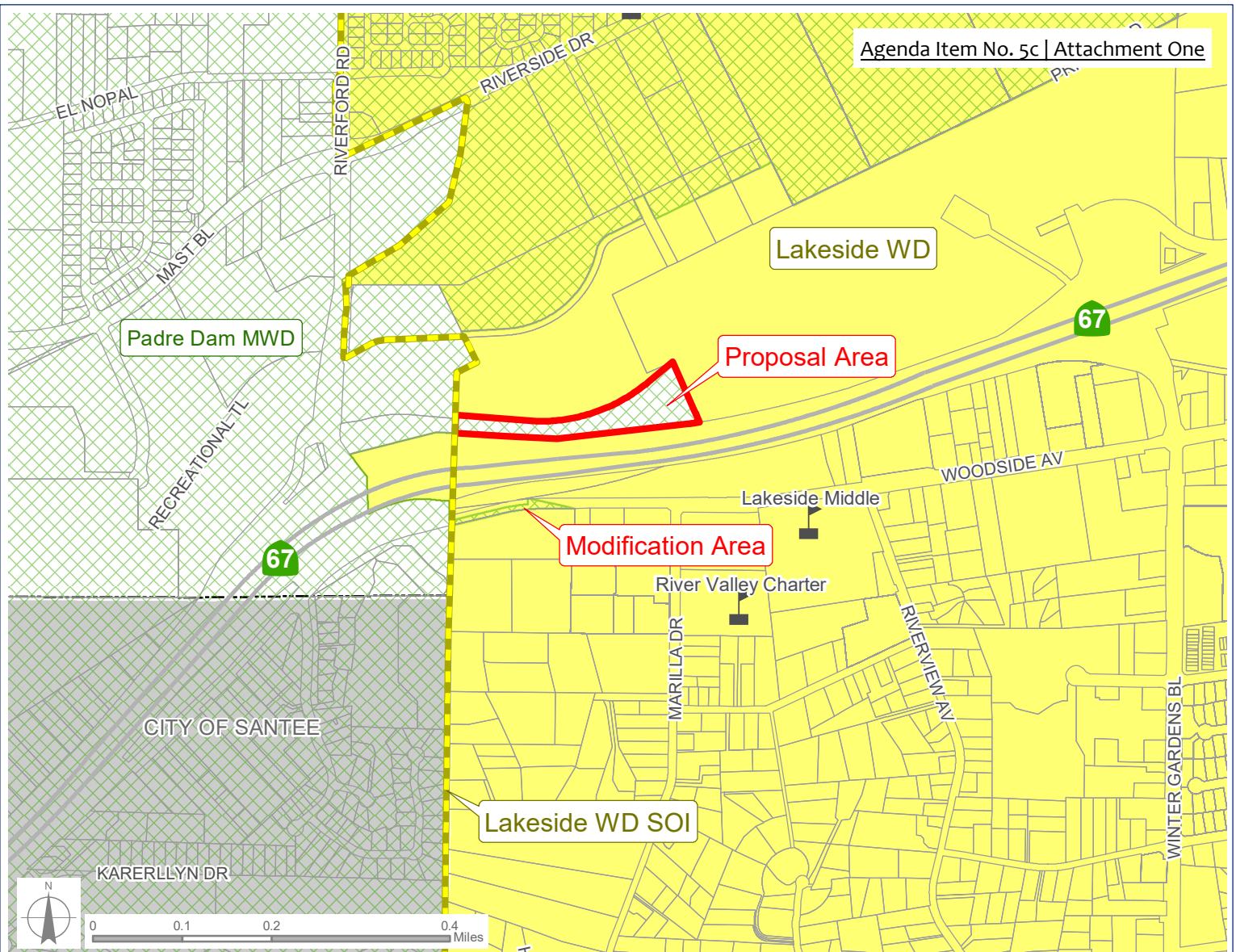
q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information is relevant to the affected territory.

The County of San Diego adopted a multi-jurisdictional hazard mitigation plan for potential fire, flooding and earthquakes. The affected territory lies outside any identified fire hazard areas.

- r) Section 56668.3(a)(1) 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 reorganization would be in the best interest of the current landowner of the affected territory, Lakeside WD, by providing additional district-owned territory to be used for future infrastructure purposes and provide additional groundwater resource benefits for the future inhabitants within the district.

