



# San Diego County Local Agency Formation Commission

Regional Service Planning | Subdivision of the State of California

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## 5e AGENDA REPORT Consent | Action

November 6, 2023

**TO:** Commissioners

**FROM:** Keene Simonds, Executive Officer  
Carolanne Ieromnimon, Analyst II

**SUBJECT:** **Proposed “Cambier - West El Norte Parkway Reorganization” |  
Concurrent Annexation to the Vallecitos Water District and Detachment  
from Vista Irrigation District (RO23-05)**

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### SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a reorganization proposal filed by landowner petition with the principal action to annex approximately 0.17 acres of incorporated territory to the Vallecitos Water District (WD). A concurrent detachment from Vista Irrigation District (ID) is also part of the reorganization. The affected territory as submitted involves one legal parcel presently undeveloped and located in northwest Escondido. The proposal purpose is to make available Vallecitos WD’s wastewater and water services to accommodate the planned development of a new single-family residence as part of a recently approved lot split. Staff recommends conditional approval of the proposal as submitted along with waiving protest proceedings. It is also recommended the Commission make an exemption finding as lead agency under the California Environmental Quality Act.

#### Administration

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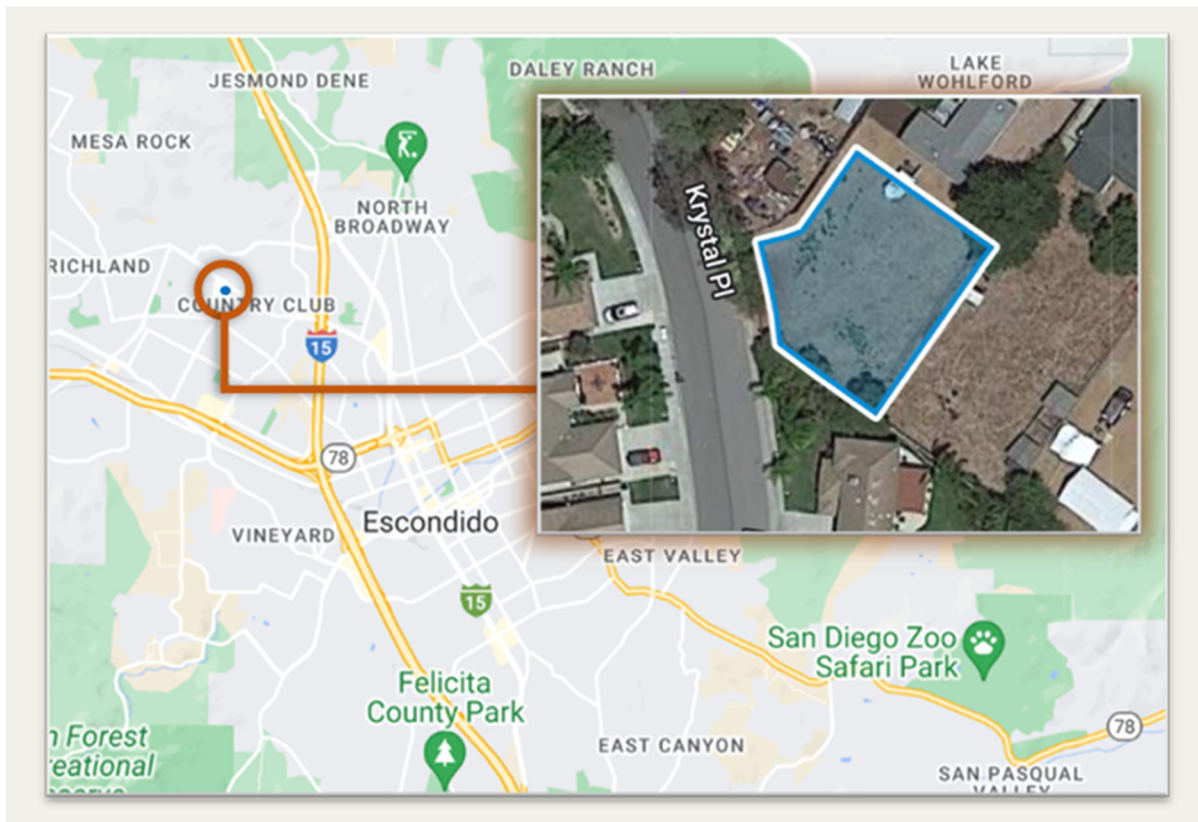
## BACKGROUND

### Applicant Request

San Diego LAFCO has received a reorganization proposal initiated by landowner petition (Ocean Air Homes LLC via Brian Cambier) for the primary purpose of annexing approximately 0.17 acres of incorporated territory in the City of Escondido to the Vallecitos WD. The affected territory as submitted comprises one entire parcel presently undeveloped with an unassigned situs located off Krystal Place. The proposal request also includes a concurrent detachment from Vista ID and in doing so streamlining wastewater and water services to the subject parcel post development under the Vallecitos WD. The County of San Diego Assessor’s Office identifies the subject parcel as 226-040-62.

