



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

5C

AGENDA REPORT
 Consent | Action

October 2, 2023

TO: Commissioners

FROM: Keene Simonds, Executive Officer
 Michaela Peters, Local Government Analyst I

SUBJECT: **Proposed “Escondido North LLC-Stanley Avenue Reorganization” (Conway) | Annexation to the City of Escondido with Concurrent Detachment from County Service Area No. 135 and Related Actions (RO23-07-A)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a reorganization proposal initiated by landowner petition with the principal action to annex one legal parcel involving 2.01 unincorporated acres – developed with an existing single-family residence and accessory dwelling unit along Stanley Avenue – to the City of Escondido. A concurrent detachment from County Service Area (CSA) No. 135 and its regional communication service function is also part of the reorganization. The affected territory is part of a 14.1 acre planned development site tentatively approved by the City for a 56-unit subdivision (“Conway Subdivision”). The purpose of the proposal accordingly is to accommodate the planned development by placing the entire site within the City. Staff recommends conditional approval of the proposal as submitted to include removal of the affected territory from Rincon del Diablo Municipal Water District’s authorized fire protection and emergency medical service area (Improvement District E). Other standard terms would apply. It is also recommended the Commission waive protest proceedings along with making parallel findings to the mitigated negative declaration adopted by the City.

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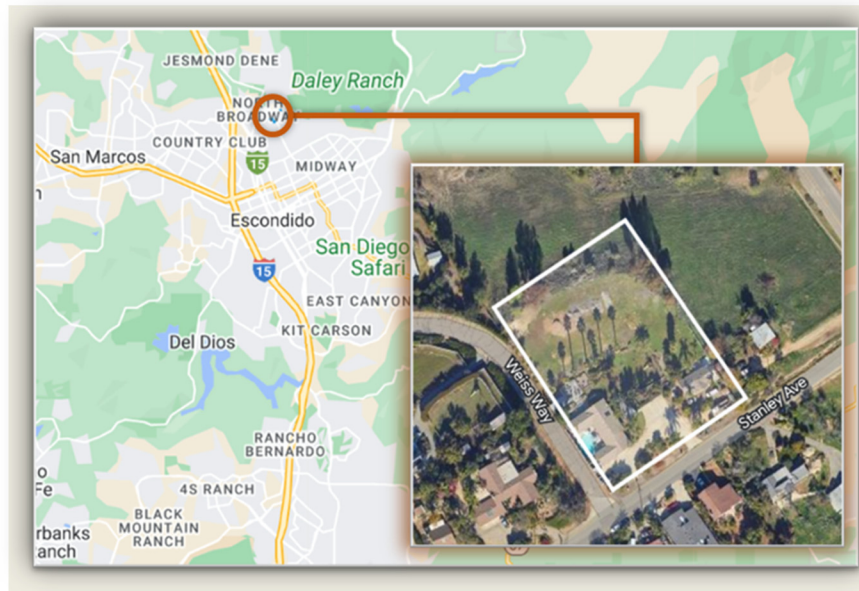
BACKGROUND

Applicant Request & Requested Terms

San Diego LAFCO has received a proposal initiated by landowner petition (Escondido North LLC) for the primary purpose of annexing approximately 2.01 acres of unincorporated territory to the City of Escondido. (The proposal – pertinently – is part of a larger multi-project filing that has been administratively separated by the Executive Officer into “A” and “B”).¹ The affected territory as submitted comprises one entire parcel developed with a 3,214 square foot single-family residence built in 1968 with a situs address of 916 Stanley Avenue. A detached accessory dwelling unit is also present. A secondary action to detach the affected territory from CSA No. 135 and its regional communication function is also part of the proposed reorganization. The County of San Diego Assessor’s Office identifies the subject parcel as 224-141-24. No approval terms accompany the landowner petition.

Regional Setting

The affected territory is located in an unincorporated island within the City of Escondido’s norther perimeter. The affected territory is within 300 feet from North Ash Avenue, which serves as the closest arterial roadway and provides direct access to other nearby arterials in Rincon Avenue to the north and El Norte Parkway to the south. The affected territory lies within County Supervisorial District No. 5 (Jim Desmond), Assembly District No. 76 (Brian Maienschein), and Senate District No. 40 (Brian W. Jones). An aerial map of the affected territory and its regional setting follows with a more detailed map – including the existing parcel and jurisdictional boundaries – provided at Attachment One.



¹ San Diego LAFCO received a landowner petition in May 2023 requesting proceedings for a reorganization involving annexation of 7.4 acres to the City of Escondido. The proposed reorganization as submitted comprises three distinct areas and involves two projects known as the “Conway Subdivision” and the “Ash Street Subdivision”. The proposal also includes one parcel that accommodates a landowners’ interest in joining in the annexation. The proposal has been administratively bisected into two separate proposals RO23-07-A & RO23-07-B. This staff report considers the “Conway Subdivision” (RO23-07(a)) and the specific request to annex one parcel involving 2.01 acres to the City of Escondido with concurrent detachment from County Service Area No. 135.

Subject Agencies

The proposed reorganization filed with San Diego LAFCO involves two subject agencies: the City of Escondido and CSA No. 135.² Summaries of the subject agencies in terms of governance, resident population, municipal functions, and financial standing follows.

- **City of Escondido** was incorporated in 1888 as a general-law municipality with an existing estimated resident population of 152,292. Escondido spans 23,971 acres or 37 square miles and bordered by the unincorporated community of Valley Center to the north and east; the Cities of San Diego and Poway to the south; and the City of San Marcos to the west. Escondido is a full-service municipality and headlined by directly providing community planning, fire protection, parks and recreation, police protection, wastewater, and water services. LAFCO last reviewed and updated Escondido’s sphere in 2023 with a larger-than-agency designation that includes several unincorporated areas – including the Hidden Meadows neighborhood. Escondido’s audited net position is \$429.1 million as of June 30, 2021 with an undesignated fund balance of (\$108.8) million. (This is the most recent audit performed.) The unrestricted amount is adjusted to \$119.8 million less pension and related retiree liabilities. Overall, Escondido’s total net position has changed by 10.3% over the prior three audited years.
- **CSA No. 135** is a dependent special district of the County of San Diego encompassing 3,739.8 square miles and includes all unincorporated lands as well as 10 of the 18 cities in San Diego County. CSA No. 135 was formed in 1994 to provide public safety radio communications through a funding agreement with a third-party (Regional Communication Systems) and involves operating an 800-megahertz system. Administration of this municipal function is provided by County Sheriff. The current estimated resident population within CSA No. 135 is 1,074,319. LAFCO established a sphere of influence in 1994 coterminous to the county boundary. The sphere was last reviewed and affirmed in 2007. The most recent audit shows the County’s net position at \$3.790 billion as of June 30, 2022. This accrued amount reflects an overall three-year change of 5.4% and includes an unrestricted portion of (\$1.858 billion) that adjusts to \$1.297 billion less retiree obligations.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of 10 local agencies directly subject to San Diego LAFCO’s planning and regulatory responsibilities. These agencies qualify as “affected agencies” relative to the proposed reorganization for noticing purposes and listed below.³

- CSA No. 135 (Regional Communications)
- Metropolitan Water District of Southern California

² State law defines “subject agency” to mean any district or city for which a change of organization or reorganization is proposed.

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

- North County Cemetery District
- North County Transit District
- Palomar Healthcare District
- Rincon del Diablo MWD
- Resource Conservation District of Greater San Diego County
- San Diego County Flood Control District
- San Diego County Street Lighting District
- San Diego County Water Authority

The affected territory also lies within the following school and college districts, and accordingly receive notice of the proposal: Escondido Union High School District, Escondido Union School District, and Palomar Community College District.

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications to the physical footprint – the reorganization proposal and its principal action to annex the affected territory to the City of Escondido. 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, development opportunities, and Commission focus follows.

Proposal Purpose

The purpose of the proposed reorganization before San Diego LAFCO is to accommodate the planned development of 56 residential units as part of the Conway Subdivision. This development has been tentatively approved by the City of Escondido and – among other items – requires annexation of the affected territory to ensure all 14.1 acres of the project site lies within the Escondido’s land use authority and eligible therein for City services.⁴ The subject lot comprising the affected territory – notably – will be split to accommodate each of its two existing units with ancillary property line adjustments to cede approximately one-half of the acreage to help form four newly created lots. The timing of the proposal ties directly to the discretionary approval of the Conway Subdivision by Escondido in February 2023.

Current and Planned Development Opportunities

The affected territory is presently unincorporated and entirely designated by the County of San Diego as Semi-Rural Residential (Sr-1) with a matching zoning assignment. This existing assignment prescribes a 1.0-acre minimum lot size, and accordingly provides a maximum density potential under the County’s land use authority of two lots within the affected territory less any ancillary setback requirements. Escondido separately designates the affected territory as Estate II with a pre-zoning assignment of Residential Estate – 20 (RE-20),

⁴ The project site consists of seven total parcels totaling 14.07 acres located at 916, 942, and 943 Stanley Avenue and involving APN’s 224-141-23, 224-141-24, 224-141-25, 224-142-30, 224-142-21, 224-142-32, and 224-142-33. The only parcel necessitating annexation into the City of Escondido involves APN 224-141-24 and spans 2.01 acres.

which prescribes a 0.5-acre minimum lot size. This pre-zoning assignment provides a maximum density potential under the City’s land use authority of four lots less any ancillary setback requirements. County and City land use policies also allow for additional intensity via one accessory dwelling unit for each single-family residence. This latter accommodation means the maximum unit potential within the affected territory under the County and City are four and eight, respectively.

