



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

**5d**

**AGENDA REPORT**  
 Consent | Action

February 5, 2024

**TO:** Commissioners

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

**SUBJECT:** **Proposed “Glen Abbey Memorial Cemetery Park – Bonita Road Change of Organization” | Annexation to San Diego County Sanitation District (CO23-10)**

**SUMMARY**

The San Diego County Local Agency Formation Commission (LAFCO) will consider a change of organization proposal initiated by landowner petition to annex approximately 110 unincorporated acres in Bonita to the San Diego County Sanitation District (“County SD”). The affected territory as submitted involves two contiguous legal parcels presently developed and used as part of the Glen Abbey Memorial Cemetery Park. The purpose of the proposal is to make public wastewater available to the remainder of the cemetery grounds and in doing so accommodate planned improvements involving the consolidation of existing mausoleums with the additions of a catering kitchen and restroom facilities. The affected territory lies within the existing County SD sphere of influence. Staff recommends conditional approval of the proposal with a modification to include 4.0 additional acres comprising an adjacent legal parcel owned and operated by the applicant as well as frontage along Bonita Road. Staff also recommends waiver of protest proceedings and exemption finding under the California Environmental Quality Act (CEQA).

<p><b>Administration:</b>          Keene Simonds, Executive Officer          2550 Fifth Avenue, Suite 725          San Diego, California 92103          T 619.321.3380          E lafco@sdcountry.ca.gov          www.sdlafco.org</p>	<p><b>Chair Jim Desmond</b>          County of San Diego</p> <p><b>Joel Anderson</b>          County of San Diego</p> <p><b>Nora Vargas, Alt.</b>          County of San Diego</p>	<p><b>Kristi Becker</b>          City of Solana Beach</p> <p><b>Dane White</b>          City of Escondido</p> <p><b>John McCann, Alt.</b>          City of Chula Vista</p>	<p><b>Vice Chair Stephen Whitburn</b>          City of San Diego</p> <p><b>Marni von Wilpert, Alt.</b>          City of San Diego</p>	<p><b>Jo MacKenzie</b>          Vista Irrigation</p> <p><b>Barry Willis</b>          Alpine Fire Protection</p> <p><b>David A. Drake, Alt.</b>          Rincon del Diablo</p>	<p><b>Vacant</b>          General Public</p> <p><b>Harry Mathis, Alt.</b>          General Public</p>
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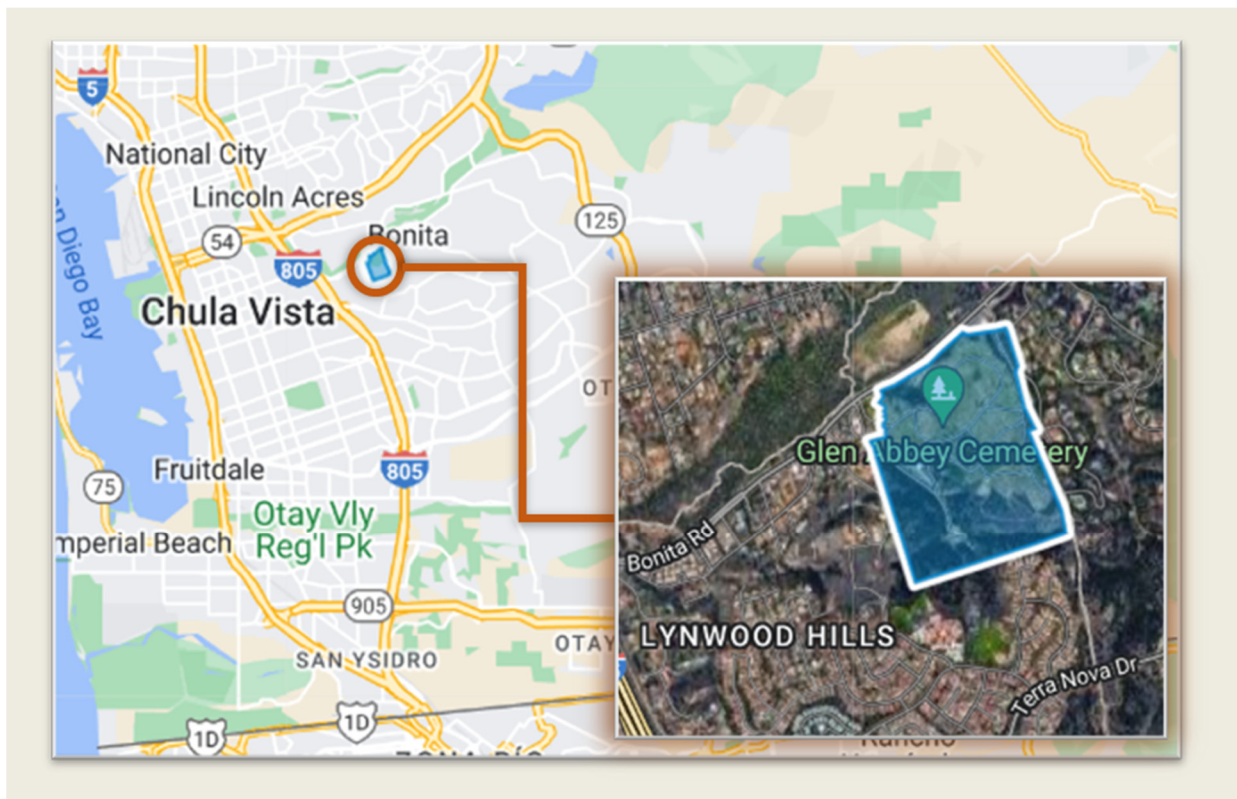
## BACKGROUND