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**"LAKESIDE WD - RIVERFORD ROAD REORGANIZATION" |
RO20-19 ANNEXATION TO LAKESIDE WD WITH CONCURRENT
DETACHMENT FROM PADRE DAM MWD**

SOI = Sphere of Influence

- Proposal Area
- Lakeside WD
- Lakeside WD SOI
- Padre Dam MWD



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RESOLUTION NO. _____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A REORGANIZATION

**“LAKESIDE WATER DISTRICT – RIVERFORD ROAD REORGANIZATION”
CONCURRENT ANNEXATION TO THE LAKESIDE WATER DISTRICT AND DETACHMENT FROM
THE PADRE DAM MUNICIPAL WATER DISTRICT
LAFCO FILE NO. RO20-19**

WHEREAS, on September 14, 2020, Lakeside Water District filed a reorganization proposal by resolution to initiate proceedings and an application with the San Diego County Local Agency Formation Commission, hereinafter referred to as “Commission,” pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the application seeks approval of a reorganization to annex approximately 5.0 acres of unincorporated territory within the community of Lakeside to the Lakeside Water District with a concurrent detachment from the Padre Dam Municipal Water District; and

WHEREAS, the affected territory as proposed includes one unincorporated, undeveloped, and unimproved District owned parcel identified by the County of San Diego Assessor’s Office as 382-260-14-00; and

WHEREAS, the purpose of the reorganization as stated by the applicant is to facilitate the planned construction of groundwater treatment and storage facilities while also cost-savings by eliminating property tax obligations for the subject parcel; and

WHEREAS, an applicable master property tax transfer agreement applies to the proposed reorganization dated September 16, 2009; and

WHEREAS, the Commission’s Executive Officer has reviewed the proposed reorganization and prepared a report with recommendations; and

WHEREAS, the Executive Officer’s report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a noticed public meeting on the proposal on March 1, 2021; and

WHEREAS, the Commission considered all the factors required by law under Government Code Section 56668 and adopted local policies and procedures.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. The public meeting was held on the date set therefore, and due notice of said meeting was given in the manner required by law.
2. At the public meeting, the Commission considered the Executive Officer's report.
3. The Commission serves as lead agency for environmental review of the proposed reorganization under the California Environmental Quality Act (CEQA) as detailed in the Executive Officer's report. The Commission's findings follow.
 - a) The Commission finds the proposed reorganization qualifies as a project but is exempt from further review under State CEQA Guidelines Section 15320 given the proposed reorganization would not change the geographical area in which previously existing powers are exercised.
4. The Commission APPROVES the reorganization with a discretionary modification as described below. Approval involves all of the following:
 - a) The affected territory is modified to include 0.55 acres of nearby public right-of-way on Woodside Avenue.
 - b) Detachment of the affected territory as modified from the Padre Dam Municipal Water District shown in "Exhibit A-1" and described in "Exhibit A-2."
 - c) Annexation of the affected territory to the Lakeside Water District as shown in "Exhibit A-1" and described in "Exhibit A-2."
5. The Commission CONDITIONS all approvals on the following terms being satisfied by March 1, 2022 unless an extension is requested in writing and approved by the Executive Officer:
 - a) Completion of the 30-day reconsideration period provided under Government Code Section 56895.
 - b) Submittal to the Commission of 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.
 - c) Submittal to the Commission of the following payments:
 - A check made payable to LAFCO in the amount of \$50.00 for the County of San Diego-Clerk Recorder to reimburse for filing a CEQA Notice of Exemption consistent with the findings in the resolution.
 - A check made payable to the State Board of Equalization for processing fees in the amount of \$350.00.
6. The Commission assigns the proposal the following short-term designation:
"Lakeside Water District – Riverford Road Reorganization"

7. The affected territory as designated by the Commission is uninhabited as defined in Government Code Section 56046.
8. The Commission waives conducting authority proceedings under Government Code Section 56662.
9. The Lakeside Water District and the Padre Dam Municipal Water District are registered-voter districts.
10. The Lakeside Water District and Padre Dam Municipal Water District utilize the County of San Diego assessment roll.
11. The affected territory will be liable for any existing bonds, contracts, and/or obligations of the Lakeside Water District as provided under Government Section 57328.
12. The effective date of the approval shall be the date of recordation but not before the completion of a 30-day reconsideration period and only after all terms have been completed as attested by the Executive Officer.
13. As allowed under Government Code Section 56107, the Commission authorizes the Executive Officer to make non-substantive corrections to this resolution to address any technical defects, errors, irregularities, or omissions.
14. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Sections 56880-56882 of the Government Code.
15. The Executive Officer is further authorized and directed to prepare, execute, and record a Certificate of Completion, make the required filings with the County Assessor, County Auditor, and the State Board of Equalization as required by Section 57200, et seq., of the Government Code.

