



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

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AGENDA REPORT
 Consent | Action

May 3, 2021

TO: Commissioners

FROM: Keene Simonds, Executive Officer
 Linda Heckenkamp, Analyst II

SUBJECT: **Proposed “Estrada-Viejas View Place Change of Organization” |
 Annexation to the San Diego County Sanitation District (CO20-20)**

SUMMARY

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

BACKGROUND

Applicant Request

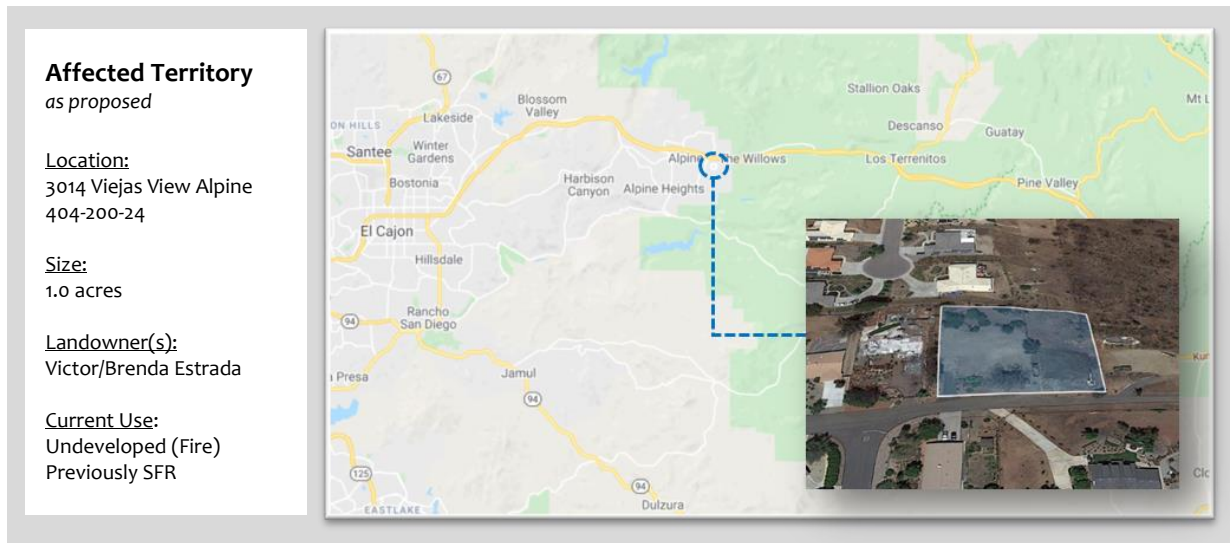
San Diego LAFCO has received an application from interested landowners – Victor and Brenda Estrada – requesting approval to annex approximately 1.0 acres of unincorporated territory in Alpine to the San Diego County SD. The affected territory as submitted includes one entire parcel at 3014 Viejas View Place and lies entirely within the San Diego County SD sphere of

<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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influence. The subject parcel was previously developed with a single-family residence before being destroyed in 2018 in a wildfire event. Also destroyed in the fire was the onsite septic system previously serving the residence. The County of San Diego Assessor identifies the subject parcel as 404-200-24.

Regional Setting

The affected territory lies within the unincorporated community of Alpine in the foothills of Cuyamaca Mountain range east of the City of El Cajon. Arterial access to the affected territory is provided by Alpine Road and parallels Interstate 8, which connects the region to the City of San Diego to the west (approximately 30 minutes) and Jacumba Hot Springs to the east (approximately 50 minutes). An aerial map of the affected territory and its regional setting follows. Attachment One shows the affected territory relative to the proposed boundary change involving the lone subject agency (San Diego County SD).



Source: San Diego LAFCO

Subject Agency

The proposed change of organization filed with San Diego LAFCO involves one subject agency: San Diego County SD.¹ A summary of the subject agency in terms of governance, resident population, municipal service functions, and financial standing follows.