### Applicant Request

San Diego LAFCO has received a proposal initiated by landowner petition – (SCI California Funeral Services, Inc.) – seeking approval to annex approximately 110 acres of unincorporated territory within the Bonita community to County SD and its wastewater function. The affected territory as submitted comprises two contiguous parcels developed as part of the Glen Abbey Memorial Cemetery Park, which was established in 1924 and offers a range of private interment services – including above and in-ground final resting. The two subject parcels are assigned a common situs of 3838 Bonita Road and formally identified by the County of San Diego Assessor’s Office as 592-040-03 and 592-040-10. The subject parcels’ sizes are 1.7 and 106.2 acres, respectively.

### Regional Setting

The affected territory is located in the unincorporated community of Bonita in southwest San Diego County near the intersection of Interstate 805 and State Route 54. Primary access to the affected territory is provided by Bonita Road. The affected territory lies within County Supervisorial District No. 1 (Nora Vargas), Assembly District No. 80 (David Alvarez), and Senate District No. 18 (Steve C. Padilla). An aerial map of the affected territory and its regional setting follows with a more detailed map – including showing the subject parcels and County SD’s jurisdictional boundary – provided as Attachment One.



## Subject Agency

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

- **County SD** is a dependent special district governed by the County of San Diego and serves as successor agency to a multi-agency consolidation completed by LAFCO in 2010. The lone active service function is wastewater (collection, treatment, and disposal classes). The jurisdictional boundary spans 46 square miles – or 29,571 acres – and is divided between seven distinct service areas – Alpine-Lakeside, Campo, East Otay Mesa, Julian, Pine Valley, Spring Valley, and Winter Gardens – with a combined LAFCO estimated resident population of 141,950. The affected territory subject to the proposal before LAFCO lies in Spring Valley, which is the largest of the seven service areas with an estimated resident population of 88,955. Wastewater collected within Spring Valley flows to the City of San Diego’s adjacent collection system and thereafter to the Point Loma Treatment Facility before discharge into the Pacific Ocean; the latter operated by the Metro Wastewater Joint Powers Authority with the District as one of the signatories. LAFCO established a sphere of influence for County SD in 2010. The sphere was most recently reviewed and affirmed in 2019 with a “larger-than-agency” designation and marked by the inclusion of approximately 9,300 non-jurisdictional acres. The County SD’s audited net position is \$148.0 million as of June 30, 2023, with an unrestricted balance of \$68.9 million. This includes an ending cash balance of \$67.2 million. The ending net position reflects an overall change during the three last audited years of 19%.

## Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of seven local agencies directly subject to San Diego LAFCO’s planning and regulatory responsibilities. These agencies qualify as “affected agencies” relative to the proposed change of organization for noticing purposes and listed below.<sup>2</sup>

- Bonita-Sunnyside Fire Protection District
- CSA No. 135 (Regional Communications)
- Metropolitan Water District of Southern California
- San Diego County Flood Control District
- San Diego County Street Lighting District
- San Diego County Water Authority
- South Bay Irrigation District

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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> 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.

The affected territory also lies within the following school and college districts, and accordingly receive notice of the proposal: Chula Vista Elementary School District; Sweetwater Union High School District; and Southwestern Community College District.

## **DISCUSSION**

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications to the physical footprint – the change of organization proposal and request to annex the affected territory to County SD. The Commission may also consider applying conditions so long as it does not directly regulate land use, property development, or subdivision requirements. Additional discussion with respect to proposal purpose, development opportunities, and Commission focus follows.

### **Proposal Purpose**

The purpose of the proposed change of organization before San Diego LAFCO is to extend public wastewater to the affected territory within the Glen Abbey Memorial Cemetery Park and in doing so accommodate planned improvements allowed under County zoning. The planned improvements underlying the need for wastewater service involves the consolidation of existing mausoleums paired with the additions of a catering kitchen and restroom facilities. The timing of the proposal follows the applicant receiving approval for a “minor deviation” to its major use permit (PDS2019-MUP-52-008W3M1) to proceed with the planned improvements in November 2019.