### Regional Setting

The affected territory is located within the City of Escondido in its northern residential “Country Club” neighborhood. It lies within 200 feet of West El Norte Parkway, which serves as an east-west arterial with direct access to Interstate 15. The affected territory lies within County Supervisorial District No. 5 (Jim Desmond), Assembly District No. 76 (Brian Maienschein D.), and Senate District No. 40 (Brian Jones). An aerial map of the affected territory and its regional setting follows. Attachment One shows the affected territory relative to the proposed boundary changes involving the Vallecitos WD and Vista ID.



## Subject Agencies

The proposed reorganization filed with San Diego LAFCO involves two subject agencies: Vallecitos WD (annexation) and Vista ID (detachment).<sup>1</sup> A summary of the subject agencies in terms of governance, population, municipal functions, and financial standing follows.

- **Vallecitos WD** is an independent special district governed by an elected – or appointed in lieu of a contested election – five-member board of directors. It was formed in 1955 as the San Marcos County Water District before changing to Vallecitos WD in 1989. An appointed general manager – Greg Pruiam – oversees day-to-day activities, and this includes a current fulltime budgeted staff of 108.8. Vallecitos WD presently provides three municipal functions: water (retail class), wastewater (collection, treatment, and discharge classes) and recycled water. The jurisdictional boundary spans approximately 45.3 square miles – or 28,992 acres – and includes portions of the City of San Marcos, City of Carlsbad and City of Escondido. LAFCO estimates the population within the jurisdictional boundary at 104,024. LAFCO most recently updated Vallecitos WD’s sphere in 2007 with a larger-than-agency designation that includes 1,659 non-jurisdictional acres. The most recently prepared audit shows Vallecitos WD’s net position at \$314.0 million as of June 30, 2022 with an unrestricted portion of \$136.9 million.<sup>2</sup> This includes finishing the fiscal year with an ending cash balance of \$68.5 million. Vallecitos WD’s total net position has changed by 8.2% over the prior three audited years.
- **Vista ID** is an independent special district governed by an elected – or appointed in lieu of a contested election – five-member board of directors. It was formed in 1923. An appointed general manager – Brett Hodgkiss – oversees day-to-day activities, and this includes a current fulltime budgeted staff of 88. Vista ID presently provides one municipal function: water (retail class). The jurisdictional boundary spans approximately 33 square miles – or 21,152 acres – and includes portions of the City of San Marcos, City of Oceanside, and City of Escondido. LAFCO estimates the population within the jurisdictional boundary at 132,180. LAFCO most recently updated Vista ID’s sphere in 2007 with a smaller-than-agency designation that excludes 43,543 jurisdictional acres. The most recently prepared audit shows Vista ID’s net position at \$139.7 million as of June 30, 2022 with an unrestricted portion of \$28.6 million.<sup>3</sup> This includes finishing the fiscal year with an ending cash balance of \$29.7 million. Vista ID’s total net position has changed by 6.4% over the prior three audited years.

## 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

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

<sup>2</sup> Vallecitos WD’s unrestricted balance adjusts to \$148.8 less retiree obligations.

<sup>3</sup> Vista ID’s unrestricted balance adjusts to \$38.6 million less retiree obligations.

reorganization for noticing purposes and listed below.<sup>4</sup>

- City of Escondido
- County Service Area No. 135 (regional communications)
- Metropolitan Water District of Southern California
- North County Cemetery District
- North County Transit District
- Palomar Health Care District
- Resource Conservation District of Greater San Diego County
- San Diego County Water Authority
- Vallecitos Water District (sphere only)
- Vista Irrigation District

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

## DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications to the physical footprint – the reorganization proposal to annex the affected territory to Vallecitos WD and detach from Vista ID. The Commission may also consider applying conditions under statute 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 make available both water and wastewater services under a single municipal provider – Vallecitos WD – and in doing so accommodate the planned development of a single-family residence. The timing of the proposal request follows the landowner’s recently recorded final parcel map approval by the City of Escondido. The recorded parcel map has created the subject parcel via a lot split involving the applicant’s adjacent property at 2171 West El Norte Parkway. Negotiated terms between the subject agencies and applicant are included in Vista ID’s resolution consenting to detachment and detailed in the associated footnote.<sup>5</sup>

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4 State law defines “affected local agency” as any entity that contains, or would contain, or whose sphere contains or would contain, any territory for which a reorganization is proposed or ordered. Notice of the proposal and hearing were provided to the agencies.