- San Diego County SD is a dependent special district governed by the County of San Diego and serves as successor agency to a multi-agency consolidation completed in 2010. The jurisdictional boundary spans 46 square miles or 29,571 acres and divided between seven distinct service areas with a combined LAFCO estimated resident service population of 149,798. The affected territory lies in the Alpine-Lakeside service area. This is the second largest service area in the District with an estimated

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

resident service population of 43,389. The lone active municipal service function is wastewater (collection, treatment, and disposal classes). San Diego County SD conveys flows to the City of San Diego’s adjacent collection system and thereafter to the Point Loma Treatment Facility; the latter operated by the Metro Wastewater Joint Powers Authority with the District as one of the signatories. LAFCO established a sphere of influence for San Diego County SD in 2010, which was most recently updated in 2019. The sphere excludes 2,106 jurisdictional acres (mostly in the Bonita area) and includes 9,379 non-jurisdictional acres (mostly in Spring Valley area). The most recently prepared audit shows the District’s net position at \$127.1 million as of June 30, 2020 and reflects an overall change of 7.0% over the prior three fiscal years.

Affected Local Agencies

The affected territory lies within the jurisdictional boundaries and/or spheres of influence of ten local agencies directly subject to San Diego LAFCO. These agencies qualify as “affected agencies” relative to the proposed change of organization and listed below.²

- Alpine Fire Protection District
- County Service Area No. 135 - Regional Communications
- Greater San Diego Resource Conservation District (sphere of influence only)
- Metropolitan Water District of Southern California
- Padre Dam Municipal Water District
- San Diego County Fire Protection District
- San Diego County Flood Control District
- San Diego County SD (sphere of influence only)
- San Diego County Street Lighting District
- San Diego County Water Authority

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications – the change of organization proposal to annex the affected territory to the San Diego County SD. 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 change of organization before San Diego LAFCO is to extend public wastewater service to accommodate the rebuilding of a single-family residence as well as the addition of a accessory dwelling unit. The timing of the proposal follows the destruction on the original single-family residence on the subject parcel in 2018 due to a

² 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 of organization is proposed or ordered. Notice of the proposal and hearing were provided to the agencies.

wildfire event. Annexation would replace a temporary out-of-agency service extension between San Diego County SD and the affected landowners that was approved by the Executive Officer on January 8, 2021 to allow the landowner to proceed with pulling necessary permits. Approval of the earlier out-of-agency service extension – notably – was conditioned on the landowners jointly filing for annexation and subsequently ratified by the Commission on February 1, 2021. No other municipal service establishments are proposed given the affected territory is already located within the Alpine Fire Protection District (FPD) for fire protection and emergency medical and Padre Dam Municipal Water District (MWD) for water.

Development Potential

The County of San Diego General Plan identifies the affected territory as part of the Alpine Community Planning Area. The County designates the affected territory as Village Residential (VR-2.9) with a zoning standard of Rural Residential (RR). This latter standard prescribes a minimum lot size of 0.5 acres and allows for the maximum density potential of two lots within the affected territory less any other ancillary restrictions (i.e., setbacks, etc.) Additional intensity would also be allowed through one accessory dwelling unit for each developed single-family residence, which produces a maximum housing potential of four units.

Commission Focus

San Diego LAFCO's current sphere of influence designation for San Diego County SD includes the affected territory and can readily accommodate the proposed annexation to the District without amendment. This existing sphere determination narrows the Commission's consideration to two central and sequential policy items. These policy items take the form of determinations and orient the Commission to consider the stand-alone merits of (a) timing of the change of organization itself and (b) whether discretionary boundary modifications or approval terms are appropriate. The Commission must also consider other relevant statutes in and outside of LAFCO law as detailed.

ANALYSIS

San Diego LAFCO's analysis of the proposed change of organization is divided into two subsections. The first subsection pertains to evaluating the central issues referenced in the preceding section and specifically analyzing the merits of the change of organization annexation as well as whether modifications and terms are appropriate in further addressing Commission goals and policies. The second subsection considers other germane issues and highlighted by applicability under the California Environmental Quality Act (CEQA).