### **Current and Planned Development**

The County of San Diego General Plan designates (plans) both subject parcels comprising the affected territory as Public/Semi-Public Facilities. This designation is characterized by allowing both public and certain private uses that are used for public uses and include hospitals, cemeteries, and landfills. The designation is anchored by a maximum floor-area ratio of 0.5; i.e., the development footprint may be no more than half of the lot area. The County separately zones both subject parcels as Rural Residential (RR) with a minimum lot size assignment of 1.0 acres. Current cemetery use is authorized under a major use permit.

### **Commission Focus**

San Diego LAFCO’s current sphere of influence designation for County SD includes the affected territory and can readily accommodate the proposed change of organization. This existing sphere determination narrows the Commission’s consideration to two central and sequential policy items. These take the form of determinations and orient the Commission to consider the stand-alone merits of the (a) timing of the change of organization 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 change of organization 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 policy 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 |

#### Change of Organization Timing

San Diego LAFCO’s consideration of the proposed change of organization’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.<sup>3</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.

- 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, registered 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 change of organization regarding (a) service needs, (b) service availability and capacities, and (c) related financial considerations follow.

- With respect to **service needs**, the affected territory’s present and planned uses as a public-serving use – and specifically as a cemetery – merits public wastewater services. Annexation of the affected territory to County SD for purpose of making available public wastewater service accommodates this need and serves as a preferred alternative to operating one or more onsite septic systems to accommodate the planned improvements authorized by the County.

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<sup>3</sup> Reference to Government Code Section 56668.

- With respect to **service availability and capacities**, County SD has available and sufficient wastewater capacities to accommodate the project service demands in the affected territory at its planned uses. Specifically, an existing County SD wastewater main is located within the public rights-of-way on Bonita Road and Glen Abbey Drive and can readily serve the affected territory through an approximate 1500-foot lateral connection. (The referenced wastewater main currently serves other legal parcels comprising the Glen Abbey Memorial Cemetery Park consisting of the administrative office and mortuary/chapel.) Based on planned improvements, it is projected the maximum average day wastewater flow generated within the affected territory is 1,440 gallons.<sup>4</sup> This projected amount can be readily accommodated by County SD and represents one-tenth of 1.0% - or 0.1% - of its remaining available capacity.<sup>5</sup>
- With respect to **related financial considerations**, County SD has adequate financial resources and related administrative controls to provide wastewater services to the affected territory in support of its planned development without adversely impacting current ratepayers. This comment is reflected in the staff analysis of recent audited statements, which shows the County SD having established high liquidity (short-time financial standing) and capital (long-term financial standing) levels via an ending current ratio of 109.8 to 1 and debt ratio of 0.43%, respectively, at the end of 2022-2023.
- 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 matters that are associated with their proposal filings with additional details footnoted.<sup>6</sup> No jurisdictional disputes have been disclosed by County SD in filing the change of organization proposal. LAFCO staff, similarly, has not identified any disputes or related concerns involving other local agencies in the administrative review.

## CONCLUSION | MERITS OF CHANGE OF ORGANIZATION TIMING

The timing of the change of organization involving the annexation of the affected territory to County SD is sufficiently warranted. Justification is marked by the preceding analysis and highlighted by appropriately syncing a planned need paired with utilizing available public facilities and capacities. Additional analysis supporting the conclusion is provided in Appendix A.

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<sup>4</sup> The projected maximum average day use is set to six (6) equivalent dwelling units and their per unit demand of 240 daily gallons.

<sup>5</sup> County SD's current average day wastewater flow is 11.0 million gallons while its overall capacity is 25.0 million gallons.

<sup>6</sup> The Executive Officer retains discretion to determine the extent of consultation needed.

## Item No. 2 | Modifications and Terms

Two modifications to the submitted change of organization have been identified by San Diego LAFCO staff meriting Commission consideration at this time. The identified modifications collectively involve expanding the affected territory by an additional 4.0 acres. Much of the additional acreage involves a 2.1-acre adjacent parcel owned and operated by the applicant as part of the cemetery operation. The remainder of the modification involves adding 1.9 acres of frontage along Bonita Road to the centerline. These modifications collectively provide a cleaner boundary for County SD.

A map showing the proposed modifications is provided as Attachment Two.

Approval terms are recommended and include standard provisions under Government Code Section 57302 for all jurisdictional changes along with incorporating the requested and otherwise reasonable conditions included in the landowner’s application and summarized in the preceding section. A listing of all proposed terms is provided in the draft resolution of approval presented as Attachment Two.