5 Vista ID’s consent to the detachment includes the following terms to be included in the Commission’s resolution of approval: (a) the landowner is responsible for the payment of Vista ID’s detachment administration fee of \$2,552; (b) Vista ID must be in receipt of the final map and geographic descriptions of the affected territory and associated boundary changes upon LAFCO’s approval; and (c) completion of annexation procedures with Vallecitos WD prior to final detachment with Vista ID.

## Current and Planned Development Opportunities

The affected territory is entirely incorporated and under the land use authority of the City of Escondido and its adopted policies. The Escondido General Plan (2012) designates the affected territory as Urban I (U:1) with a zoning assignment of Single-Family Residential (R-1-7). The zoning assignment provides a minimum lot size of 7,000 square feet or 0.16 acres and precludes any further density development within the affected territory. Additional intensity, however, would be permitted with the allowance of one accessory dwelling unit.

## Commission Focus

San Diego LAFCO’s current sphere of influence designation for Vallecitos WD includes the affected territory and can readily accommodate the proposed annexation without amendment. Similarly, the sphere designation for Vista ID excludes the affected territory and can readily accommodate the proposed detachment. 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 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 issues referenced in the preceding section relative to both statutory and local timing considerations. The second subsection considers other germane issues and highlighted by applicability under 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 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.<sup>6</sup> 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.

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<sup>6</sup> Reference to Government Code Section 56668.

- 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 (**Vallecitos WD**) regarding (a) service needs, (b) service availability and capacities, and (c) related financial considerations follow.

- With respect to **service needs**, the affected territory’s planned residential uses within a developing incorporated area provides a clear basis for receiving multiple municipal services when the timing is right – like water and wastewater. The Commission has previously designated Vallecitos WD as the ultimate water and wastewater service provider for the affected territory through the standing inclusion in the sphere paired with the standing exclusion from the Vista ID. Annexation to Vallecitos WD memorializes this existing Commission expectation and accommodates the expressed interest of the current landowner as evident by initiating the reorganization proceedings. Accommodating municipal water and wastewater service in developing urban areas similarly serves as a preferred policy substitute to the private operation and maintenance of groundwater wells and septic system and their elevated risks to others in the basin.
- With respect to **service availability and capacities**, physical access to Vallecitos WD’s public water and wastewater systems are readily available with excess capacities. Details follow.

Connectivity to Vallecitos WD’s water system is available immediately south of the subject parcel via an existing distribution main located within the public right-of-way on Krystal Place. A private lateral would be required. It is projected the average day water demand within the affected territory post reorganization and construction of the planned single-family residence is 352 gallons.<sup>7</sup> This projected amount can be readily accommodated by Vallecitos WD and represents 0.023% of its available daily supply remaining within its water system based on recent demands and infrastructure limitations.<sup>8</sup> Ultimate buildout based on current zoning involves a total of two units (one single family residence and one accessory dwelling) and would notionally increase the average day demand to 704 gallons and take up 0.045% of the available and remaining daily capacity allocated to Vallecitos WD.

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7 Based on a per unit daily demand estimate of 352 gallons.

8 Current available capacity assigned to Vallecitos WD is 1.6 million gallons.

Connectivity to Vallecitos WD’s wastewater system is also available immediately south of the subject parcel via an existing collection main located within the public right-of-way on Krystal Place. It is projected the average day wastewater flow generated within the affected territory post reorganization and construction of the planned single-family residence is 250 gallons.<sup>9</sup> This projected amount can be readily accommodated by Vallecitos WD and represents 0.021% of its available treatment and discharge capacity remaining within its wastewater system based on recent demands and infrastructure limitations.<sup>10</sup> Ultimate buildout based on current zoning involves a total of two units (one single family residence and one accessory dwelling) and would notionally increase the average day demand to 500 gallons and take up 0.043% of the available and remaining capacity for Vallecitos WD.<sup>11</sup>

- With respect to **related financial considerations**, Vallecitos WD has established financial resources and administrative controls to provide water and wastewater services to the affected territory without impacts to current ratepayers. Overall, Vallecitos WD’s last three audits show sufficient liquidity and capital levels and highlighted by a current ratio of 6.9 to 1 paired with a debt ratio of less than 1.0%. Additionally, Vallecitos average total margin over the last three audited fiscal years has been 14.6%. These measurements indicate both enterprise functions are effectively administered in terms of financial management.
- Timing Factor No. 2:  
Consideration of Policy L-107

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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.<sup>12</sup> 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 subject agencies. LAFCO staff, similarly, has not identified any disputes or related concerns involving other local agencies in the administrative review.