As referenced, the affected territory is part of the tentatively approved Conway Subdivision. This project spans 14.1 acres and involves a total of 56 residential units divided between 46 single-family residential lots and one multi-family lot with five duplexes. The two existing residential units (single-family residence and accessory dwelling unit) comprising the affected territory will remain but divided into two lots. The new lots will also be reconfigured through property line adjustments to total approximately 1.0 acres with the remainder ceded to help create four new adjacent lots within the Conway Subdivision.

Commission Focus

San Diego LAFCO’s current sphere of influence designation for the City of Escondido includes the affected territory and can readily accommodate the proposed annexation without amendment. Similarly, the current sphere of influence designation for CSA No. 135 is countywide and amendments have not been made by practice to exclude detached territory. These existing sphere determinations narrows the Commission’s consideration of the proposed reorganization to two central and sequential policy items. These policy items ultimately take the form of determinations and orient the Commission to consider the stand-alone merits of the (a) timing of the reorganization and (b) whether discretionary modifications or terms are appropriate. The Commission must also consider other relevant statutes in and outside LAFCO law as detailed.

ANALYSIS

San Diego LAFCO’s analysis of the proposed reorganization is divided into two subsections. The first subsection pertains to evaluating the central policy issues referenced in the preceding section relative to both statutory and local policy considerations. The second subsection considers other germane issues required for the LAFCO proposal consideration and this include complying with the California Environmental Quality Act (CEQA).

Central Policy Items

Item No. 1 | Reorganization Timing

San Diego LAFCO’s consideration of the proposed reorganization’s timing draws on analyzing baseline factors required in statute as well as applicable policies set by the Commission. Most of the baseline factors in statute focuses on disclosing and otherwise addressing compatibility issues with external goals and policies of other State, regional, and

local agencies as well as assessing the ability of subject agencies providing services going forward.⁵ Applicable local policies prompted for consideration are headlined by L-107 and its attention to disclosing and/or addressing any known or perceived jurisdictional disputes.

Analysis of these two related timing factors follows.

- Timing Factor No. 1:

Baseline Considerations: Regional Policies + Service Relationships

State law prescribes the mandatory consideration of certain and multifaceted factors anytime LAFCOs consider jurisdictional changes. These factors range in substance from disclosures – such as the affected territory’s current land uses, assessed values, register voter counts, and so on – to discretionary analyses. This latter category is highlighted by evaluating the proposed annexation’s relationship to community needs as well as the service capacities and related financial resources of the subject agencies. A summary of key conclusions generated in reviewing these discretionary matters for the proposed reorganization with an emphasis on the receiving entity (City of Escondido) regarding (a) service needs, (b) service availability and capacities, and (c) related financial considerations follow.

- With respect to **service needs**, the present and planned residential land uses of the affected territory merits organized public services and would be aided by the reorganization and annexation to Escondido and its ability to provide a range of urban-supporting services. The Commission has previously designated Escondido as the appropriate future land use authority and primary service provider for the affected territory through standing inclusion in the City’s sphere of influence. Annexation to Escondido memorializes this standing expectation and accommodates the expressed interest of the affected landowner as evident by their written interest and consent in proceeding with the reorganization.
- With respect to **service availability and capacities**, Escondido would directly assume most municipal service responsibilities for the affected territory upon reorganization and highlighted by providing the following core functions: community development; wastewater; integrated fire protection and emergency medical; and police protection. (Other key municipal service functions that would continue to be provided to the affected territory post reorganization include water by Rincon del Diablo MWD and public transportation by North County Transit District.) Additional details on these core functions and relationship – availability and capacity – between Escondido and the affected territory follows.

Escondido would assume community planning responsibilities for the affected territory from the County of San Diego as part of the reorganization. The transition is contemplated in the Escondido General Plan (2012) and further prescribed by the City rezoning the subject lot as Residential Estate – 20.

⁵ Reference to Government Code Section 56668.

Escondido would assume wastewater service responsibilities for the affected territory upon reorganization and transition from an existing onsite septic system. An existing Escondido wastewater main is located immediately south of the affected territory within the public right-of-way on Conway Drive. Current average day wastewater flow generated within the affected territory via its two residential units is 500 gallons. It is projected the maximum average day wastewater flow generated within the affected territory post reorganization and planned uses – including the lot split and property line adjustments – is 1,000 gallons and tied to accommodating four residential units (two single-family homes and two accessory dwelling units). This projected amount can be readily accommodated by the City of Escondido and represents 0.018% of its available treatment capacity remaining within its wastewater system.

Escondido would formally assume integrated fire protection and emergency medical service responsibilities for the affected territory. This change would have no material impact on service levels given Escondido is the existing contract provider for Rincon del Diablo Municipal Water District (via its Improvement District E). First-response would continue to be provided from Escondido’s Station No. 7, located nearby at 1220 N. Ash Street. Response times to the affected territory are estimated to be less than 4 minutes for priority calls and non-priority calls. Total response time would fall within the City's response time standard of 7.5 minutes for urban areas and 8.5 minutes for suburban areas.

Escondido would formally assume police protection responsibilities from the County of San Diego as part of the reorganization. This change would have no material impact on service levels given Escondido’s automatic aid agreement with the County Sherriff already commits the City to serve as first responder for all high proximity calls for the region given its proximity to City resources.

- With respect to **related financial considerations**, staff analysis shows the City of Escondido has financial resources and administrative controls to readily assume municipal service responsibilities to the affected territory in support of its existing and planned uses without significant impacts. This macro comment considers the relatively limited scale of the proposed annexation to Escondido paired with acknowledging recent City stresses due to escalating resources requiring redirection to cover pension costs. Escondido, nonetheless, finished with positive total margins in each of the last three completed fiscal years with a period average of 6.4% ending in June 2021.

- **Timing Factor No. 2:
Consideration of Policy L-107**

San Diego LAFCO adopted L-107 in May 2010 to require all applicants to disclose jurisdictional disputes or related items that are associated with their proposal filings. If applicable, and unless waived by the Executive Officer, the policy requires applicants and/or their representatives to consult with opponents to resolve any known issues – concerns, disputes, etc. – before the item is formally considered by the Commission.⁶ If an agreement is reached through the consultation process, the policy states the Commission shall consider the provisions as part of the application. If an agreement is not reached despite exhausting good-faith efforts, the policy states the Commission shall proceed to consider the application as submitted.

No jurisdictional disputes have been disclosed by the City of Escondido, CSA No. 135, or County of San Diego through the administrative review with LAFCO. No objections to the proposal have been separately received from any other local agencies.

CONCLUSION | MERITS OF REORGANIZATION TIMING

The timing of the reorganization and its principal action to annex the affected territory to the City of Escondido is warranted. Justification is marked by the preceding analysis and appropriately syncs the transition of an unincorporated parcel to an adjacent city in conjunction with a known and otherwise appropriate development project consistent with the Escondido General Plan. Further, the reorganization readily syncs with Escondido’s existing infrastructure with sufficient capacities to accommodate the maximum potential demands projected within the affected territory post reorganization. Additional analysis supporting the conclusion is provided in Appendix A.

Item No. 2 | Modifications and Terms

No modifications to the submitted reorganization have been identified by San Diego LAFCO staff meriting Commission consideration at this time. This includes confirmation that the annexation of the affected territory would not generate any corridors and/or otherwise illogical jurisdictional features. Standard terms are appropriate along with the condition the landowner consent to the formal removal of the subject parcel from Rincon del Diablo MWD’s Improvement District-E with related authorization for LAFCO staff to process the change with the County Auditor and State Board of Equalization.

⁶ The Executive Officer retains discretion to determine the extent of consultation needed.

CONCLUSION | MODIFICATIONS AND TERMS

No modifications – expansions or reductions – to the physical footprint of the proposal appears warranted. Standard approval terms are recommended as well as requiring the landowner/applicant to consent to the removal of the subject parcel from Rincon del Diablo MWD's Improvement District E along with any related authorizations.

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 involving an annexation and/or detachment unless an applicable master agreement applies. Staff has confirmed with the City of Escondido and County of San Diego to apply an existing master agreement to govern the tax exchange for the proposed reorganization. This master agreement specifies Escondido shall receive 36% of the County's existing apportionment of the 1% property tax collected within the affected territory going forward. The estimated value of the exchange is currently \$308.84 annually based on current assessed values (land and structures).⁷ There are no property taxes to be exchanged with respect to the detachment from CSA No. 135.

Environmental Review

San Diego LAFCO is obligated under CEQA to assess whether environmental impacts would result from activities approved under the Commission's authority, either as a lead or responsible agency. Accordingly, the Commission is tasked with making findings under CEQA in consideration of the proposed reorganization. Staff's analysis follows.

- The City of Escondido serves as lead agency under CEQA for considering the reorganization and specifically the principal action to annex the affected territory to the City as part of its discretion to approve the underlying development project. In this role as lead agency, on February 8, 2023, Escondido certified an Initial Study and adopted a Mitigated Negative Declaration (MND) for the underlying development and identified potential significant environmental impacts for all of the following categories: air quality, biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, noise, and transportation and traffic. Escondido attests the implementation of mitigation measures reduce these potential impacts to less than significant levels. Staff independently believes Escondido has prepared a sufficient document as lead agency in assessing and mitigating potential impacts and it would be appropriate for the Commission to adopt the finding of the MND as a responsible agency.

⁷ The current 1% property tax received by the County from the subject lot is \$857.91.

- LAFCO serves as lead agency under CEQA for considering the reorganization and specifically the secondary action to detach the affected territory from CSA No. 135 and its regional communication service function. Staff believes the detachment is a project under CEQA but qualifies for exemption under Guidelines Section 15320. This exemption appropriately applies given the subject service – regional communications – will be entirely transferred and assumed by Escondido without any material changes in the scope, scale, or adequacy post reorganization.