Central Policy Items

Item No. 1 | Change of Organization Timing

The timing of the change of organization involving annexation to the San Diego County SD for public wastewater service 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 annexation on the service and financial capacities of the *receiving* agency, San Diego County SD (emphasis added). These factors help to quantify the annexation of the affected territory to San Diego County SD as appropriate and summarized below.

- Service Needs

Annexation of the affected territory to San Diego County SD would represent a logical and orderly expansion of the District's jurisdictional boundary and public wastewater services therein to include a contiguous parcel to the immediate south. Additional details on relevant service needs follow.

 - The Commission has previously designated San Diego County SD as the appropriate long-term wastewater provider for the affected territory through its standing inclusion within the District's sphere of influence. Annexation now implements this standing expectation through a public process and accommodates the expressed interest of the affected landowners as evident in their decision to initiate the proposal.
 - Annexation of the affected territory to San Diego County SD for purpose of establishing public wastewater services going forward is consistent with the adopted land use policies of the County of San Diego. The County is the current and appropriate long-term land use authority and memorialized – notably – by the Commission's standing exclusion of the lands from any cities' spheres of influence.
 - The proposal has a demonstrated present need for public wastewater service to accommodate the merited rebuild of a single-family residence along with a new accessory dwelling unit. This accommodation serves as a preferred alternative to installing a new septic system within an urbanizing area while also losing an opportunity to increase local housing stock with an accessory dwelling unit.
- Service Capacities and Levels

San Diego County SD has available and sufficient collection and contracted treatment capacities to accommodate projected service demands within the affected territory at its planned maximum uses without expanding existing public infrastructure. Additional details on relevant service capacities and levels follow.

- An existing San Diego County SD wastewater main is located immediately adjacent to the affected territory on the north within a private residential lot and accessible through an existing private easement.
- It is projected the maximum average day wastewater demand generated by the proposed rebuild of one single-family residence and development of a 1,200 square foot accessory dwelling unit within the affected territory is 480 gallons. This amount represents 0.0012% of the existing available capacity of San Diego County SD. Should the affected territory be developed to its maximum density/intensity, the projected maximum average day demands would increase to 960 gallons and represent 0.0024%, and as such can be readily accommodated without additional resources or infrastructure planning.
- Service Funding and Costs
San Diego County SD has the financial resources coupled with administrative controls to provide wastewater to the affected territory in support of its planned residential use without adversely impacting ratepayers. This comment is reflected in the District operating as an enterprise fund coupled with staff analysis of the agency's recent audited statements. San Diego County SD's recent audited statements reflects the District remained profitable in each of the last three audited fiscal years with an average total margin of 8.0%.

**CONCLUSION |
MERITS OF CHANGE OF ORGANIZATION TIMING**

The timing of the change of organization and annexation of the affected territory to San Diego County SD is warranted. Justification is marked by the preceding analysis and highlighted by syncing the timing of the annexation with a known and immediate service need while reflecting available capacities and infrastructure. Additional analysis supporting the conclusion is provided in Appendix A.

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

No modifications to the submitted change of organization proposal are recommended by staff and application of standard Commission approval terms is appropriate. This includes noting annexation of affected territory as proposed would not result in any unserved corridors within San Diego County SD or any otherwise boundary irregularities. A map of the affected territory as submitted is provided as Attachment One.

CONCLUSION | MODIFICATIONS AND TERMS

No modifications to the proposal as submitted appear appropriate. 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. Staff has confirmed the County Board of Supervisors has adopted a master tax exchange agreement applicable to the proposed change of organization. The application of this master tax exchange agreement will result in no transfer of property taxes to San Diego County SD.

Environmental Review

CEQA requires San Diego LAFCO to serve as lead agency and assess whether impacts would result from the proposed change of organization initiated by a landowner. Staff has determined the proposal qualifies as project under CEQA but exempt from further review under State CEQA Guidelines Section 15319(b). This exemption appropriately applies given the affected territory lies within an urbanizing area of San Diego County and has been zoned to accommodate less than four residential parcels.