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9 Based on a per unit daily wastewater demand estimate of 250 gallons.

10 Current available wastewater capacity assigned to Vallecitos WD is 7.67 million.

11 Encina Water Pollution Control Facility is VWD’s primary treatment facility which services the City of Carlsbad, Encinitas, Leucadia Wastewater District and Buenas Sanitation District.

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

**CONCLUSION |  
MERITS OF REORGANIZATION TIMING**

The timing of the reorganization involving the annexation of the affected territory to Vallecitos WD and the concurrent detachment from Vista ID is sufficiently warranted. Justification is marked by the preceding analysis and highlighted by streamlining the delivery of municipal water and wastewater systems under one provider in support of a planned residential use via existing public infrastructure. Additional analysis supporting the conclusion is provided in Appendix A.

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

No physical modifications to the submitted reorganization have been identified by San Diego LAFCO staff meriting Commission consideration at this time. This includes noting annexation of the affected territory to Vallecitos WD and the concurrent detachment from Vista ID would not result in any unserved corridors or other boundary irregularities. Staff is recommending applying standard terms of approval under Government Code Section 57302 along with incorporating the requested terms included in Vista ID’s resolution consenting to the reorganization.

**CONCLUSION |  
MODIFICATIONS AND TERMS**

No modifications to the proposed reorganization appear merited as detailed. Standard approval terms are recommended along with incorporating all requested terms forwarded by Vista ID.

**Other Statutory Considerations**

**Exchange of Property Tax Revenues**

California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement by the affected local agencies before San Diego LAFCO can consider any jurisdictional change unless an applicable master agreement applies. The associated statutes also empower the County of San Diego to make all related property tax exchange determinations on behalf of special districts. Staff has confirmed the County Board of Supervisors has adopted a master agreement to govern the tax exchange for the proposed reorganization. The master agreement specifies no transfer of property taxes would occur following the annexation of the affected territory to Vallecitos WD.



## 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. The Commission is tasked with making one distinct finding under CEQA in consideration of the proposed reorganization. Staff’s analysis follows.

- San Diego LAFCO serves as lead agency under CEQA for the reorganization itself given it has been initiated by landowner petition. Staff believes it would be appropriate for the Commission to find this action – and specifically the annexation of the affected territory to the Vallecitos WD and detachment from Vista ID – as a project under CEQA but exempt from further review under State CEQA Guidelines Section 15319(b). This exemption appropriately applies given the affected territory’s development potential is less than three residential parcels under current zoning.

## 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. Proceeding with a waiver appropriately applies under this statute given the affected territory is uninhabited as defined under LAFCO law, the lone landowner is the applicant and consents to the reorganization, and no subject agency has requested a protest hearing.<sup>13</sup>

## RECOMMENDATION

Staff recommends conditional approval of the reorganization proposal as submitted. This recommendation with its ancillary actions is consistent with Alternative One as outlined 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 conditionally approving the proposal as submitted (without modifications) along with making an exemption finding under CEQA. Protest proceedings would also be waived.

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.

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<sup>13</sup> LAFCO law defines uninhabited as territory in which less than 12 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,



Carolanne Ieromnimon

Analyst II

Appendices:

- A) Analysis Boundary Change Factors

Attachments:

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

## APPENDIX A

### Government Code Section 56668 Proposal Review Factors

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

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The affected territory as submitted comprises one entire incorporated parcel currently undeveloped in the City of Escondido. The subject parcel is approximately 0.17 acres in size located off of Krystal Place in Escondido’s residential “County Club”. The County of San Diego Assessor’s Office identifies the subject parcel as 226-040-62 with a total assessed value of \$57,222 and a last transaction date of August 2021.

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

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The City of Escondido serves as the primary purveyor of general governmental services to the affected territory. These governmental services presently provided to (directly and indirectly) to the affected territory are headlined by community planning, roads, lighting, and public safety (police and fire protection). This reorganization proposal would extend Vallecitos WD’s water and wastewater services to the affected territory and the focus of the succeeding analysis.