### CONCLUSION | MODIFICATIONS AND TERMS

Staff recommends two modifications to include 1.9 acres of public right-of-way along Bonita Road to the centerline as well as another 2.11-acre parcel (595-050-44) contiguous to the affected territory. Approval of the proposed change of organization as submitted appears warranted. Standard approval terms along with those requested by the landowner are recommended.

## Other Statutory Considerations

### Exchange of Property Tax Revenues

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

## Environmental Review

San Diego LAFCO serves as lead agency for assessing impacts for the proposal and requested boundary change under CEQA given its initiation by landowner petition. Staff believes the proposal qualifies as a project under CEQA but is exempt from further review under State Guidelines Section 15319(a). Staff believes this exemption appropriately applies given the underlying project activity involves annexation of existing private structures and ancillary uses developed to the density allowed under County of San Diego zoning via an approved Major Use Permit.

## Protest Proceedings

Protest proceedings for the proposed change of organization may be waived by 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.<sup>7</sup>

## RECOMMENDATION

Staff recommends conditional approval of the change of organization proposal as submitted with a modification to include 4.0 additional acres as described in the preceding section along with standard terms. This recommendation is consistent with the action outlined as Alternative One in the proceeding section.

## ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO:

Alternative One (recommended):

Adopt the attached draft resolution conditionally approving the change of organization proposal with modifications to include the adjacent legal parcel and frontage along Bonita Road as shown in Attachment Two. Additionally, waive protest proceedings and make Class 19 exemption finding.

Alternative Two:

Continue consideration to the next regular meeting.

Alternative Three:

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

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<sup>7</sup> 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  
Local Governmental Analyst I

Appendices:

- A) Analysis of Proposal Review Factors

Attachments:

- 1) Vicinity Map of the Affected Territory as Submitted
- 2) Vicinity Map of the Affected Territory with Recommended Modifications
- 3) Draft Resolution of Approval
- 4) Application Materials

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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.**
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The affected territory as submitted involves two contiguous legal parcels presently developed and used as the Glen Abbey Memorial Cemetery Park. The purpose of the proposal is to make public wastewater available to the remainder of the cemetery grounds and in doing so accommodate planned improvements involving the consolidation of existing mausoleums with the additions of a catering kitchen and restroom facilities. The affected territory lies within the existing County SD sphere of influence. Staff recommends conditional approval of the proposal with a modification to include 4.0 additional acres comprising of an adjacent legal parcel owned and operated by the applicant as well as frontage along Bonita Road.

- b) **The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.**
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The County of San Diego serves as the primary purveyor of general governmental services to the affected territory. These governmental services include community planning, roads, and law enforcement. Other pertinent public service providers include South Bay ID (domestic water) and Bonita-Sunnyside FPD (fire protection and emergency medical). This proposal affects only wastewater and is the focus of the succeeding analysis.

- **Extending Public Wastewater to Affected Territory**

Connection to County SD can be made available through a 1,500-foot extension of an existing wastewater main located within the public right-of-way on Bonita Road and Glen Abbey Drive. The projected average daily wastewater flow for the affected territory at its maximum use and current zoning is 1,440 gallons. This projected amount can be readily accommodated by County SD and represents 0.1% of its available treatment capacity remaining within its wastewater system.

**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 change of organization and annexation therein to County SD would reflect and strengthen existing economic and social ties between the District and the affected territory that tie back to LAFCO placing the lands within the District’s sphere of influence. This existing designation signals the explicit policy expectation of the lands meriting wastewater service from County SD when the timing is separately deemed appropriate.

**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 change of organization and annexation to County SD would facilitate the orderly expansion of the District’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 exist 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.**

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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 County SD 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 change of organization would extend wastewater to accommodate planned improvements authorized by the County through an approved minor deviation to a major use permit. 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 unincorporated territory is presently designated by the County of San Diego General Plan as Public/Semi-Public (P/SP). This designation identifies major facilities built and maintained for public use. Examples include institutional uses, academic facilities, governmental complexes, and community service facilities, such as County airports, public schools, correctional institutions, solid waste facilities, water facilities, and sewer facilities. This designation may include privately owned facilities built and maintained for public use, such as hospitals, cemeteries, and landfills. A maximum FAR of 0.50 is permitted.

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

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The affected territory lies entirely within the existing sphere of influence designated for the County SD.

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

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Notice of the submitted change of organization 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 January 29, 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 the County SD 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.

- County SD’s last outside audit covers 2022-2023 and shows the County finished with high liquidity levels with an agency-wide current ratio of 109.8 (i.e., \$109.8 in current assets for every \$1.00 in current liabilities).
- County SD finished 2022-2023 with good capital levels and marked by a low debt ratio of 0.43% (i.e., only \$43.00 out of every \$100.00 in net assets are financed.)
- County SD finished 2022-2023 with an overall total margin of 25.9%.

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

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The affected territory’s existing public uses are presently within and connected to County SD’s wastewater service. Approval of the proposed change of organization would not affect the timely availability of water supplies to the affected territory.