Protest Proceedings

Protest proceeding for the change of organization may be waived by San Diego LAFCO should the Commission proceed with an approval under Government Code Section 56662. The waiver appropriately applies under this statute given the affected territory is uninhabited as defined under LAFCO law, the subject agency has not filed an objection, and the landowner has consented to the underlying actions as the initiating petitioner.³

RECOMMENDATION

Staff recommends approval of the change of organization proposal with no modifications along with standard terms. This recommendation is consistent with Alternative One in the proceeding section.

³ LAFCO law defines uninhabited as territory in which 11 or less registered voters.

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO and can be accomplished with a single-motion:

Alternative One (recommended):

Adopt the attached draft resolution approving the change of organization proposal with no modification along with standard terms.

Alternative Two:

Continue consideration to the next regular meeting.

Alternative Three:

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

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,



Linda Heckenkamp
Analyst II

Appendices:

- A) Analysis of Boundary Change Factors

Attachments:

- 1) Map of the Affected Territory
- 2) Draft Resolution of Approval
- 3) Landowner Petition

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, during the next 10 years.**
-

The affected territory as proposed by the applicant is approximately 1.0 acres in size and includes an unincorporated parcel at 3014 Viejas View Place in Alpine (404-200-24). The subject parcel is currently undeveloped following the recent destruction of a single-family residence as part of the Valley Fire (2020). The County of San Diego General Plan identifies the affected territory as part of the Alpine Community Planning Area and designated and zoned for moderate-density residential uses. Moderate growth is anticipated in the surrounding area within the next 10-year period in conjunction with other recovery activities associated with the Valley Fire. Total assessed value (land and structures) in the affected territory is \$316,577 as of April 2021.

- 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.**
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The County of San Diego acts as the primary purveyor of general governmental services to the affected territory. This includes community planning, roads, and public safety with the latter including law enforcement via the County Sheriff. Other pertinent service providers include Alpine FPD (fire protection and emergency medical) and Padre Dam MWD (domestic water). This proposal affects wastewater only and is the focus of the succeeding analysis.

- **Extending Public Wastewater to Affected Territory**

The extension of San Diego County SD's wastewater service can be accommodated by an existing collection main located adjacent to the affected territory on the north and accessible through an existing private easement with the neighboring parcel (APN 404-032-83). San Diego County SD projects the average day wastewater demand that would generate within the affected territory based on its proposed development of two residential units (single family residence and accessory dwelling) is 480 gallons per day. This projected amount can be readily accommodated by San Diego County SD and represents 0.0012% of its available contract capacity remaining at the Point Loma Facility based on current system demands. Should the affected territory be developed to its maximum density/intensity, the projected maximum average day demands would increase to 960 gallons and represent 0.0024%, and as such can be readily accommodated without additional resources or infrastructure planning.

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 change of organization proposal and annexation to San Diego County SD would explicitly establish economic and social ties between the District and the affected territory. These ties implicitly exist already given the affected territory's ability to develop to the maximum intensity allowed by the County of San Diego is substantively dependent on establishing wastewater service with San Diego County SD.

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.

Approving the proposed change of organization and annexation to San Diego County SD would facilitate the rebuilding of a single-family residence and new accessory dwelling unit consistent with County of San Diego's land use policies. Approval would be consistent with the Commission's adopted policies to sync urban type uses with urban type services. The affected territory does not qualify as "open-space" as defined under LAFCO law and no conflicts exists under G.C. Section 56377. Additional analysis concerning applicability of germane Commission policies follow.

- 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 jurisdictional disputes or related concerns were disclosed by the applicant or identified by subject and affected agencies in the review of the proposal.

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 qualify as "prime agricultural land" under LAFCO law. Specifically, the lands are not 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 change of organization proposal and annexation to San Diego County SD 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. Approval would be conditioned on a final map and description conforming to the referenced standards and address any modifications required by the Commission. Approval for change of organization of the affected territory would not create service islands or corridors of unincorporated territory.