- **Extending Water Service**

Connectivity to Vallecitos WD’s water system is available immediately south of the subject parcel via an existing distribution main located within the public right-of-way on Krystal Place. A private lateral would be required. It is projected the average day water flow generated within the affected territory post reorganization and construction of the planned single-family residence is 352 gallons.<sup>14</sup> This projected amount can be readily accommodated by Vallecitos WD and represents 0.023% of its available daily supply remaining within its water system based on recent demands and infrastructure limitations.<sup>15</sup> Ultimate buildout based on current zoning involves a total of two units (one single family residence and one accessory dwelling) and would notionally increase the average day demand to 704 gallons and take up 0.045% of the available and remaining daily capacity allocated to Vallecitos WD.

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<sup>14</sup> Based on a per unit daily demand estimate of 352 gallons.

<sup>15</sup> Current available capacity assigned to Vallecitos WD is 1.6 million gallons.

- **Extending Wastewater Service**

Connectivity to Vallecitos WD’s wastewater system is also available immediately south of the subject parcel via an existing collection main located within the public right-of-way on Krystal Place. It is projected the average day wastewater flow generated within the affected territory post reorganization and construction of the planned single-family residence is 250 gallons. This projected amount can be readily accommodated by Vallecitos WD and represents 0.021% of its available treatment and discharge capacity remaining within its wastewater system based on recent demands and infrastructure limitations. Ultimate buildout based on current zoning involves a total of two units (one single family residence and one accessory dwelling) and would notionally increase the average day demand to 500 gallons and take up 0.043% of the available and remaining capacity for Vallecitos WD.

**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.**

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Approving the reorganization and annexation therein to Vallecitos WD would strengthen existing economic and social ties between the District and the affected territory. These existing ties were established by LAFCO placing the lands within Vallecitos WD’s sphere of influence while concurrently excluding from Vista ID’s sphere of influence. These existing designations signal the Commission’s explicit policy expectation the affected territory receive both water and wastewater services from Vallecitos WD when the timing is separately deemed appropriate and orderly.

**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.**

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Approving the proposed reorganization and annexation to Vallecitos WD would facilitate the extension of public water and wastewater services to the affected territory and accommodate the planned development of a single-family residence consistent with current zoning. Approval would be consistent with the Commission’s adopted policies to sync urbanized uses with urbanized services. 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 is addressed in the agenda report.

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

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The affected territory does not presently contain “prime agricultural land”, or “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 Leucadia WWD – would not adversely affect the physical or economic well-being 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.**

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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.**

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The proposed reorganization would extend water and wastewater service to the planned construction of a single-family residence consistent with current zoning. 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.**

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The affected incorporated territory is presently designated for moderate-density single-family residential use under the adopted land use policies of the City of Escondido. The affected territory is zoned as R-1-7, which prescribes a minimum lot size of 7,000 square feet or 0.16 acres. Extending public water and wastewater services to accommodate a planned single-family residence is consistent with the City General Plan and Zoning Ordinance.

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

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The affected territory lies entirely within the sphere of influence designated for the Vallecitos WD. Annexation is consistent with this existing designation.

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

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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.**

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Information collected and reviewed as part of this proposal indicates Vallecitos WD has sufficient and available financial resources and administrative controls therein relative to providing public water and wastewater to the affected territory without adversely impacting existing ratepayers. This statement is supported by the following factors.

- Vallecitos WD’s last audit covers 2021-2022 and shows the District finished with sufficient liquidity levels with an agency-wide current ratio of 6.9 (i.e., \$6.9 in current assets for every \$1.00 in current liabilities).
- Vallecitos WD finished 2021-2022 with high capital levels and marked by a moderately low debt ratio of 21.5% (i.e., only \$21.5 out of every \$100.00 in net assets are financed.)
- Vallecitos WD finished 2021-2022 with an overall total margin of 19.4%.

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

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See above.

**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.**

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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’s by the region’s council of governments (SANDAG). The reorganization would not affect this assignment.

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

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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.

**o) Any information relating to existing land use designations.**

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See above analysis for (h).

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

The reorganization is expected to have a positive impact on environmental justice by further promoting the availability of public water and wastewater service within the affected territory. 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.