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 waiver appropriately applies under this statute given the affected territory is uninhabited as defined under LAFCO law (i.e., less than 11 voters); the subject agency has not filed an objection to the waiver; and the landowners have consented to the underlying action.⁸

RECOMMENDATION

Staff recommends conditional approval of the reorganization proposal as submitted with any physical modifications. 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 as submitted with terms – including removal of the affected territory from Rincon del Diablo MWD’s IDE – along with waiving protest proceedings.

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.

⁸ LAFCO law defines uninhabited as territory in which less than 11 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,



Michaela Peters

Analyst I

Appendices:

- A) Analysis of Proposal Review Factors

Attachments:

- 1) Vicinity Map of the Affected Territory
- 2) Draft Resolution of Approval
- 3) Application Materials
- 4) Clickable link [Final MND \(Conway Subdivision\)](#)

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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 comprises one unincorporated parcel spanning 2.01-acres adjacent to the City of Escondido. The subject parcel is developed with a single-family residence and an accessory dwelling unit at 916 Stanley Avenue (APN 224-141-24) and presently occupied with eight residents and four registered voters. The affected territory lies within an entirely surrounded island and transitioning from rural residential to more moderate residential density. Additional growth and development within the adjacent area – and highlighted by the associated Conway Subdivision – is expected in the next 10 years. Total assessed value (land and structures) of the subject parcel is \$529,726 with the last transaction recorded in October 2021.⁹

- 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 City of Escondido would assume the primary role in providing core municipal service functions for the affected territory if the reorganization is approved. This would include the need and related provision of community planning, wastewater, fire protection and emergency medical, and police protection. (Potable water service to the affected territory would continue to be provided by Rincon del Diablo MWD). A summary of the existing adequacy of these core services follows.

- Escondido would assume community planning responsibilities for the affected territory from the County of San Diego as part of the reorganization. This transition is explicitly contemplated in the Escondido General Plan (2012) and further prescribed by the City pre-zoning the subject lot as Residential Estate-20.

⁹ Total assessed land value of the subject parcel is \$95,792.

- An existing Escondido wastewater main is located immediately adjacent to the east affected territory within the public right-of-way on Conway Drive and presently accessible through an approximate 25-40-foot private lateral connection. It is projected the maximum average day wastewater flow generated within the affected territory post reorganization and planned uses – including the lot split and property line adjustments – is 1,000 gallons and tied to accommodating four residential units (two single-family homes and two accessory dwelling units). This projected amount can be readily accommodated by the City of Escondido and represents 0.018% of its available treatment capacity remaining within its wastewater system.
- Escondido would formally assume integrated fire protection and emergency medical service responsibilities for the affected territory. This change would have no material impact on service levels given Escondido is the existing contract provider for Rincon del Diablo Municipal Water District (via its Improvement District E). First-response would continue to be provided from Escondido’s Station No. 7, located across the street from the affected territory at 1220 N. Ash Street. Response times to the affected territory are estimated to be less than 4 minutes for priority calls and non-priority calls. Total response time would fall within the City’s response time standard of 7.5 minutes for urban areas and 8.5 minutes for suburban areas.
- Escondido would formally assume police protection responsibilities from the County of San Diego as part of the reorganization. This change would have no material impact on service levels given Escondido’s automatic aid agreement with the County Sheriff which already commits the City to serve as first-responder for all high priority calls for the region given its proximity to the City boundary.

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 and annexation therein to the City of Escondido would reflect and strengthen existing economic and social ties between the City and the affected territory based on proximity and current service provisions involving automatic public safety aid. These existing social and economic ties are relatedly reflected in the Commission’s standing inclusion of the affected territory within Escondido’s sphere of influence.

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 reorganization and annexation to Escondido would facilitate the orderly expansion of the City’s jurisdictional boundary consistent with the sphere of influence. The affected territory does not contain “open-space” as defined under LAFCO law and no conflicts exists under Government Code Section 56377. Additional analysis concerning conformance with germane Commission policies follows.

- San Diego LAFCO Policy L-107 requires applicants to disclose and address potential jurisdictional issues associated with their proposals and if applicable requires a consultation process with affected agencies, interested parties, or organizations to help discuss and potentially remedy concerns unless waived by the Executive Officer. No jurisdictional disputes or related concerns were identified or disclosed by the applicant, by affected agencies, or interested parties 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 presently contain “agricultural land” as defined under LAFCO law. 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 proposal and annexation to the City of Escondido 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 that appears consistent with the standards of the State Board of Equalization and conforming with lines of assessment. LAFCO approval would be conditioned on approval of the map and geographic description by the County Assessor’s Office and address any modifications enacted by the Commission.

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

The proposed reorganization involves the principal action to annex an existing development single-family residence and accessory unit to the City of Escondido as part of a larger planned 56-unit subdivision. The proposal and its anticipated outcomes do not generate any known conflicts with *San Diego Forward*, the regional transportation plan adopted by the San Diego Association of Governments.

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

The affected unincorporated territory is presently designated by the City of Escondido for Residential Estate II. The affected territory is similarly pre-zoned as Residential Estate-20, which prescribes a minimum parcel size of 0.5 acres and allows 2.0 dwelling units per acre. The existing and planned residential uses are consistent with the proposal’s purpose to annex the affected territory into the City of Escondido and accommodate existing and planned urban uses going forward.

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

The affected territory lies entirely within the existing sphere of influence designated for the City of Escondido.

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

Notice of the submitted reorganization proposal was distributed to all affected and subject agencies as required under LAFCO law. Notices were also provided to all local college and school districts. No written comments on the proposal were received ahead of preparing this agenda report for distribution on September 25, 2023.

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 the City of Escondido has overall sufficient and available financial resources and administrative controls therein relative to serving the affected territory without adversely impacting existing constituents. This statement is supported by the following factors.

- Escondido's last outside audit covers 2020-2021 and shows the City finished with sufficient liquidity levels with an agency-wide current ratio of 6.3 (i.e., \$6.30 in current assets for every \$1.00 in current liabilities).
- Escondido finished 2020-2021 with good capital levels and marked by a debt ratio of 55.2% (i.e., only \$55.00 out of every \$100.00 in net assets are financed.)
- Escondido finished 2020-2021 with an overall total margin of 12.5%.

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

The affected territory's existing residential uses are presently within and connected to Rincon del Diablo MWD's retail potable water system with wholesale supplies provided by the San Diego County Water Authority and Metropolitan Water District of Southern California. Approval of the proposed reorganization would not affect these existing relationships and/or commitments. Further, Rincon del Diablo did not request any approval terms in the course of receiving a notice of review on the reorganization.

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 regional housing needs. All potential units tied to the lands are already assigned to the City of Escondido by the region’s council of governments through the standing inclusion of the land within the City sphere of influence.

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 reorganization and have provided written consent to the proceedings as the petitioners.

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.

The reorganization is expected to aid and/or otherwise promote environmental justice by enhancing wastewater and integrated public safety services within the affected territory and for any groups that are susceptible to pollution burdens and their effects. This latter category – notably – includes low-income communities, communities of color, tribal nations, and other disadvantaged groups. Consideration of existing environmental justice factors within the affected territory draw on staff analyzing data available from the California Environmental Protection Agency through its online assessment tool (CalEnviroScreen 4.0).

Two composite percentile rankings for the affected territory are generated within this analysis and involves (a) pollution burdens and (b) susceptible population to pollution burdens relative to all census tracts in California. These rankings follow.