**

PASSED AND ADOPTED by the Commission on March 1, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**

Attest:

Keene Simonds
Executive Officer

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EXHIBIT A-1
MAP OF THE AFFECTED TERRITORY TO BE DETACHED FROM THE
PADRE DAM MWD

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EXHIBIT A-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY TO BE DETACHED
FROM THE PADRE DAM MWD

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EXHIBIT B-1
MAP OF THE AFFECTED TERRITORY TO BE ANNEXED TO THE
LAKESIDE WD

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EXHIBIT B-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY TO BE ANNEXED
TO THE LAKESIDE WD

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RESOLUTION NO. 2020-08

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKESIDE WATER DISTRICT
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION
TO TAKE PROCEEDINGS FOR THE
LAKESIDE WATER DISTRICT PARCEL APN 382-260-14-00 ANNEXATION**

RESOLVED, by the Board of Directors of the Lakeside Water District, that

WHEREAS, the Board of Directors of the Lakeside Water District desires to initiate proceedings pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code, for the "Lakeside Water District Parcel APN 382-260-14-00 Annexation"; and

WHEREAS, the proposed reorganization includes the following changes of organization:

Concurrent annexation of property to Lakeside Water District, and detachment from the Padre Dam Municipal Water District; and

WHEREAS, the proposed reorganization area is presently located within the adopted sphere of influence for the Lakeside Water District; and

WHEREAS, the purpose for this proposed annexation is to provide water service to the land to be annexed.

WHEREAS, the land subject to the proposed annexation is a vacant unincorporated parcel with the Assessor's Parcel Number 382-260-14-00 and a total of 4.96 acres, and a legal description of the land is set forth in Exhibit "A", attached hereto and by this reference incorporated herein; and

WHEREAS, it is in the interest of the Lakeside Water District to obtain the annexation of said territory to the Lakeside Water District, and

WHEREAS, the District requests that the proposed annexation be subject to the following terms and conditions:

1. Lakeside Water District will pay all reorganization and processing fees.
2. Water service by Lakeside Water District to the Annexation Area shall be subject to and in accordance with the rules and regulations of Lakeside Water District.

NOW, THEREFORE, this Resolution of Application is hereby adopted and approved by the Board of Directors of the Lakeside Water District. The Local Agency Formation Commission of San Diego County is hereby requested to take proceedings for the proposed change of organization that include the territory as described in Exhibit A, according to the terms and conditions stated above and in the manner provided by the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED by the Board of Directors of the Lakeside Water District at a regular meeting held on September 8, 2020, by the following vote to wit:

AYES: Hilliker, Jenkins, Johnson, Neumeister, Robak

NOES:

ABSENT:

ABSTAINED:



Steve Johnson, President
Board of Directors

Attest:



Brett Sanders, Secretary
Lakeside Water District

SECRETARY'S CERTIFICATE

I, Brett Sanders, Secretary of the Board of Directors of Lakeside Water District, County of San Diego, California, hereby certify as follows:


The attached is a full and correct copy of **Resolution 2020-08** adopted at a meeting of the Board of Directors of the District duly held at the regular meeting place thereof on September 8, 2020, by the following vote:

AYES: Hilliker, Jenkins, Johnson, Neumeister, Robak
NOES: None
ABSTAIN: None
ABSENT: None

An agenda of the meeting was posted at least 72 hours before the meeting at 10375 Vine Street, Lakeside, California, a meeting freely accessible to members of the public, and a brief description of the resolution appeared on the agenda.

The resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

Dated: September 8th, 2020



Brett Sanders
Secretary of the Board of Directors of
Lakeside Water District

ANNEXATION NO. _____
"LAKESIDE PARCEL CHANGE OF ORGANIZATION"
ANNEXATION TO LAKESIDE WATER DISTRICT

GEOGRAPHIC DESCRIPTION

A PORTION OF LOT 1 OF RIVERVIEW FARMS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1683, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN FEBRUARY 25, 1916, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD REBAR SET IN CONCRETE MONUMENT DESIGNATED STATION NO. 1022, CALIFORNIA COORDINATE SYSTEM, ZONE 6, NAD '83, NORTH 1,891,620.232, EAST 6,344,625.354 PER RECORD OF SURVEY MAP NO. 11252 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 8, 1987; THENCE NORTH 83°24'12" EAST A DISTANCE OF 2,902.09 FEET TO A CONCRETE MONUMENT DESIGNATED STATION NO. 2175, CALIFORNIA COORDINATE SYSTEM, ZONE 6, NAD '83, NORTH 1,891,953.617, EAST 6,347,508.232 PER SAID RECORD OF SURVEY MAP NO. 11252; THENCE NORTH 63°25'10" EAST A DISTANCE OF 797.44 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°38'22" WEST ALONG SAID WEST LINE A DISTANCE OF 282.79 FEET TO THE **TRUE POINT OF BEGINNING**;