- The affected territory’s **composite pollution burden ranking** falls in the 16 percentiles with an internal range between 0 to 59 percentiles. Four pollution burden measurements exceed the 50 percentile and considered relatively high. These four measurements comprise (a) one indicators involving air quality, PM 2.5 as well as (b) three environmental effect involving drinking water contaminants, groundwater threats and hazardous waste.
- The affected territory’s **composite susceptible population** ranking falls in the 19 percentiles with an internal range between 3 to 67 percentiles. One of these at-risk groups exceed the 50 percentile and involves individuals experiencing unemployment. None of the measurements exceed the 70-percentile.

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

Census Tract 6073020305 Pollution Burdens and Susceptible Population	
Table 2.6a (Source: California Environmental Protection Agency and SD LAFCO)	
Factor	Census Tract 6073020305 + Surrounding Lands
No. of Census Tracts	1
Estimated Population	6,221
Pollution Burden	Weighted Percentile
<b>... Percentile</b>	<b>16.44</b>
Indicator   Air Quality: Ozone	47.38
Indicator   Air Quality: PM 2.5:	17.14
Indicator   Air Quality: Diesel PM:	57.22
Indicator  Pesticides:	0.00
Indicator   Toxic Releases:	13.43
Indicator  Traffic:	40.46
Indicator   Drinking Water Contaminants:	54.50
Indicator   Lead in Housing:	25.81
Effects   Cleanup Sites:	0.00
Effects   Groundwater Threats:	59.72
Effects   Hazardous Waste:	54.64
Effects   Impaired Water:	0.00
Effects   Solid Waste:	22.96
Sensitive Population	Weighted Percentile
<b>... Percentile</b>	<b>19.45</b>

Population   Asthma:	19.17
Population   Low Birth Weight:	19.59
Population   Cardiovascular Disease:	43.64
Population   Education:	45.18
Population   Linguistic Isolation:	3.74
Population   Poverty:	24.92
Population   Unemployment:	67.48
Population   Housing Burden:	17.41

- 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.**

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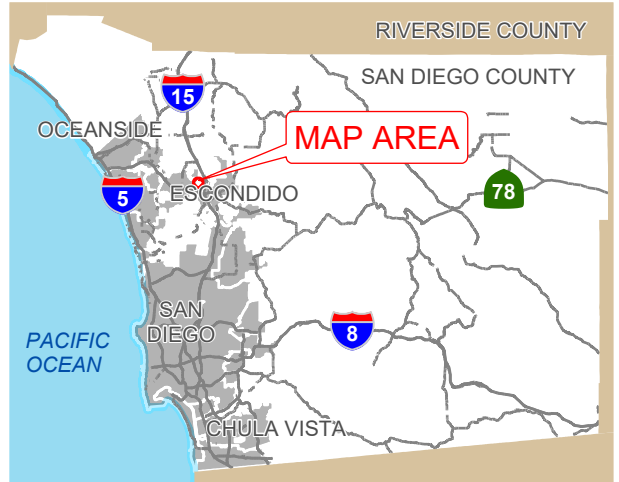
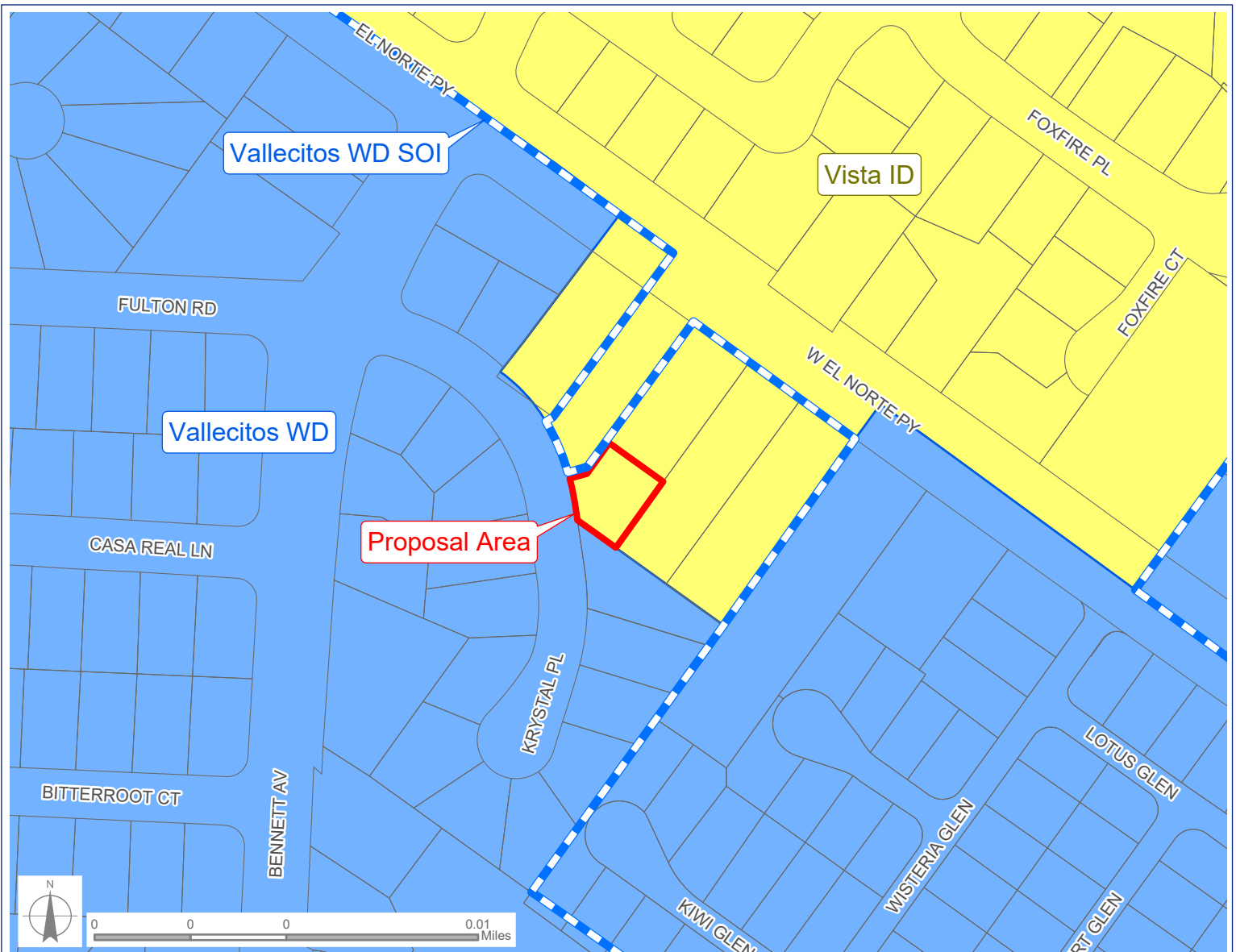
The City of Escondido General Plan contains a hazard mitigation plan for potential fire, flooding, and earthquakes. The affected territory lies within a moderate fire severity zone as well as an area of minimal flood hazard.