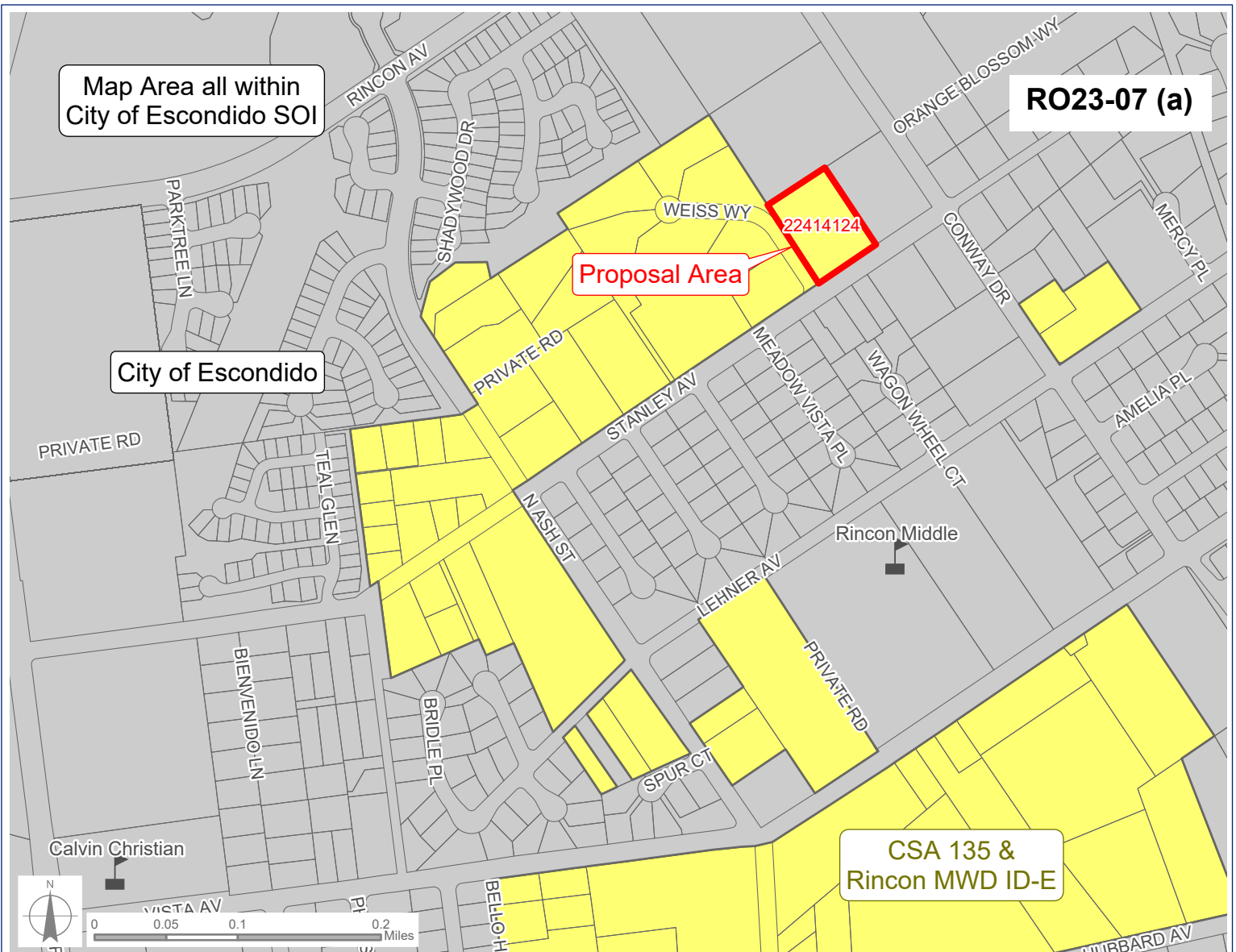
- The affected territory’s **composite pollution burden ranking** falls in the fifth percentile with an internal range between 0 to 56 percentiles. Two pollution burden measurements exceed the 50 percentile and considered relatively high. These two measurements are relative to air quality and involve ozone and diesel PM.
- The affected territory’s **composite susceptible population** ranking falls in the twentieth percentile with an internal range between 0 to 58 percentiles. Two of these at-risk groups exceeds the 50 percentile and involves low birth weight and limited education.

A summary of all tracked pollution burdens and susceptible population follows.

Census Tract 6073020107	
Pollution Burdens and Susceptible Population	
Table 2.6a (Source: California Environmental Protection Agency and SD LAFCO)	
Factor	Census Tract 6073020107
No. of Census Tracts	1
Estimated Population within Tract(s)	3,923
Pollution Burden	Weighted Percentile
... Percentile	4.8
Indicator Air Quality: Ozone	55.4
Indicator Air Quality: PM 2.5:	13.8
Indicator Air Quality: Diesel PM:	55.9
Indicator Pesticides:	20.1
Indicator Toxic Releases:	11.6
Indicator Traffic:	12.4
Indicator Drinking Water Contaminants:	35.3
Indicator Lead in Housing:	41.2
Effects Cleanup Sites:	0.00
Effects Groundwater Threats:	0.00
Effects Hazardous Waste:	0.00
Effects Impaired Water:	23.9
Effects Solid Waste:	0.00
Sensitive Population	Weighted Percentile
... Percentile	20.2
Population Asthma:	19.3
Population Low Birth Weight:	58.2
Population Cardiovascular Disease:	28.5
Population Education:	50.7
Population Linguistic Isolation:	0.00
Population Poverty:	30.3
Population Unemployment:	29.4
Population Housing Burden:	14.7

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 City of Escondido’s General Plan contains a hazard mitigation plan for potential fire, flooding, and earthquakes. The affected territory lies within a “No Designation” fire hazard zone and a “Low-Level” earthquake hazard zone.



"ESCONDIDO NORTH LLC - STANLEY AVENUE REORGANIZATION" | ANNEXATION TO THE CITY OF ESCONDIDO WITH CONCURRENT DETACHMENT FROM CSA NO. 135 AND EXCLUSION FROM RINCON DEL DIABLO MWD ID-E

- Proposal Area
- City of Escondido
- CSA 135 & Rincon MWD ID-E

SOI = Sphere of Influence



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

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 G:\GIS\Vicinity_Maps\agendmaps2023\23-07a City Escondido Stanley Ave.aprx
 Created by Dieu Ngu -- 6/28/2023

RESOLUTION NO. _____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A REORGANIZATION

**“ESCONDIDO NORTH LLC-STANLEY AVENUE REORGANIZATION - A”
ANNEXATION TO THE CITY OF ESCONDIDO WITH CONCURRENT DETACHMENT FROM
COUNTY SERVICE AREA NO. 135
LAFCO FILE NO: RO23-07(a)**

WHEREAS, on May 1, 2023, interested landowner – Escondido North LLC – 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 filed with the Commission has been administratively separated by the Executive Officer with the concurrence of the petitioner into two distinct jurisdictional change requests cited as “A” and “B”; and

WHEREAS, the separated application before the Commission – “A” – seeks approval of a reorganization of approximately 2.1 acres of unincorporated territory in the County of San Diego involving annexation to the City of Escondido with concurrent detachment from the County Service Area 135; and

WHEREAS, the affected territory as proposed includes one legal parcel developed with one single-family residence and one accessory dwelling unit and identified by the County of San Diego’s Assessor’s Office as 224-141-24; and

WHEREAS, on December 5, 1984, the County of San Diego and the City of Escondido approved a Master Property Tax Transfer Agreement that will govern the property tax exchange associated with the reorganization of the affected territory to the City of Escondido; 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 October 2, 2023;

WHEREAS, the Commission considered all the factors required by law under Government Code Section 56668 as well as 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. With respect to considering the effects of the proposed reorganization under the California Environmental Quality Act (CEQA), the Commission's makes the following findings:
 - a) The City of Escondido serves as lead agency under CEQA for considering the reorganization and specifically the principal action to annex the affected territory to the City as part of its discretion to approve the underlying development project. In this role as lead agency, on February 8, 2023, Escondido certified an Initial Study and adopted a Mitigated Negative Declaration (MND) for the underlying development and identified potential significant environmental impacts for all of the following categories: air quality, biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, noise, and transportation and traffic. Escondido attests the implementation of mitigation measures reduce these potential impacts to less than significant levels. The Commission independently concurs Escondido has prepared a sufficient document as lead agency in assessing and mitigating potential impacts and it would be appropriate for the Commission to adopt the finding of the MND as a responsible agency.
 - b) LAFCO serves as lead agency under CEQA for considering the reorganization and specifically the secondary action to detach the affected territory from CSA No. 135 and its regional communication service function. The Commission concurs the detachment is a project under CEQA but qualifies for exemption under Guidelines Section 15320. This exemption appropriately applies given the subject service – regional communications – will be entirely transferred and assumed by Escondido without any material changes in the scope, scale, or adequacy post reorganization.
4. The Commission APPROVES the reorganization without modifications and subject to conditions as provided. Approval involves all the following:
 - a) Annexation of the affected territory to the City of Escondido as shown in "Exhibit A-1" and described in "Exhibit A-2".
 - b) Detachment of the affected territory from County Service Area No. 135 as shown in "Exhibit A-1" as described in Exhibit A-2".
5. The Commission CONDITIONS all approvals on the following terms being satisfied by October 2, 2024 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 Divisions.
 - c) Written consent and related authorizations from the applicant – Escondido North LLC – to remove the subject parcel from Rincon del Diablo Municipal Water District’s Improvement District “E” involving fire protection and emergency medical.
 - d) Submittal to the Commission of the following payments:
 - o A check made payable to LAFCO in the amount of \$100.00 for the County of San Diego- Clerk Recorder to reimburse for filing a CEQA Notice of Determination and Notice of Exemption consistent with the finding in the resolution.
 - o 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: “Escondido North LLC-Stanley Avenue Reorganization - A”
 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 County Service Area 135 are registered-voter districts.
 10. The City of Escondido- and County Service Area 135 all 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 City of Escondido as provided under Government Section 57328, and will be subject to any previously authorized taxes, benefit assessments, fees or charges of the City of Escondido as provided under Government Code Section 57330.
 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 authorized the Executive Officer to make non-substantive corrections to the resolution to address any technical defects, errors, irregulates, or omissions.
 14. The Executive Officer is hereby authorized and directed to transmit 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 October 2, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

**

ATTEST:

Keene Simonds
Executive Officer

EXHIBIT A-1
MAP OF AFFECTED TERRITORY

-Placeholder-

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EXHIBIT A-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

-Placeholder-

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

RECEIVED

MAY 01 2023

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.

SAN DIEGO LAFCO

- 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
2550 Fifth Ave. · Suite 725 · San Diego, CA 92103
(619) 321-3380 · www.sdlafco.org

RECEIVED

MAY 01 2023

CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION

SAN DIEGO LAFCO

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.

Table with 2 columns: SUBJECT AGENCY(IES) (City or Special District) and PROPOSED CHANGE OF ORGANIZATION/ACTION (Annexation, detachment, sphere amendment, etc.).

As part of this application, the City of n/a or the n/a District, Escondido North LLC (the applicant), and/or the n/a (real party in interest): subject landowner and/or registered voter agrees 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 San Diego LAFCO's review, 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.

I acknowledge that annexation to the city of Escondido or the n/a 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: [Handwritten Signature]

Signature: Dylan Bird, as Manager of Manager

Date: 4/27/23

Print/Type Name: Dylan Bird, as Manager of Argus Flatiron Management LLC, Manager of Escondido North LLC

Address: 30200 Rancho Viejo Road, Suite B, San Juan Capistrano, CA 92675

Telephone: 949 212-2591

Area A: 916 Stanley Ave., Escondido, CA 92026. Area B: no address, Area C: 508 Stanley Ave., Escondido, CA 92026

Property Address:

Area A: Stanley Ave. & Weiss Way. Area B: N. Ash St. & Stanley Ave. Area C: Stanley Ave. & Vista Ave.