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

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The proposed change of organization would not impact any local agencies in accommodating their regional housing needs.

**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 change of organization and have provided written consent to the proceedings as the petitioners.

**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.**

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The change of organization 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 thirty-first percentile with an internal range between 0 to 77 percentiles. Five pollution burden measurements exceed the 50 percentile and considered relatively high. These five measurements are relative to air quality (PM 2.5), air quality (diesel PM), toxic releases, traffic, hazardous waste, and drinking water contaminants.
- The affected territory’s **composite susceptible population ranking** falls in the twenty-fifth percentile with an internal range between 15 to 60 percentiles. One of these at-risk groups exceeds the 50 percentile and involves unemployment.

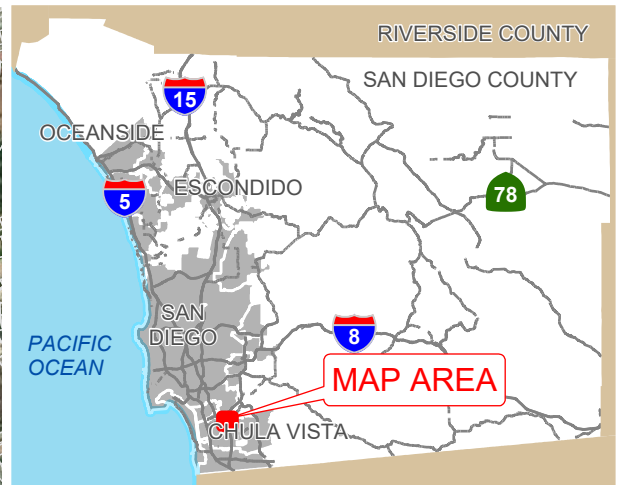
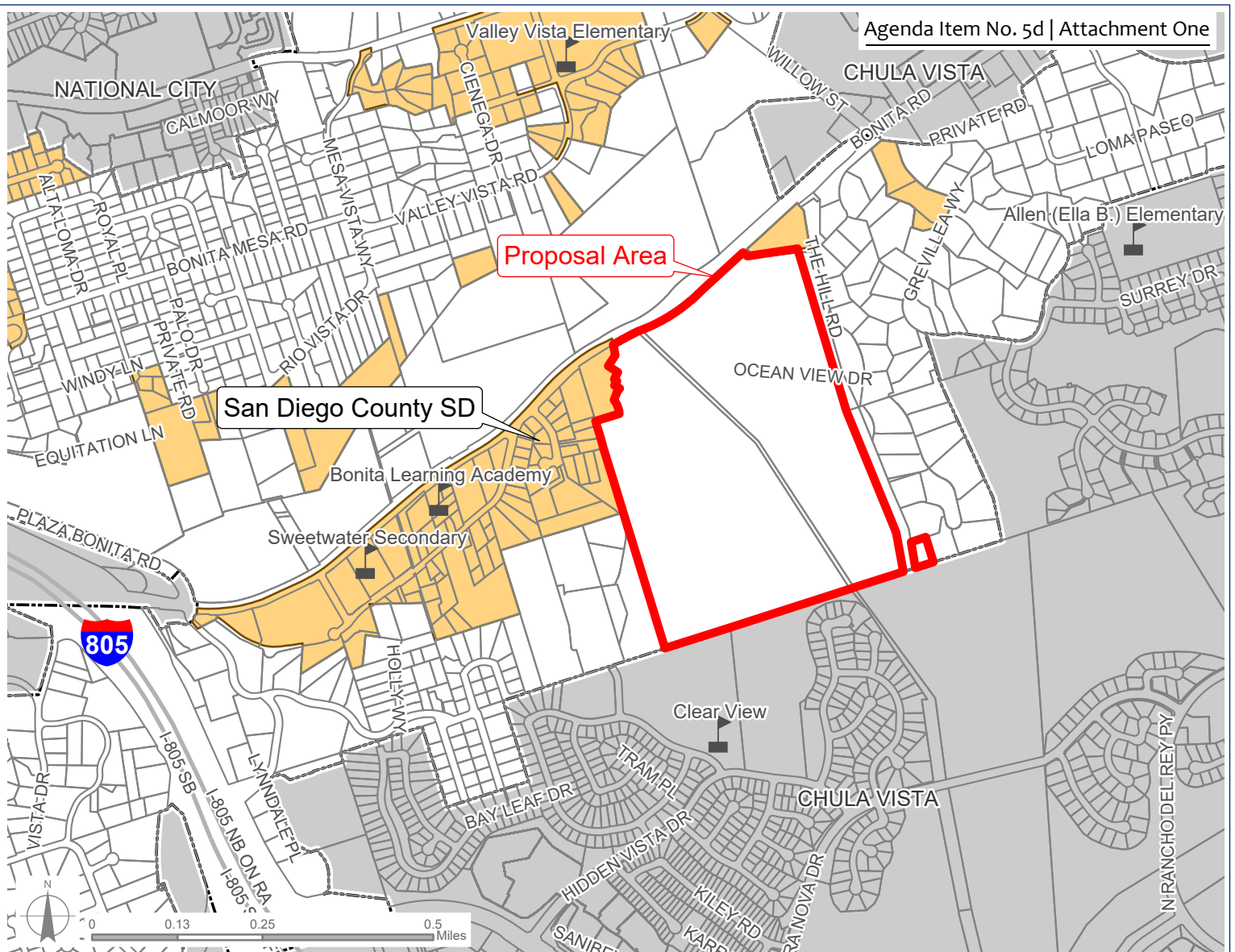
A summary of all tracked pollution burdens and susceptible population follows.