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

The proposed change of organization would facilitate the rebuild of a single-family residence and new accessory dwelling unit within an urbanizing area in close proximity to one major transportation corridor - Interstate 8. The proposal, accordingly, does not conflict with San Diego Forward, the regional transportation plan prepared by San Diego Association of Governments (SANDAG).

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

The County of San Diego General Plan identifies the affected territory as part of the Alpine Community Planning Area. The present County General Plan land use designation for the affected territory is Village Residential (VR-2.9) and zoned as Rural Residential (RR) which allows for single-family residential development with a 0.5 acre minimum lot size. These uses are consistent and enhanced with the proposed expansion of public wastewater service.

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 San Diego County SD. Additional details are provided in the analysis provided on page 10.

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

Staff provided notice of the change of organization proposal to all subject and affected agencies as required under LAFCO law. No written comments were received ahead of preparing this agenda report for distribution on April 23, 2021.

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.

San Diego County SD has the financial resources coupled with administrative controls to provide wastewater service to the affected territory in support of its planned development without adversely impacting current ratepayers. This comment is reflected in the staff analysis of San Diego County SD's recent audited statements and shows the District's last three audited fiscal years with an average total margin of 8.0%.⁴ San Diego County SD's audited net position is \$127.1 million as of June 30, 2020 with the unrestricted portion tallying \$48.3 million. This latter amount represents the equivalent of 16 plus months of normal operating expenses. Should the Commission approve the change of organization the landowner will pay all required fees and service charges commensurate with San Diego County SD's adopted fee ordinance in establishing wastewater service.⁵

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

The affected territory is located within the Padre Dam Municipal Water District. No change to this service arrangement is associated with the subject proposal. The San Diego County Water Authority serves as the wholesale water provider for the affected territory. The Water Authority's most recently adopted urban water management plan attests it has sufficient water supplies to meet its member agencies needs through the planning horizon of 2035 under normal and single-dry year conditions. Approval of the proposed change of organization 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 change of organization would extend wastewater service to accommodate the rebuild of one single-family residence and addition of a new accessory dwelling unit. The proposal will not affect any local agencies in achieving their respective fair shares of the regional housing needs. All regional housing needs tied to the lands are assigned to the County of San Diego by the region's council of governments, SANDAG.

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 landowners support the proposed change of organization and

⁴ Audited statements cover FY2018, 2019, and 2020.

⁵ A master tax agreement also applies and will result in no annual transfer to San Diego County SD.

has provided their 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 the provision of public services. The proposed change of organization does not include locating new public facilities. Approval of the proposed change of organization is not anticipated to influence and/or hinder the promotion of environmental justice in the affected territory.