Cross Street(s):

Assessor Parcel Number(s): 224-141-24, 224-130-10, & 224-130-45 Acres: ~7.4 combined

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

Name: n/a

Address: n/a

Telephone: (n/a)

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.).
Area A has an approved tentative map which requires annexation, and Area B has a tentative map expected to be approved 6/21/23 w/annexation required. Area C is a neighbor that also wanted to annex.
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.
Area A is developed with 2 single family residences which will remain after annexation.
Area B is vacant and will be developed with 20 single-family homes serviced by one cul-de-sac street, along with sewer, other utilities, and a biofiltration basin. Area C has 1 SFR to remain.
Development may start in first quarter 2024.
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 topography of both areas is mostly flat with some undulating slopes. They are surrounded by parcels with existing residential housing. Located along Stanley Ave., east of I-15 and east of North Broadway, west of Conway Dr.
4. How many residents live within the proposal territory? approx. 8
5. How many of these residents are registered voters? 4
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:

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 North County Metro - County of San Diego community plan.
- (b) The County General Plan or community plan designation and allowed density: Spaced Rural Residential 1000
- (c) Current County zoning and allowed density: RS, 1-acre

2. CITY:

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

(b) The City General Plan land use designation and allowed density: Areas A & C: Estate II, 2 du/ac.;
Area B: Suburban, 3.3 du/ac.

(c) Current City zoning and allowed density: n/a

(d) Current City rezoning and allowed density: Area A: PZ-RE-20, 20k lot min.;
Areas B & C: PZ-R-1-10, 10k lot min.

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 - Area A	PL21-0269	2/8/23	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Tentative Parcel Map	n/a	n/a	<input type="checkbox"/> YES <input type="checkbox"/> NO
Major Use Permit	n/a	n/a	<input type="checkbox"/> YES <input type="checkbox"/> NO
City/County General Plan Amendment	n/a	n/a	<input type="checkbox"/> YES <input type="checkbox"/> NO
City Rezoning	86-95-PZ	1/21/87	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
County Rezone	n/a	n/a	<input type="checkbox"/> YES <input type="checkbox"/> NO
(Other) Tentative Sub. Map - Area B	PL22-0134	6/21/23	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

North: Residential East: Residential
 South: Residential West: Residential

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: _____

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? City of Escondido
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: Subsequent to annexation, final engineering will need to be approved by the city of Escondido and the infrastructure will need to be built.

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? Rincon del Diablo Municipal Water District (Parcels are in city's Improvement District E)
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? City of Escondido
(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
Rincon del Diablo Municipal Water District (Parcels are in city's

Improvement District E)

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

priority varies minutes; non-priority varies 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?

City of Escondido

(a) Location/address of the proposed fire service provider: _____
1163 North Centre City Parkway, Escondido , CA 92026

(b) Estimated response times to the proposal territory:

Priority varies minutes; non-priority varies 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 2550 Fifth Ave., Suite 725, San Diego, CA 92103, (619) 321-3380.

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

(a) Proposed change(s) of organization: _____
Annexation to City of Escondido &
Detachment from CSA 135

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

1. **John Kaye**

2. _____

(c) Date and amount of contribution:

Date **May 17, 2022** Amount \$ **350.00**
Date _____ Amount \$ _____

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

1. **Jim Desmond**

2. _____

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

Printed Name Dylan Bird, as Manager of Manager of Escondido North LLC

Signature 
Date **4/25/23** Phone _____

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: 2550 Fifth Ave, Suite 725, San Diego, CA 92103, (619) 321-3380, or from <http://www.sclafco.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)

City of Escondido

- Annexation to: 1. _____
 2. _____
 3. _____

CSA No. 135

- Detachment from: 1. _____
 2. _____
 3. _____

<u>Date</u>	<u>Signature</u>	<u>Assessor's Parcel Number(s)</u>
1.	<i>Charles R. Tate, PRESIDENT</i> Charles R. Tate as President of LoanPro Network, Inc.	224-141-24-00
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

Attach additional sheets if necessary

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 owner(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)
City of Escondido

- Annexation to:
1. _____
 2. _____
 3. _____

CSA No. 135

- Detachment from:
1. _____
 2. _____
 3. _____

	<u>Date</u>	<u>Signature</u>	<u>Assessor's Parcel Number(s)</u>
1.	4/13/2023		224-130-10-00
2.			
3.			
4.			
5.			

Pearl S. Boelter as Successor Trustee of TRUST A CREATED UNDER THE HOFTIEZER FAMILY TRUST DATED 8/5/1977, AS AMENDED AND RESTATED ON 5/27/2011, AND AS FURTHER AMENDED BY EXERCISE OF POWERS GRANTED UNDER INTER VIVOS TRUST EXECUTED ON 7/12/2013

Attach additional sheets if necessary

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).

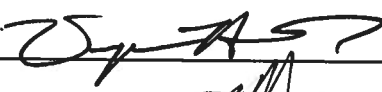
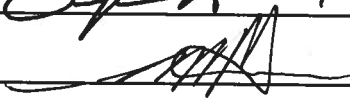
The undersigned owners(s) of property hereby consent(s) to inclusion of that property within a proposed change of organization or reorganization consisting of:

(Please list all proposed actions)
City of Escondido

Annexation to: 1. _____
2. _____
3. _____

CSA No. 135

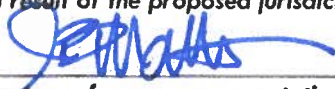
Detachment from: 1. _____
2. _____
3. _____

	<u>Date</u>	<u>Signature</u>		<u>Assessor's Parcel Number(s)</u>
1.	4/12/23		Vaughn E. Howard	224-130-45-00
2.	4/12/23		Mae Madge Howard	"
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.

 Signature of agency representative Adjunct Planning Consultant	Greg Mattson, AICP Print name
Title 760-839-4399 Telephone	September 6, 2022 Date

A. JURISDICTIONAL INFORMATION:

Name of agency:
City of Escondido

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: New construction required to annex into CFD No. 2020-1 for ongoing city services, annually assessment
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)? 18 MGD
72,000 EDU's

2. What is the average volume of influent currently being treated by the agency (expressed in million gallons per day and equivalent dwelling units)? 12.5 MGD
50,000 EDU's

3. (a) What is the agency's peak flow volume (expressed in million gallons per day)?
22.2 MGD
(b) What is the agency's peak flow capacity (expressed in million gallons per day)?
36 MGD

(c) Has the agency exceeded the flow (peak) capacity within the past two years?

(d) *If yes*, please describe the frequency and volume of incidents that exceeded the agency's peak capacity: _____

YES NO

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? Approxiamately 1000 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):

0.0052 MGD/26 EDU's
5.5 MGD/22,000 EDU's

(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 25' feet.

(b) Describe the location of the connection to the agency's existing sewer system:

Area A: in Conway Dr. & another at Lehner Ave. Area B: also in Lehner 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):
Demand = 14,040 GPD (26 homes X 540 GPD); 5.744 AF/yr
- (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): Connections to exist water mains in Stanley, Lehner, and Conway for Area A, and
to exist mains in N. Ash St. for Area B. Improvements to be funded by developer. Cost TBD by developer.
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 25-feet feet.
- (b) Describe the location of the connection to the agency's existing water system:
Area A: Lehner, and another at Stanley & Conway. Area B: N. Ash & Stanley for one and another at Lehner.
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? Lack of infrastructure
in project area.
7. Will the proposal territory be annexed to an improvement district? YES NO

RESOLUTION NO. 2023-06R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A TENTATIVE SUBDIVISION MAP AND GRADING EXEMPTION FOR A 56-UNIT RESIDENTIAL SUBDIVISION LOCATED AT 916, 942, AND 943 STANLEY AVENUE, AND ODD-NUMBERED ADDRESSES BETWEEN 2005 – 2175 CONWAY DRIVE; AUTHORIZING SUBMITTAL OF AN APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION FOR INITIATION OF PROCEEDINGS FOR THE ANNEXATION AND REORGANIZATION OF A 2.01 ACRE PARCEL LOCATED AT 916 STANLEY DRIVE; AND ADOPTING A MITIGATED NEGATIVE DECLARATION PREPARED FOR THE PROJECT

CASE NOS. PL21-0269, PL21-0278, PL22-0584

WHEREAS, Escondido North, LLC (“Applicant”) filed a land use development application, Planning Case Nos. PL21-0296, PL21-0277, and PL22-0584 (“Application”), constituting a request for a Tentative Subdivision Map and Grading Exemption for a 56-unit residential project. The project includes 47 residential lots comprised of 46 single-family lots, two of which have existing homes, and one multi-family lot which would accommodate five duplexes. An Annexation is also requested for a 2.01-acre portion of the project site that is currently in the County of San Diego. The request includes a density bonus and would provide 10 affordable housing units (“Project”). The Project site is located along Conway Drive on both sides of Stanley Avenue and north of Lehner Avenue, in the R-1-10 (single-family residential, 10,000 square foot minimum lot size) and RE-20 (estate residential) zones; and

WHEREAS, the Project site consists of seven parcels totaling 14.07 gross acres located at 916, 942, and 943 Stanley Avenue, and odd-numbered addresses between 2005 – 2175 Conway Drive (APNs 224-141-23-00, 224-141-24-00, 224-141-25-00, 224-142-30-00, 224-142-31-00, 224-142-32-00, and 224-142-33-00), and is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein (“Property”); and