Census Tract 6073013412	
Pollution Burdens and Susceptible Population	
Table 2.6a (Source: California Environmental Protection Agency and SD LAFCO)	
Factor	Census Tract 6073013412
No. of Census Tracts	1
Estimated Population within Tract(s)	4,691
Pollution Burden	Weighted Percentile
<b>... Percentile</b>	<b>31.5</b>
Indicator   Air Quality: Ozone	32.2
Indicator   Air Quality: PM 2.5:	50.9
Indicator   Air Quality: Diesel PM:	61.9
Indicator  Pesticides:	0.0
Indicator   Toxic Releases:	57.5
Indicator  Traffic:	77.0
Indicator   Drinking Water Contaminants:	31.7
Indicator   Lead in Housing:	17.8
Effects   Cleanup Sites:	0.00
Effects   Groundwater Threats:	0.00
Effects   Hazardous Waste:	55.4
Effects   Impaired Water:	72.6
Effects   Solid Waste:	0.00
Sensitive Population	Weighted Percentile
<b>... Percentile</b>	<b>25.2</b>
Population   Asthma:	36.6
Population   Low Birth Weight:	38.5
Population   Cardiovascular Disease:	15.3
Population   Education:	31.4
Population   Linguistic Isolation:	34.7
Population   Poverty:	30.0
Population   Unemployment:	60.6
Population   Housing Burden:	29.2

- 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 County of San Diego 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.