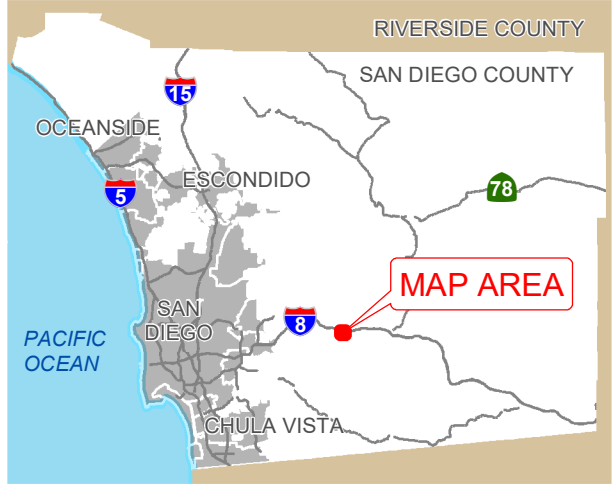
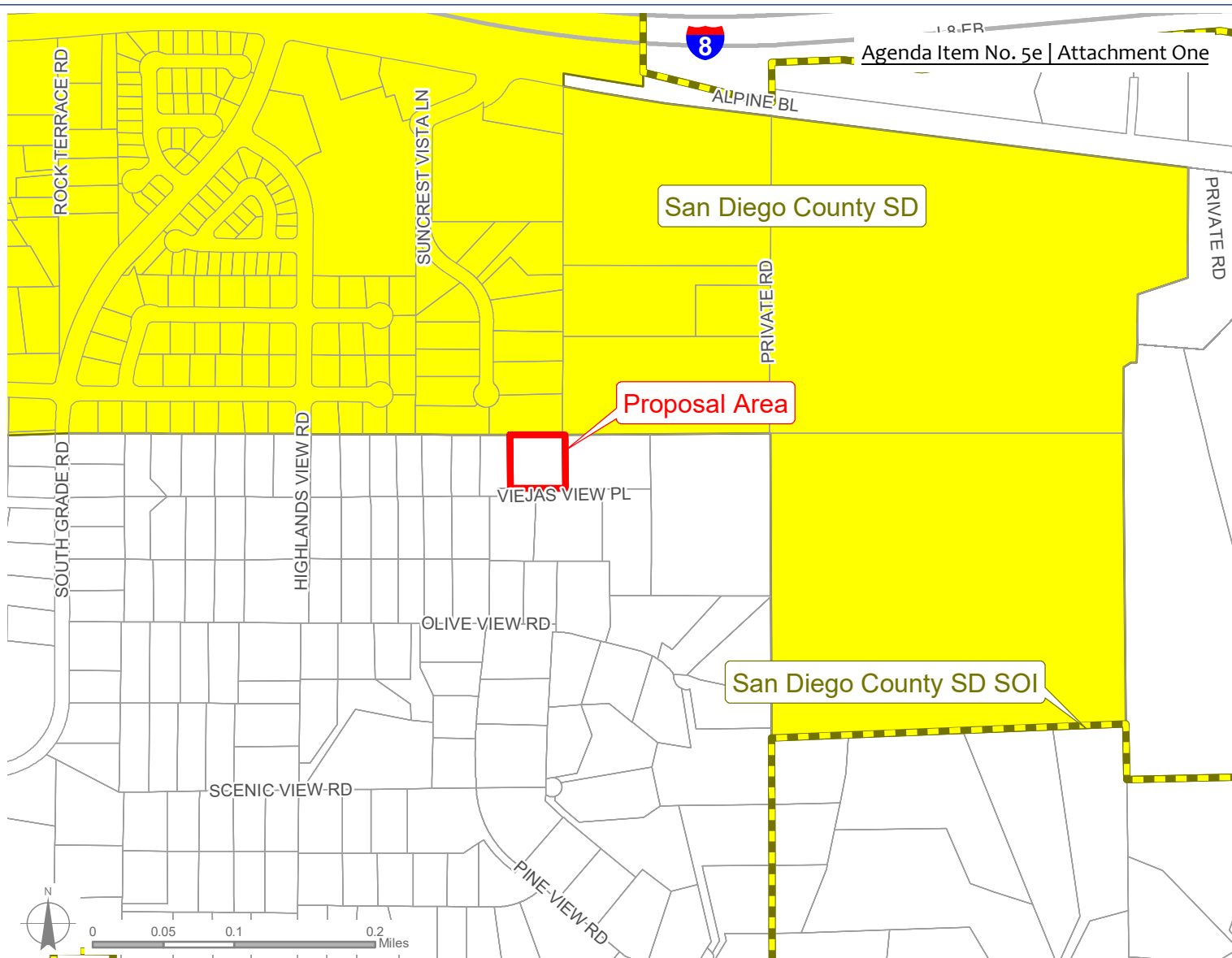
q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information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

The County of San Diego General Plan contains a hazard mitigation plan for potential fire, flooding and earthquakes. The affected territory lies inside an area prone to high fire hazard zone.

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 change of organization proposal would be in the best interest of the current and future landowners and/or residents of the affected territory by providing access to reliable public wastewater service going forward.