WHEREAS, the portion of the Project site which is subject to annexation into the City of Escondido is located at 916 Stanley Avenue (APN 224-141-24-00), and is all that real property described in Exhibit "B" and depicted in Exhibit "C," both of which are attached hereto and made a part hereof by this reference as though fully set forth herein ("Annexation Property"); and

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, single-family residential development is a permitted use within the R-1-10 & RE-20 zones, subject to the approval of a Tentative Subdivision Map, in accordance with Chapter 32 of the Escondido Municipal Code and Article 6 of the Escondido Zoning Code; and

WHEREAS, the ability to construct multi-family residential units on the Property has been requested as a density bonus incentive; and

WHEREAS, the annexation/reorganization is consistent with the Sphere of Influence of the City of Escondido and affected districts; and

WHEREAS, the annexation of the Property into the City of Escondido would also include concurrent detachment from County Service Area ("CSA") No. 135 (San Diego Regional Communications System) and exclusion from the Rincon Del Diablo Improvement District "E;" and

WHEREAS, the City Council of the City of Escondido desires to initiate proceedings pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, Division 3, commencing with Section 56000 of the California Government Code for the proposed annexation/reorganization; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted on the plan set shown in Exhibit "D," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, a Draft Initial Study and Mitigated Negative Declaration ("IS/MND") was prepared, circulated, and notice was made of its availability for public review and comment during the period from October 28, 2022, to November 17, 2022; and

WHEREAS, during the 20-day public comment period of the Draft IS/MND, the City consulted with and requested comments from responsible and trustee agencies, other regulatory agencies, and others. The City subsequently analyzed and considered any and all comments received during this public review comment period and have determined that they did not contain any significant new information within the meaning of CEQA Guidelines; and

WHEREAS, a Final IS/MND, attached as Exhibit "E" and incorporated by this reference, was subsequently prepared, which is comprised of any and all public comment letters received during the public review period, responses to comments, corrections/additions to the Draft IS/MND, and revisions and additions to the appendices or other referenced documents; and

WHEREAS, in addition to the Final IS/MND, a Mitigation Monitoring Reporting Program (“MMRP”) has been prepared for the Project, attached as Exhibit “F” and incorporated herein by this reference, to ensure compliance with the required mitigation measures or project revisions during project implementation; and

WHEREAS, The Planning Commission of the City of Escondido held a duly noticed public hearing on December 13, 2022, as prescribed by law, at which interested persons were given the opportunity to appear and present their views with respect to the Application. Evidence was submitted to and considered by the Planning Commission, including written and oral testimony from City staff, interested parties, and the public. Following the public hearing the Planning Commission adopted Planning Commission Resolution No. 2022-15, which recommended that the City Council approve the Project; and

WHEREAS, the City Council of the City of Escondido held a duly noticed public hearing on February 8, 2023, as prescribed by law, at which time the City Council received and considered the reports and recommendation of the Planning Division and Planning Commission, and gave all person’s full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the City Council, including, without limitation:

- a) Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b) Oral testimony from City staff, interested parties, and the public;
- c) The City Council staff report, dated February 8, 2023, with its attachments as well as City staff’s recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d) The Planning Commission’s recommendation; and

- e) Additional information submitted during the public hearing; and

WHEREAS, the City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the City Council's decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California as follows:

1. That the above recitations are true.
2. That the City Council has reviewed and considered the Final IS/MND prepared for the Project in conformance with CEQA, the staff report dated February 8, 2023, and testimony given at the public hearing, and makes the environmental determinations included with Findings of Fact attached as Exhibit "G" hereto and incorporated by this reference. The Final IS/MND adequately addresses all environmental issues associated with the Project, and the Project would not result in any significant impacts to the environment. Approval of this resolution includes the adoption of the Final IS/MND.
3. That the MMRP addresses mitigation for potential project-related impacts and the report will sufficiently mitigate and assign ongoing responsibility for carrying out mitigation responsibilities which are appropriate to address and mitigate project-related impacts.
4. That the Findings of Facts, attached as Exhibit "G" hereto and incorporated by this reference, were made by the City Council, and upon their consideration along with the staff reports, public testimony presented at the hearing, and all other oral and written evidence on this project, this City Council approves the Project, subject to the Conditions of Approval set forth in Exhibit "H" hereto and incorporated

by this reference. The City Council expressly declares that it would not have made this decision except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

5. That this Tentative Subdivision Map shall be null and void unless a Final Map, conforming to the Tentative Subdivision Map and all required conditions, is filed within three (3) years of the effective date of this resolution, or unless an Extension of Time is granted pursuant to Section 66452.6 of the California Government Code.

6. That application and proposal is hereby made to the Local Agency Formation Commission of the County of San Diego for the annexation/reorganization described below. This proposal is made pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, as amended, commencing with Section 56000 of the Government Code of the State of California. The Local Formation Commission of the County of San Diego is hereby requested to undertake proceedings for the annexation/reorganization proposed herein. The following changes of the organization are proposed:

a. Annexation of the subject territory to the City of Escondido as legally described and depicted in Exhibits "B" and "C."

b. Detachment of the subject territory from CSA No. 135 (San Diego Regional Communication Systems) and exclusion from the Rincon Del Diablo Improvement District "E."

7. That the City Council of the City of Escondido hereby requests the Local Agency Formation Commission to designate the City of Escondido as conducting agency, and that the City of Escondido be authorized to order the proposed annexation.

8. That the City Clerk of the City of Escondido is hereby authorized and directed to file a certified copy of this resolution with the applicable fees required by Section 54902.5 of the California Government Code to the executive officer of the Local Agency Formation Commission of San Diego County.

BE IT FURTHER RESOLVED that pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in the Development Services Department. The project is also subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof the 8th day of FEBRUARY, 2023 by the following vote to wit:

AYE : Councilmembers: GARCIA, GARCIA, MARTINEZ, MORASCO

NOES : Councilmembers: WHITE

ABSENT : Councilmembers: NONE

APPROVED:

DocuSigned by:
Dane White
19FFE5DB8C3B409
DA NE WHITE, Mayor of the
City of Escondido, California

ATTEST:

DocuSigned by:
Zack Beck
A58535D0BDC1430...
ZACK BECK, City Clerk of the
City of Escondido, California

RESOLUTION NO. 2023-06R

EXHIBIT "B"

LEGAL DESCRIPTION OF ANNEXATION AREA PL21-0269, PL21-0278, PL22-0584

Real property in the unincorporated area of the County of San Diego, State of California, described as follows:

ALL THAT PORTION OF LOT 4 IN BLOCK 415 OF THE RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 723, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

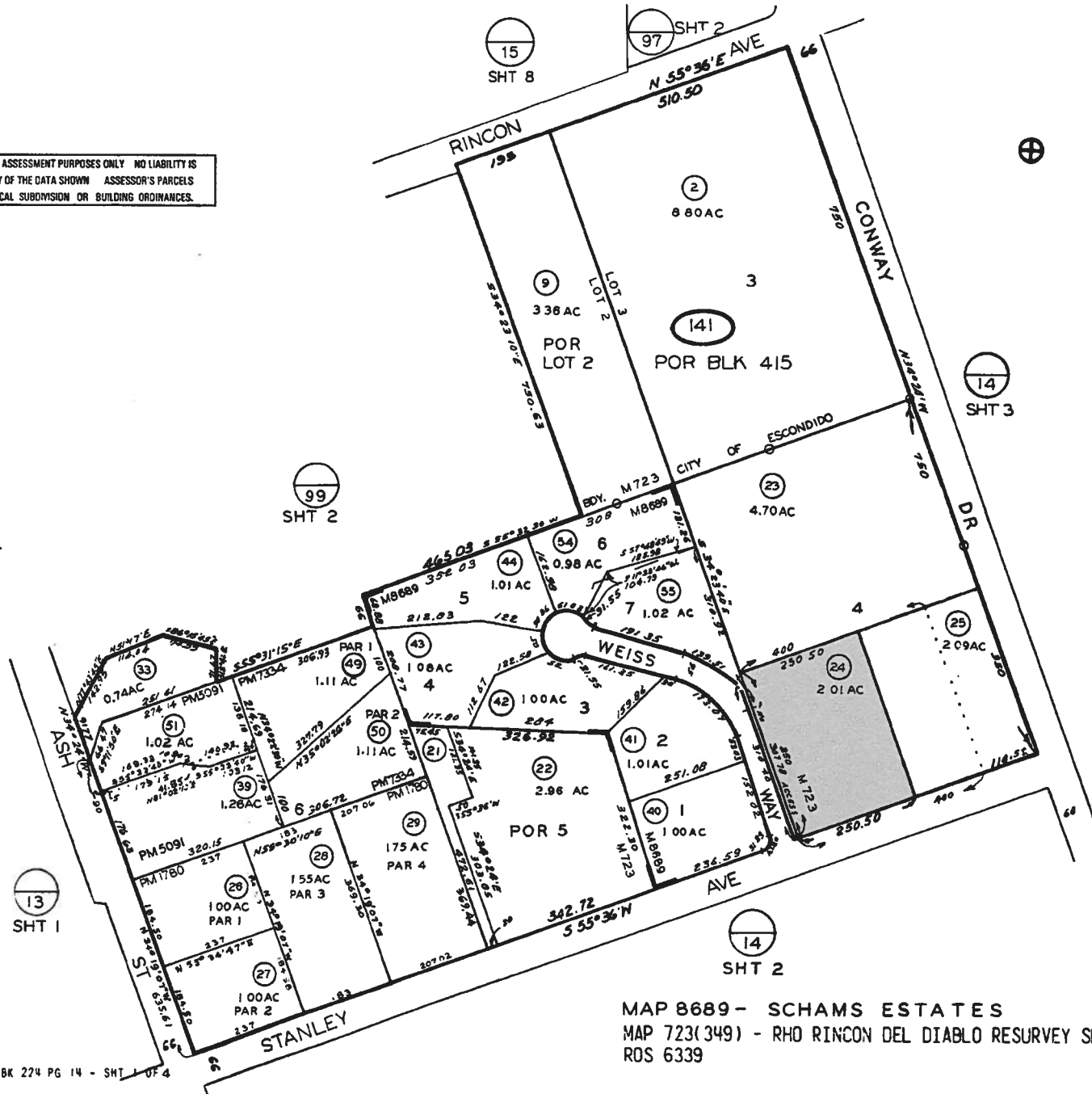
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT A DISTANCE OF 250.50 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 4, 250.50 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 4; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 350.00 FEET TO THE POINT OF BEGINNING.