CO23-10

"GLEN ABBEY MEMORIAL PARK - BONITA ROAD CHANGE OF ORGANIZATION" | ANNEXATION TO THE SAN DIEGO COUNTY SANITATION DISTRICT

- Proposal Area
- San Diego County SD



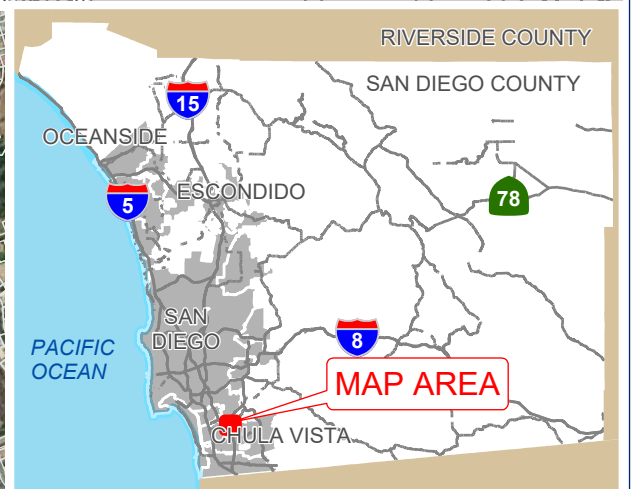
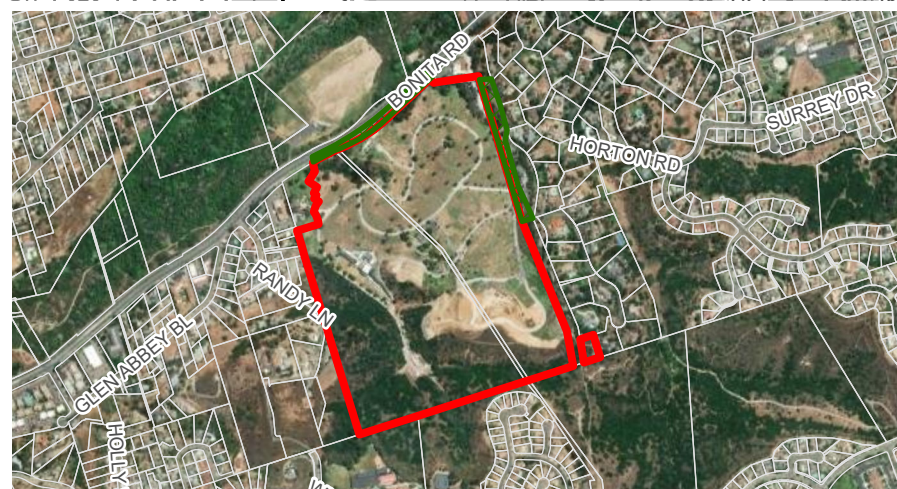
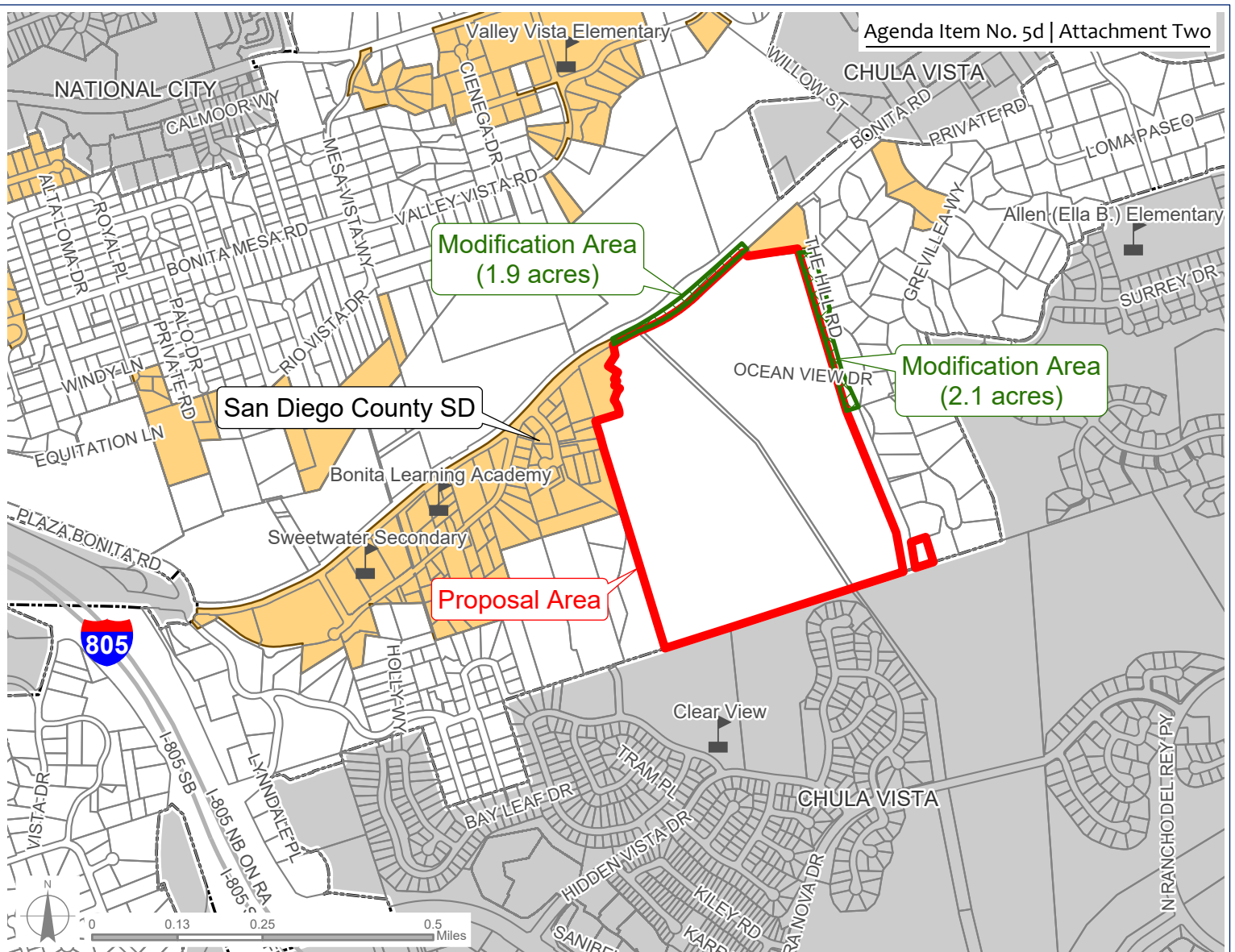
**San Diego County**  
**Local Agency Formation Commission**  
 Regional Service Planning | Subdivision of the State of California

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CO23-10

"GLEN ABBEY MEMORIAL PARK - BONITA ROAD CHANGE OF ORGANIZATION" | ANNEXATION TO THE SAN DIEGO COUNTY SANITATION DISTRICT

-  Recommended Modification Areas
-  Proposal Area
-  San Diego County SD



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

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

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A REORGANIZATION

**“GLEN ABBEY MEMORIAL CEMETERY PARK – BONITA ROAD CHANGE OF ORGANIZATION”  
ANNEXATION TO THE SAN DIEGO COUNTY SANITATION DISTRICT  
LAFCO FILE NO. CO23-10**