1. THENCE LEAVING SAID WEST LINE, **SOUTH 88°38'23" EAST** A DISTANCE OF **478.44 FEET** TO THE BEGINNING OF A TANGENT CURVE , CONCAVE NORTHERLY AND NORTHWESTERLY, HAVING A RADIUS OF 990.00 FEET;
2. THENCE EASTERLY AND NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF **41°30'00"** AN ARC DISTANCE OF **717.07 FEET**;
3. THENCE **NORTH 49°51'37" EAST** A DISTANCE OF **185.94 FEET**;
4. THENCE **SOUTH 23°44'03" EAST** (SOUTH 24°07'00" EAST PER DEED) **383.11 FEET** TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3890.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 07°04'42" EAST;
5. THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF **00°51'52"** AN ARC DISTANCE OF **58.69 FEET** TO A POINT 110.00 FEET LEFT OF ENGINEERS STATION 262+29.01, END OF CURVE ON THE B-6 LINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY OF 1960 FOR FREEWAY IN SAN DIEGO COUNTY ROAD XL-SD-198;
6. THENCE **SOUTH 83°29'36" WEST** (SOUTH 83°06'21" WEST PER M.S. MAP NO. 707) ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF **779.02 FEET** TO AN ANGLE POINT IN SAID NORTHERLY RIGHT-OF-WAY;

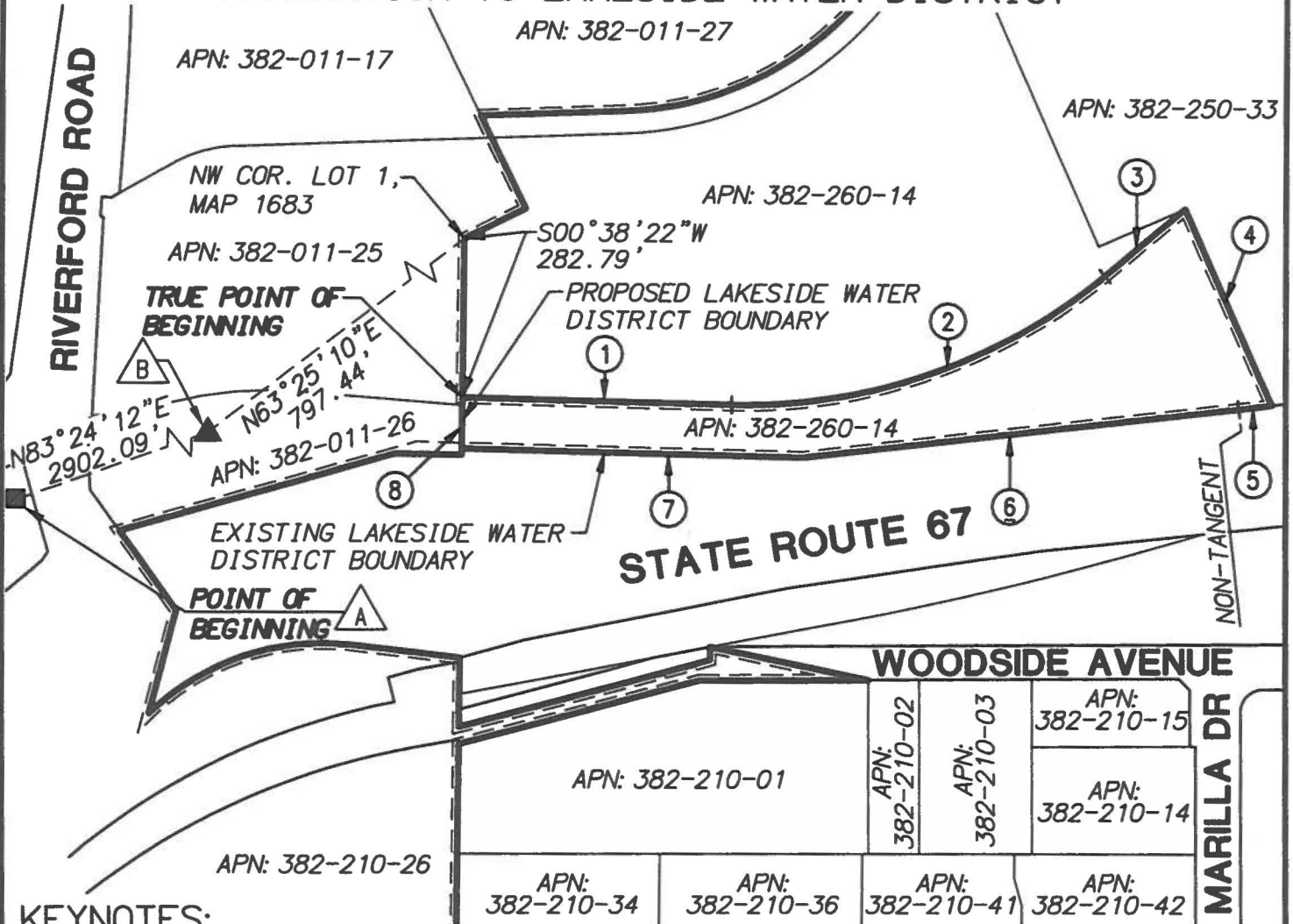
7. THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY NORTH **88°38'23" WEST** (NORTH 89°01'36" EAST PER SAID M.S. MAP NO. 707) A DISTANCE OF **605.24 FEET** , MORE OR LESS, TO SAID WEST LINE OF SAID LOT 1;
8. THENCE NORTH **00°38'22" EAST** ALONG SAID WEST LINE A DISTANCE OF **90.01 FEET** TO THE **TRUE POINT OF BEGINNING** AND CONTAINING 4.78 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 land described.