APN: 224-141-24-00

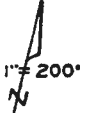
04

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

224-14



224-14
 SHT 1 OF 5



09/12/01 JAM ✓

CHANGES				
BLK	OLD	NEW	YR	CUT
	6	26-29	74	3069
	27-31	30-33	77	1691
	30	34-37	77	2238
141	34-35	38-39	78	642
141	37	40-46	78	180
141	38	47-49	78	3457
141	36	49-50	79	658
141	47-68	51	79	659
141	45-46	54-55	80	1344
	31-32	99-101	89	28

EXHIBIT "C"

MAP 8689 - SCHAMS ESTATES
 MAP 723(349) - RHO RINCON DEL DIABLO RESURVEY SHT A
 RDS 6339

EXHIBIT "G"
FINDINGS OF FACT
PL21-0269, PL21-0278, PL22-0586

Environmental Determination(s)

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), and its implementing regulations (14 C.C.R. § 15000 et seq.) ("CEQA Guidelines"), the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. An Initial Study/Mitigated Negative Declaration ("IS/MND") for the Project was prepared, published, circulated and reviewed in accordance with the requirements of CEQA, the CEQA Guidelines, and the local environmental procedures. The decision-making body of the Lead Agency shall adopt the proposed IS/MND only if:
 - It finds on the basis of the whole record before it that there is no substantial evidence the project will have a significant effect on the environment, and
 - The IS/MND reflects the Lead Agency's independent judgment and analysis.
3. The Final IS/MND and Mitigation Monitoring and Reporting Plan ("MMRP"), collectively constitute the environmental documentation under and pursuant to CEQA, the CEQA Guidelines, and local environmental procedures relating to the project, and shall be referred to herein collectively as the "CEQA Documents."
4. The Planning Commission has received the material record supporting all of the CEQA documents for the project. The Planning Commission, finds the following:
 - The Final IS/MND reflects the City's independent judgment and analysis.
 - That there is no substantial evidence that the Project or any of its aspects could result in significant adverse impacts, or that cannot be fully mitigated. All previously identified impacts have been mitigated to less than a significant level.
 - The Planning Commission also finds that the mitigation measures listed in the MMRP will not cause any potentially significant effects.
 - The Final IS/MND has been completed in compliance with CEQA and it constitutes a complete, accurate, adequate and good faith effort at full disclosure under CEQA.
5. Mitigation measures are recommended to be incorporated as part of the adoption of the Mitigated Negative Declaration. The recommended approval of the Project also includes the adoption of the MMRP, attached hereto this Resolution.

6. Pursuant to Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines section 15091(e), all documents and other materials which constitute the record of proceedings are located at the City of Escondido, City Hall. The City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the Planning Commission's decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

Tentative Subdivision Map Determination(s)

1. The location, design, and residential density of the proposed 47-lot residential subdivision is consistent with the goals and policies of the Escondido General Plan because residential development is permitted and encouraged within the Suburban and Estate II land-use designation. As a result of a concession requested pursuant to State Density Bonus Law and the Escondido Zoning Code, the inclusion of multi-family dwelling on property with an Estate II land use designation does not necessitate an amendment to the General Plan, nor does the increase in density beyond what would otherwise be allowed in the Suburban and Estate II General Plan land use designations. Further, the proposed map would be in conformance with goals and policies in the Housing Element of the General Plan which detail the need to plan for quality, managed, and sustainable growth, and provide a range of housing opportunities for all income groups and populations with special needs. The provision of 10 units for low-income households assists the City in meeting its affordable housing goals established by the Regional Housing Needs Assessment.
2. The proposed subdivision as designed encourages a compact, efficient residential form that promotes a variety of mobility forms, supports nearby commercial establishments and takes advantage of infrastructure improvements.
3. The Project site is physically suitable for the proposed density of development because the property is within the urban fringe area developed with a mixture of similar single-family residential subdivisions. The Suburban land use designation allows up to 3.3 dwelling units per acre and the Estate II land use designation allows up to 2.0 dwelling units per acre. While the subdivision would be developed at a net density of approximately 4.43 dwelling units per net acre, it is consistent with State Density Bonus Law and applicable provisions of the Escondido Zoning Code. Additionally, the subdivision has been designed to provide residential uses in a suburban setting, consistent with the surrounding area. Any deviations from zoning standards are consistent with State Density Bonus Law and the Escondido Zoning Code and are required to accommodate the affordable housing development.
4. The approval of the proposed Project would be based on sound principles of land use and is well integrated with its surroundings near similar residentially developed properties because adequate access, utilities, stormwater detention and landscaping would be provided, as

detailed in the staff report. The Project also would not be out of character for the area, which contains other suburban residential development. All vehicular traffic generated by the Project will be accommodated safely, enhanced with public improvements and without degrading the level of service on the adjoining streets or intersections.

5. The Project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge. The proposed map has been designed to minimize impacts associated with grading, and findings required to allow exemptions from slope provisions of the Grading and Erosion Control Ordinance of the Escondido Zoning Code have been made.
6. The Project site is physically suitable for this proposed type of residential development and density of development. Approval of the Tentative Subdivision Map would not violate the requirements, goals, policies, or spirit of the General Plan. The site is suitable for this residential type of development and density as detail in the Planning Commission staff report dated December 13, 2022, and noted in the above sections.
7. The Project would be compatible with the surrounding uses because the subject site is within a suburban residential area developed with a variety of residential developments of varying density, lot sizes and design. All utilities will be installed underground, with water and sewer service provided by the City of Escondido. All vehicular traffic generated by the Project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections. The proposed Project also would not result in a significant impact to biological or natural resources.
8. The design of the subdivision and the type of improvements are not likely to cause serious public health problems. The Project's proposed street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; lot configuration; traffic and emergency access; and grading; were all reviewed for compliance with relevant City policies and codes. The Project would not cause substantial environmental damage, would avoid injury to fish or wildlife, or their habitat due to the site's location. In addition, the site does not contain any sensitive or protected biological or natural resources.
9. The design of the Tentative Subdivision Map and the type of improvements will not conflict with easements of record, or easements established through court judgments, or acquired by the population at large, for access through, or use of property within the proposed map because any existing easements and improvements will either be accommodated within the project design; be quitclaimed prior to recordation of the map; or alternate provisions provided.
10. The design of the Tentative Subdivision Map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. The lot sizes and the subdivision configuration provide opportunities for passive/solar heating.

11. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code and the Conditions of Approval, included as Exhibit "E" to this resolution, will have been obtained prior to the recordation of the Final Map.
12. The proposed Tentative Subdivision Map and associated permits will not conflict with regional or local housing goals and the proposed Project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements. The proposed Project would not diminish the Quality-of-Life Standards of the General Plan as the Project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services will be provided to the site.
13. In consideration of the above, the Project meets all of the requirements of section 66474 of the California Government Code, and the proposed map meets all of the requirements or conditions imposed by the Subdivision Map Act and the Escondido Municipal Code, including the Escondido Zoning Code, as detailed in the staff reports, the Escondido General Plan, and above findings.

No Net Loss

1. The purpose of Government Code section 65863 ("No Net Loss Law"), is to ensure development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need allocation ("RHNA"), especially for lower- and moderate-income households. Jurisdictions also cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and identifying other sites that could accommodate these units and affordability levels "lost" as a result of the approval.
2. The Project site contains seven parcels, three of which are identified in the Housing Element's suitable sites inventory. Those sites contain nine existing dwelling units and are capable of accommodating an additional six units. While the Project would demolish the nine existing units, as well as four additional units on parcels not identified in the suitable sites inventory, it would construct 54 new units for a net increase of 41 units. Geographically, at least 31 of the new units, including the 10 affordable units, will be on the three suitable sites inventory parcels. Therefore, the Project would result in no net loss pursuant to the Government Code.
3. The Project would assist the City in meeting its RHNA by providing more units than identified for the Project site in the suitable sites inventory, including 10 affordable housing units where none are identified.

Grading Exemption

1. The Project includes a request for a Grading Exemption for two fill slopes greater than 10 feet in height which are closer than 50 feet to a property line, as well as a cut-slope greater than 2:1 which has been determined by the Director to have a potential impact on adjacent properties. Because the Project includes a request for various waivers, as permitted by Density Bonus Law and the Escondido Zoning Code, the only finding that must be made is related to health and safety considerations due to slope stability. The preliminary geotechnical report prepared for the Project has indicated that the slopes do not pose a health and safety risk. Detailed plans and technical reports will be reviewed by the City as part of the grading plan submittal to ensure that the information contained in the preliminary geotechnical report is adequately incorporated into the final design, and all slopes would be landscaped in accordance with the zoning code.