**WHEREAS**, on July 19, 2023, interested landowner – SCI California Funeral Services, Inc. (Ellen Rattu, General Manager) – 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 before the Commission seeks approval of a change of organization of approximately 110 acres of unincorporated territory in the County of San Diego involving annexation to the San Diego County Sanitation District; and

**WHEREAS**, the affected territory as proposed includes two contiguous legal parcels consisting of burial grounds, several mausoleums, office buildings, event spaces, etc., and identified by the County of San Diego’s Assessor’s Office as 592-040-03 & 592-040-10; 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 change of organization and prepared a report with recommendations; and

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

**WHEREAS**, the Commission heard and fully considered all the evidence presented at a noticed public meeting on the proposal on February 5, 2024;

**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 LAFCO serves as lead agency for assessing impacts for the proposal and requested boundary change under CEQA given its initiation by landowner petition. The Commission finds the proposal qualifies as a project under CEQA but is exempt from further review under State Guidelines Section 15319(a). This exemption appropriately applies given the underlying project activity involves annexation of existing private structures and ancillary uses developed to the density allowed under County of San Diego zoning via an approved Major Use Permit.
4. The Commission APPROVES the change of organization with modifications and subject to conditions as provided. Modifications involve the addition of legal parcel 592-050-44 along with adjacent public right-of-way on Bonita Drive. These modifications are shown on the vicinity map provided as Exhibit A.
5. The affected territory as modified consistent with the State Board of Equalization filing standards is shown in “Exhibit B” and described in “Exhibit C.”
6. The Commission CONDITIONS all approvals on the following terms being satisfied by February 5, 2025 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:
    - o A check made payable to LAFCO in the amount of \$50.00 for the County of San Diego-Clerk Recorder to reimburse for filing a CEQA Notice of Exemption consistent with the finding in the resolution.
    - o A check made payable to the State Board of Equalization for processing fees in the amount of \$2,000.
7. The Commission assigns the proposal the following short-term designation: “Glen Abbey Memorial Cemetery Park – Bonita Road Change of Organization”.
8. The affected territory as designated by the Commission is uninhabited as defined in Government Code Section 56046.
9. The Commission waives conducting authority proceedings under Government Code Section 56662.
10. The San Diego County Sanitation District is a registered-voter district.
11. The San Diego County Sanitation District utilizes the County of San Diego assessment roll.

12. The affected territory will be liable for any existing bonds, contracts, and/or obligations of the San Diego County Sanitation District as provided under Government Section 57328.
13. 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.
14. 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.
15. The Executive Officer is hereby authorized and directed to transmit copies of this resolution as provided in Sections 56880-56882 of the Government Code.
16. 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 February 5, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

\*\*

ATTEST:

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Keene Simonds  
Executive Officer

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**EXHIBIT A**  
**VICINITY MAP OF AFFECTED TERRITORY AS MODIFIED**

-Placeholder-

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**EXHIBIT B**  
**MAP OF THE AFFECTED TERRITORY**

-Placeholder-

**Blank for Photocopying**

**EXHIBIT C**  
**DESCRIPTION OF THE AFFECTED TERRITORY**

-Placeholder-

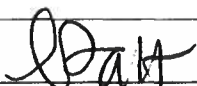
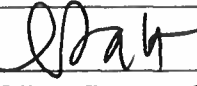
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Part IVb: LANDOWNER PETITION

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

**Each of the undersigned states:**

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

Name of Signer	Assessor's Parcel Number(s)	Date Signed	Official Use
Sign <u></u> Print <u>Ellen Rattu, General Manager</u>	592-040-10	7.18.2023	
Sign <u></u> Print <u>Ellen Rattu, General Manager</u>	592-040-03	7.18.2023	
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			



Bob Dowson / bob.dowson@sci-us.com



August 1, 2020

Subject : Authorized Agent  
Glen Abbey Memorial Park  
3838 Bonita Road  
Bonita, CA 91902  
APN.592-040-10-00

As a duly appointed corporate officer of SCI California Funeral Services, Inc, owner of the above property, I authorize Ellen Rattu , General Manager of Glen Abbey Memorial Park, Michael Green, Maria Grupp, Beth Nelson, and Jennifer Shen, employees of Clark & Green Associates, to act as authorized agents on behalf of Glen Abbey Memorial Park for purposes of signing and processing County of San Diego permit applications, and all associated plans, reports, and other documents pertaining to the above property and projects within it .

A handwritten signature in black ink, appearing to read "Bob Dowson", written over a horizontal line.

Robert Dowson, Vice President

**SCI CALIFORNIA FUNERAL SERVICES**

1625 Gisler Ave., Costa Mesa, CA. 92626  
714-556-3974 714 556-3984 (fax)