WILLIAM A. SNIPES, LS 8034 DATED



**ANNEXATION NO. DA20-
ANNEXATION TO LAKESIDE WATER DISTRICT**



KEYNOTES:

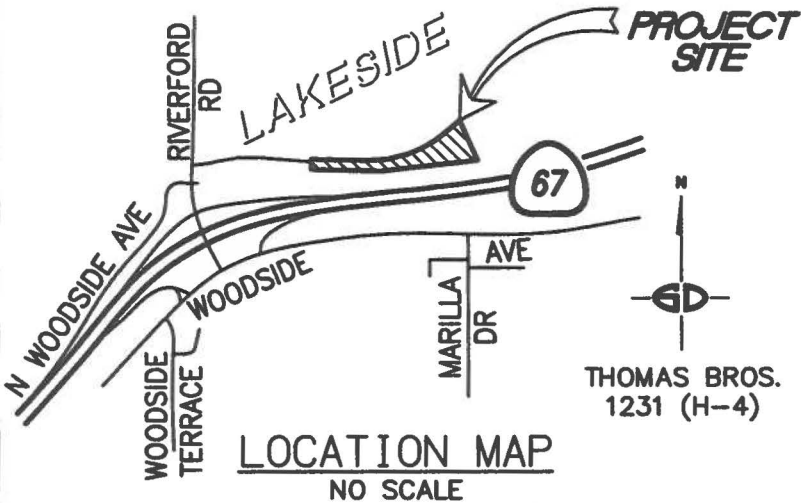
- A** EXIST. REBAR SET IN CONC MONUMENT DESIGNATED STATION 1022, CCS NAD 83, ZONE 6 PER ROS 11252
- B** STREET SURVEY MONUMENT STAMPED "S D CO ENGR 238+93.20 14+20.87" DESIGNATED STATION 2175, CCS NAD 83, ZONE 6 PER ROS 11252

COURSES:

- APN: 382-260-14
- ① S88°38'23"E - 478.44'
 - ② Δ=41°30'00" R=990.00' L=717.07'
 - ③ N49°51'37"E - 165.94'
 - ④ S23°44'03"E - 383.11'
 - ⑤ Δ=00°51'52" R=3,890.00' L=58.69'
 - ⑥ S83°29'36"W - 779.02'
 - ⑦ N88°38'23"W - 605.24'
 - ⑧ N00°38'22"E - 90.01'

4.78 ACRES

- EXISTING LAKESIDE WATER DISTRICT BOUNDARY
- PROPOSED LAKESIDE WATER DISTRICT BOUNDARY



THOMAS BROS.
1231 (H-4)



WILLIAM A. SNIPES, L.S.8034 _____ DATE _____

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."

ASSESSOR'S PARCEL NUMBER: 382-260-14-00	LAFCO RESOLUTION NO. DA20-	ACREAGE: 4.78	DATE: 9/8/2020	SCALE: 1"=300'
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LAKESIDE WATER DISTRICT
A PORTION OF LOT 1 OR RIVERVIEW FARMS
ACCORDING TO MAP NO. 1683

SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, SUITE G
LA MESA, CA 91942
(619) 697-9234