Annexation Determinations:

1. The proposed annexation conforms to the annexation policies established in the Escondido General Plan Land Use and Community Form Element that are intended to guide development to meet present and future needs, achieve a vibrant community, and enhance the character of Escondido.
2. The one parcel proposed to be annexed into the City of Escondido is located within the Escondido Sphere of Influence and Escondido Planning Area.
3. The reorganization includes annexation to the City of Escondido and detachment from County Service Area No. 135 (Regional Communications). The parcels also will be excluded from the Rincon Municipal Water District, Improvement District "E" for fire services.
4. The City of Escondido will provide fire and emergency response to the proposed annexation territory. City sewer service would be available to the subject parcel. The City of Escondido Police Department, which already patrols the general area and works cooperatively with the San Diego County Sheriff, would assume responsibility for law enforcement. The annexation would not introduce new service providers to the area or become a departure from the existing pattern of service delivery in this portion of Escondido.
5. The proposed annexation will not conflict with any specific development plans for the properties. Development will be subject to the provisions of the Escondido General Plan and Zoning Code upon annexation.
6. The public health, safety and welfare will not be adversely affected by the proposed change because the parcel has already been pre-zoned as RE-20, consistent with its General Plan land use designation.

7. The requirements of the California Environmental Quality Act (CEQA) have been met because it was determined the Project will not have a significant effect on the environment because mitigation measures and project design features will avoid or reduce potential impacts to less than a significant level, as demonstrated in the Final IS/MND prepared for the project.



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-02/09/2023-0073
STATE CLEARING HOUSE NUMBER (If applicable) 202201000635

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ESCONDIDO	LEAD AGENCY EMAIL	DATE 02/09/2023
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0018
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PROJECT TITLE
 <CONWAY RESIDENTIAL SUBDIVISION CASE NOS. PL22-0269 PL21-0278 & PL220584

PROJECT APPLICANT NAME ESCONDIDO NORTH LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 949-233-4086
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PROJECT APPLICANT ADDRESS 30200 RANCHO VIEJO ROAD, SUITE B	CITY SAN JUAN CAPISTRANO	STATE CA.	ZIP CODE 92675
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	2,764.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD

Cash
 Credit
 Check
 Other

TOTAL RECEIVED	\$	2,814.00
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SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, KARINA ORTIZ, Deputy
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Payment Reference #: CHECK NO 191



Laurie Gordon
Associate Engineer
1501 S. Hale Avenue, Escondido, CA 92029
Phone: 760-839-6290 X 7040

April 20, 2023

Dylan Bird
30200 Rancho Viejo road, Suite B
San Juan Capistrano, CA 92675

Subject: Will Serve letter for the Conway Subdivision project – Conway Drive and Lehner Avenue (APN 224-141-23, 24, 25 & 224-142-30, 31, 32 & 33)

Dear Sir or Madam:

The City of Escondido (City) received a request for a will-serve letter for the Conway project (APN 224-141-23, 24, 25 & 224-142-30, 31, 32 & 33). The project consists of 7 existing lots with a proposal to construct 44 single-family units, 5 duplexes for 10 affordable units and retain 2 existing single-family residences. The majority of the site is within the City. 2.01 acres of the site is located in the County of San Diego and it is the City's understanding that the project proposes to annex these 2.01 acres into the City of Escondido boundaries. There are existing City public sewer facilities located in streets adjacent to the site. The following conditions of approval must be satisfied prior to obtaining sewer and water service from the City:

1. The proposed project shall complete the annexation process such that it lies within the City of Escondido boundaries.
2. The project shall be required to design and construct any onsite and offsite public sewer and water infrastructure necessary to serve the project in accordance with the City of Escondido Design Standards and Standard Drawings.
3. Plans for the proposed public sewer and water systems shall be submitted to the City for review and approval.
4. A public utility easement for sewer and water easement shall be granted to the City of Escondido for any proposed public sewer and water mains. The minimum easement width shall be 20-feet, or the full width of the private easement road, whichever is greater.

If you have any additional questions, please feel free to contact me at (760) 839-6290 X 7040.

Sincerely,

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

Laurie Gordon
Associate Engineer

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><i>Charles R. Jada</i></u> President Print <u>LoanPro Network, Inc.</u>	224-141-24-00	<i>4/19/23</i>	
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

**ANNEXATION AREA 'A' – APN 224-141-24
ANNEXATION TO CITY OF ESCONDIDO
GEOGRAPHIC DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY, IN RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 33°55'18" WEST 33.00 FEET AND NORTH 56°00'52" EAST 13.00 FEET FROM THE CENTERLINE INTERSECTION OF STANLEY AVENUE AND WEISS WAY;

SAID POINT ALSO BEING ON THE CITY OF ESCONDIDO BOUNDARY LIMITS AND THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY IN QUITCLAIM DEED RECORDED FEBRUARY 28, 2008 AS DOCUMENT NO. 2008-0102907 OF SAN DIEGO COUNTY RECORDS;

THENCE FROM THE POINT OF BEGINNING:

COURSE 1. NORTH 33°55'18" WEST 350.00 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PROPERTY;

COURSE 2. NORTH 56°00'52" EAST 250.50 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY;

COURSE 3. SOUTH 33°55'18" EAST 350.00 FEET TO THE SOUTHEAST CORNER OF SAID CERTAIN PROPERTY;

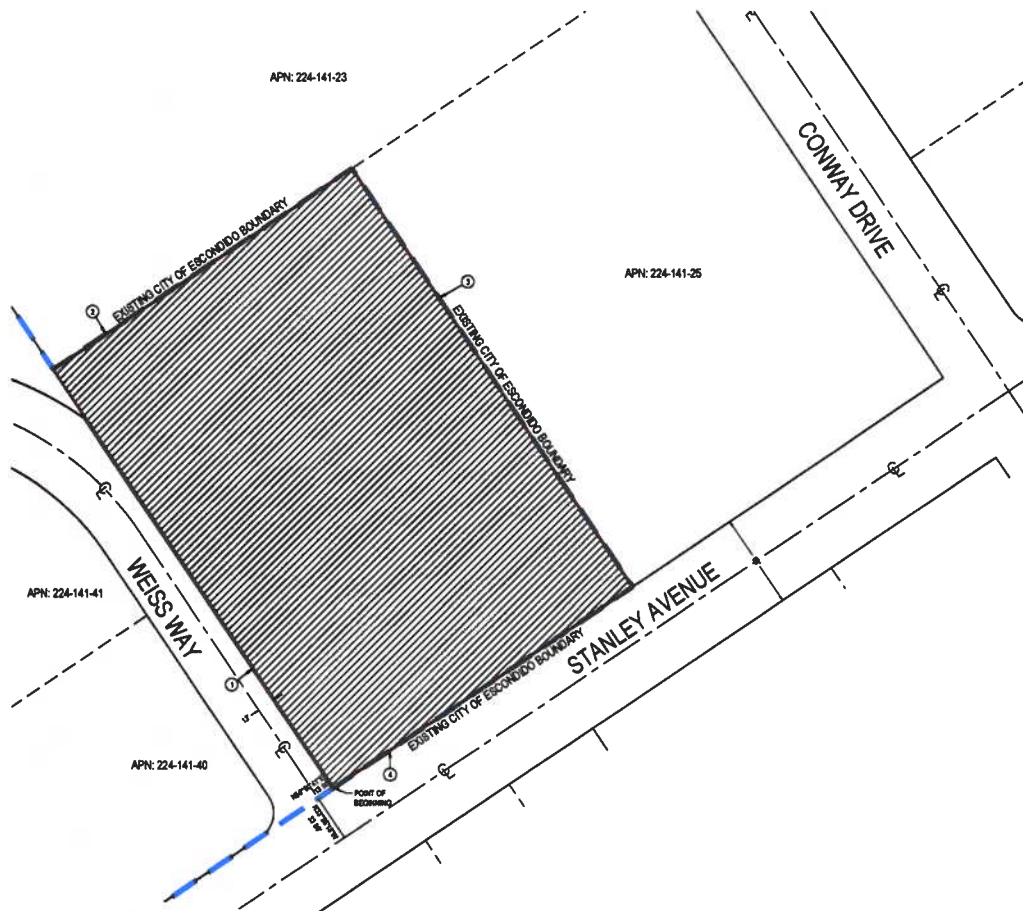
COURSE 4. SOUTH 56°00'52" WEST 250.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.01 ACRES, 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.

ANNEXATION FROM COUNTY OF SAN DIEGO

APN: 224-141-24



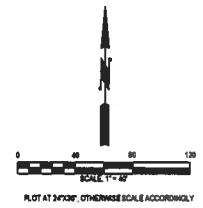
VICINITY MAP
NOT TO SCALE

COURSES:

1. N 33°55'18" W 350.00'
2. N 56°00'52" E 250.50'
3. S 33°55'18" E 350.00'
6. S 56°00'52" W 250.50'

2.01 ACRES

- EXISTING CITY OF ESCONDIDO BOUNDARY
- PROPOSED CITY OF ESCONDIDO BOUNDARY
- PROPOSED ANNEXATION AREA
APN 224-141-24
- BEING A PORTION OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA



DISCLAIMER:
FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION 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

PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 949.663.6668 | www.plsaa.com

ANNEXATION AREA A

PLSA JOB NO. 3537
4/25/2023
SHEET 1 OF 1

DATE PLOTTED: 04/24/23 - FILE NAME: A:\PLOTS\2023\04\24\ANNEXATION FROM COUNTY OF SAN DIEGO TO CITY OF ESCONDIDO\ANNEXATION FROM COUNTY OF SAN DIEGO TO CITY OF ESCONDIDO - 042423.dwg

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