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"ESTRADA - VIEJAS VIEW PLACE CHANGE OF ORGANIZATION AND CONTRACTUAL WASTEWATER SERVICE AGREEMENT" | ANNEXATION TO SAN DIEGO COUNTY SANITATION DISTRICT

-  Proposal Area
 -  San Diego County SD
 -  San Diego County SD SOI
- SOI = Sphere of Influence



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

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RESOLUTION NO. _____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A CHANGE OF ORGANIZATION

**“ESTRADA-VIEJAS VIEW PLACE CHANGE OF ORGANIZATION”
ANNEXATION TO THE SAN DIEGO COUNTY SANITATION DISTRICT
LAFCO FILE NO. CO20-20**

WHEREAS, on September 15, 2020, landowners Victor and Brenda Estrada filed a petition 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 change of organization to annex approximately 1.0 acres of unincorporated territory within the County of San Diego to the San Diego County Sanitation District; and

WHEREAS, the affected territory as proposed includes one assessor parcel proposed for a rebuild of a single-family residence destroyed in a wildfire event as well as the addition of a new accessory dwelling unit; and

WHEREAS, the County of San Diego Assessor’s Office identifies the subject parcel within the affected territory as 404-200-24; and

WHEREAS, the Commission confirms an applicable master property tax transfer agreement applies to the proposed change of organization dated December 14, 1982; and

WHEREAS, the Commission’s Executive Officer has reviewed the proposed change of organization 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 May 3, 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 change of organization under the California Environmental Quality Act (CEQA) as detailed in the Executive Officer's report. The Commission's findings follow.
 - a) The Commission determines the proposal qualifies as project under CEQA but exempt from further review under State CEQA Guidelines Section 15319(b). This exemption appropriately applies given the affected territory lies within an urbanizing area of San Diego County and has been zoned to accommodate less than four residential parcels.
4. The Commission APPROVES the change of organization without modifications and subject to conditions as provided. Approval involves all of the follow:
 - a) Annexation of the affected territory to the San Diego County Sanitation District is shown in "Exhibit A-1" and described in "Exhibit A-2."
5. The Commission CONDITIONS the approval on the following terms being satisfied by May 3, 2022 unless an extension is requested 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 \$300.00.
6. The Commission assigns the proposal the following short-term designation:

"Estrada-Viejas View Place Change of Organization"
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 San Diego County Sanitation District is a registered-voter district.
10. The San Diego County Sanitation District utilizes the County of San Diego assessment roll.
11. The affected territory will be liable for any existing bonds, contracts, and/or obligations of the San Diego County Sanitation 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 May 3, 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

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EXHIBIT A-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

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

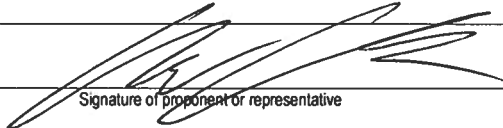
Part I: NOTICE OF INTENT TO CIRCULATE PETITION

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: ~~3014 VEEJAS VIEW PLACE,~~ ^{Annexation to SD County Sanitation District}
ALPINE, CA 91901 TO SWITCH FROM SEPTIC SERVICE TO SEWER SERVICE.

2. The reason(s) for the proposal are: SEPTIC SYSTEM FAILING, EMERGENCY
ACCESS REQUIRED

CHRISTOPHER CLARK
Proponent's Name (print)


Signature of proponent or representative

565 N. MAGNOLIA AVE.
Proponent's Address

EL CAJON, CA, 92029
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

Executive Officer (Print and Sign)

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> 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: TO SWITCH FROM SEPTIC SYSTEM TO SEWER DISTRICT. ALPINE 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: _____

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

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

1. Victor Estrada 3014 Viejas View Pl. Alpine CA 91901
Name of chief proponent (print) mailing address

2. Brenda Estrada 3014 Viejas View Pl. Alpine CA 91901
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


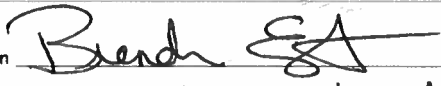
(l) If the proposal includes a consolidation of special districts, the proposed name of the consolidated district is: _____

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  Print <u>Victor Estrada</u>			
Sign  Print <u>Brenda Estrada</u>			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

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