- r) Section 56668.3(a)(1) Whether the proposed annexation will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annex to the district.**

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Approval of the reorganization would be in the best interest of the current and future landowners and/or residents of the affected territory by providing access to reliable public water and wastewater services going forward.





RO23-05

**"CAMBIER - W. EL NORTE PARKWAY REORGANIZATION"  
| ANNEXATION TO VALLECITOS WD AND CONCURRENT  
DETACHMENT FROM VISTA ID**

SOI = Sphere of Influence

-  Vallecitos WD SOI
-  Proposal Area
-  Vallecitos WD
-  Vista ID



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

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Created by Dieu Ngu -- 6/26/2023

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RESOLUTION NO. \_\_\_\_\_

**SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION**

**MAKING DETERMINATIONS, APPROVING, AND ORDERING A REORGANIZATION**

**“CAMBIER -W EL NORTE PARKWAY REORGANIZATION”  
ANNEXATION TO THE VALLECITOS WATER DISTRICT WITH CONCURRENT DETACHMENT FROM  
VISTA IRRIGATION DISTRICT  
LAFCO FILE NO: RO23-05**

**WHEREAS**, on March 29, 2023, interested landowner – Ocean Air Homes LLC (Brian Cambier) – filed a petition to initiate proceedings and an application with the San Diego County Local Agency Formation Commission, hereinafter referred to as “Commission”, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

**WHEREAS**, the application seeks approval of a reorganization to annex approximately 0.17 acres of incorporated territory within the City of Escondido to the Vallecitos Water District with a concurred detachment from the Vista Irrigation District; and

**WHEREAS**, the affected territory as proposed includes one legal parcel presently undeveloped and identified by the County of San Diego’s Assessor’s Office as 226-040-62; and

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

**WHEREAS**, the Commission’s Executive Officer has reviewed the proposed 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 November 6, 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) San Diego County LAFCO serves as lead agency under CEQA for the reorganization itself given it has been initiated by landowner petition. Staff believes it would be appropriate for the Commission to find this action – and specifically the annexation of the affected territory to the Vallecitos Water District and detachment from Vista Irrigation District – as a project under CEQA but exempt from further review under State CEQA Guidelines Section 15319(b). This exemption appropriately applies given the affected territory's development potential is less than three residential parcels under current zoning.
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 Vallecitos Water District as shown in “Exhibit A-1” and described in “Exhibit A-2”.
  - b) Detachment of the affected territory from Vista Irrigation District 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 November 6, 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) Submittal to the Commission of the following payments:
    - A check made payable to LAFCO in the amount of \$50.00 for the County of San Diego-Clerk Recorder to reimburse for filing a CEQA Notice of Determination and Notice of Exemption consistent with the finding in the resolution.
    - A check made payable to the State Board of Equalization for processing fees in the amount of \$350.00.
6. The Commission assigns the proposal the following short-term designation: “Cambier - W. El Norte Parkway Reorganization”
7. The affected territory as designated by the Commission is uninhabited as defined in Government Code Section 56046.

8. The Commission waives conducting authority proceedings under Government Code Section 56662.
9. The Vallecitos Water District and Vista Irrigation District are registered-voter districts.
10. The Vallecitos Water District and Vista Irrigation District 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 Vallecitos Water District as provided under Government Section 57328.
12. The effective date of the approval shall be the date of recordation but not before the completion of a 30-day reconsideration period and only after all terms have been completed as attested by the Executive Officer.
13. As allowed under Government Code Section 56107, the Commission 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

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PASSED AND ADOPTED by the Commission on November 6, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

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ATTEST:

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Keene Simonds  
Executive Officer

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**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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Part III: PETITION FOR CHANGE OF ORGANIZATION OR REORGANIZATION

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

- (a) The specific change(s) of organization proposed is/are: DETACH VISTA IRRIGATION DISTRICT VID (WATER) & ANNEX TO VALLECITOS WATER DIST.
- (b) The boundary of the territory included in the proposal is as described in the attached legal description (WATER) and map and is by this reference incorporated herein.
- (c) The proposed action(s) will be subject to the following terms and conditions: DETACH FROM VID FOR WATER SERVICE, ATTACH ANNEX TO VWD FOR WATER SERVICE. LARD APPROVAL.
- (d) The reason(s) for the proposal is/are: CREATION OF 2 PARCELS 2 HAS PROPERTY FRONTAGE WITH VWD BOUNDARY.
- (e) Signers of this petition have signed as (select one):  landowner;  registered voter.
- (f) The name(s) and mailing address(s) of the chief petitioner(s) (not to exceed three) is/are:

- 1. BRIAN CAMBLER PO BOX 1156, LANAINA, HAWAII 96767  
Name of chief proponent (print) mailing address
- 2. \_\_\_\_\_  
Name of chief proponent (print) mailing address
- 3. \_\_\_\_\_  
Name of chief proponent (print) mailing address

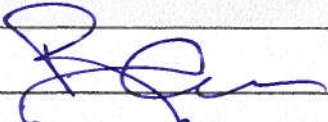
- (g) It is requested that proceedings for this proposal be taken in accordance with Section 56000 et seq. of the Government Code.
- (h) This proposed change of organization (select one)  is  is not consistent with the sphere-of-influence of any affected city or district.
- (i) The territory included in the proposal is (select one)  inhabited (12 or more registered voters)  uninhabited (11 or less registered voters).
- (j) If the formation of a new district(s) is included in the proposal:
  - 1. The principal act under which said district(s) is/are proposed to be formed is/are: N.A.
  - 2. The proposed name(s) of the new district(s) is/are: N.A.
- 3. The boundary(ies) of the proposed new district(s) is/are described in the attached legal description and map and are by this reference incorporated herein.
- (k) If an incorporation is included in the proposal:
  - 1. The name of the proposed city is: NONE
  - 2. Provisions are requested for appointment of:  city manager  city clerk  city treasurer N.A.
- (l) If the proposal includes a consolidation of special districts, the proposed name of the consolidated district is: N.A.

Part IVa: REGISTERED VOTER 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 registered voter within the County of San Diego.
- I personally affixed hereto the date of my signing this petition and my place of residence, or if no street or number exists, then a designation of my place of residence that will enable the location to be readily ascertained.

Name of Signer	Residence Address	Date Signed	Official Use
Sign  Print <u>BRIAN CAMBIER</u>	2173 W. EL NORTE PKWY, ESCONDIDO, CA	2.22.2023	
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			