



San Diego County Local Agency Formation Commission

Regional Service Planning | Subdivision of the State of California

3

AGENDA REPORT Consent | Action

March 4, 2019

TO: Commissioners

FROM: Keene Simonds, Executive Officer
Robert Barry, Chief Analyst

SUBJECT: Proposed “Nordahl Road-Diaz Change of Organization” |
Annexation to the Vallecitos Water District (CO18-17; DA18-14)

SUMMARY

The San Diego Local Agency Formation Commission (LAFCO) will consider a change of organization proposal filed by an interested landowner to annex approximately 3.80 acres of unincorporated territory to the Vallecitos Water District (WD). The affected territory as submitted is within Vallecitos WD’s sphere of influence and includes one parcel presently developed with a single-family residence. The purpose of the proposal is to facilitate the development of a 15-lot single-family residential subdivision. Staff recommends approval with a modification to include 0.62 acres of the adjacent public right-of-way on Nordahl Road. Standard terms are also recommended.

BACKGROUND

Applicant Request | Affected Territory as Proposed

San Diego LAFCO has received a request from landowner Bernardo Diaz seeking approval of a change of organization to annex approximately 3.80 unincorporated acres to the Vallecitos WD. As submitted, the affected territory is comprised of one parcel developed with an existing single-family residence with a situs of 1217 Nordahl Road. (The associated zip code is assigned as “Escondido.”) The existing single-family residence was constructed

Administration
Keene Simonds, Executive Officer
County Operations Center
9335 Hazard Way, Suite 200
San Diego, California 92123
T 858.614.7755 F 858.614.7766
www.sdlafco.org

Jim Desmond
County of San Diego

Dianne Jacob
County of San Diego

Greg Cox, Alternate
County of San Diego

Catherine Blakespear
City of Encinitas

Bill Wells
City of El Cajon

Serge Dedina, Alternate
City of Imperial Beach

Mark Kersey
City of San Diego

Chris Cate, Alternate
City of San Diego

Chair Jo MacKenzie
Visita Irrigation

Vice Chair Ed Sprague
Olivenhain Municipal Water

Judy Hanson, Alternate
Leucadia Wastewater

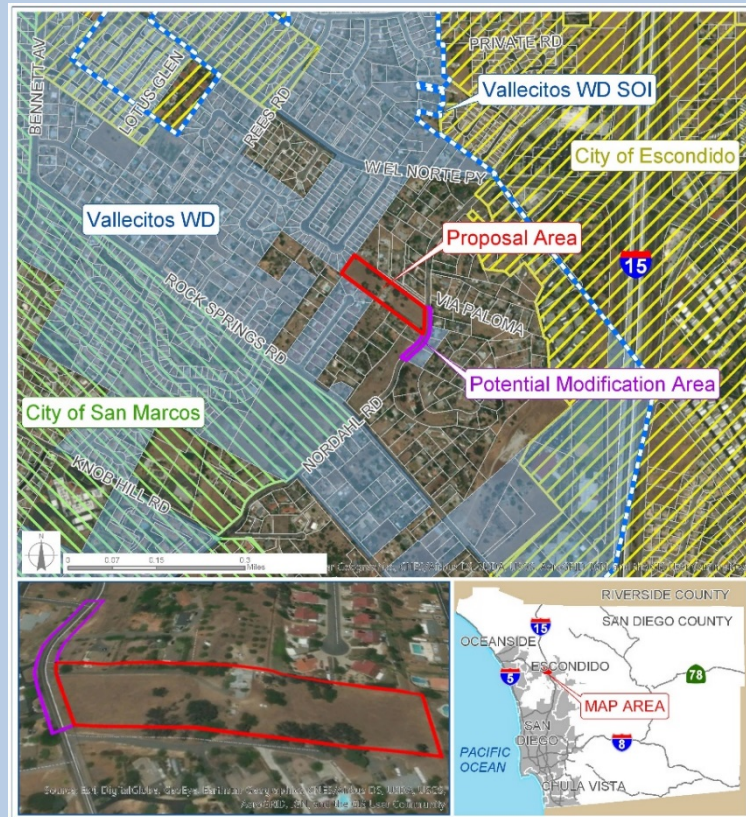
Andy Vanderlaan
General Public

Harry Mathis, Alternate
General Public

in 1932 and 1,030 square-feet in size with 2 bedrooms and 1-1/2 bathrooms. The County of San Diego Assessor’s Office identifies the subject parcel as 226-290-01.

Affected Territory

- One unincorporated parcel (3.80 acres in size)
- Parcel is currently improved with one single-family residence on septic
- Water service is provided by Vista Irrigation District
- Parcel is subject to approved tentative map by the County of San Diego to develop a 15-lot residential subdivision
- Part of the County of San Diego’s North County Metro Community Planning Area



Subject Agencies

The proposed change of organization involves one subject agency: Vallecitos WD.¹ A summary description of Vallecitos WD follows.

- Vallecitos WD is an independent special district formed in 1955 and provides water and wastewater services within an approximate 45 square-mile service area with a LAFCO-estimated resident service population of 102,246.² Vallecitos WD also provides wholesale recycled water service within portions of its jurisdictional boundary for retail sale by the Olivenhain and Carlsbad Municipal Water Districts.³ The majority of the jurisdictional boundary includes the City of San Marcos with the remainder extending into portions of the Cities of Carlsbad, Escondido, and Vista as well as the unincorporated communities of Twin Oaks Valley and Bonsall. Key

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

² Vallecitos was initially named the San Marcos County Water District before its renaming in 1989.

³ Carlsbad Municipal Water District is a subsidiary district of the City of Carlsbad.

infrastructure includes 255 miles of wastewater lines that collect and convey wastewater for treatment and discharge to either the Encina Wastewater Pollution Control Facility or the Meadowlark Water Reclamation Facility, both of which are located in Carlsbad.⁴ LAFCO most recently updated Vallecitos WD’s sphere of influence in 2007 and it includes 2,150 non-jurisdictional acres. The net position is \$262.1 million as of July 30, 2018 with \$48.7 million – or 19% – designated as unrestricted and sufficient to cover 10 months of current operating costs.

Affected Local Agencies

The affected territory lies within the jurisdictional boundaries of the following local agencies directly subject to San Diego LAFCO.⁵

- County Service Area No. 135 (Regional Communications)
- North County Cemetery District
- Palomar Health Healthcare District
- Resource Conservation District of Greater San Diego
- San Diego County Water Authority
- Metropolitan Water District of Southern California
- San Marcos Fire Protection District
- Vista Irrigation District

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications – the applicant’s submitted change of organization proposal to annex the affected territory to Vallecitos WD. 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 purpose and focus follows.

Proposal Purpose

The purpose of the proposal before San Diego LAFCO is to facilitate the development of the affected territory into a 15-lot single-family residential subdivision consistent with the tentative map approved by the County of San Diego. The development of the affected territory as contemplated necessitates annexation to Vallecitos WD for wastewater services and has been made a condition of the tentative map approval by the County.

⁴ The Encina Wastewater Pollution Control Facility is operated by the Encina Wastewater Authority, a joint-powers authority co-membered by Vallecitos WD.

⁵ State law defines “affected local agency” as any entity that contains, or would contain, or whose sphere of influence contains or would contain, any territory for which a change or organization is proposed or ordered.

Development Potential

The affected territory as proposed and detailed in Appendix A is planned for medium-density single-family residential use. The County of San Diego General Plan designates the affected territory as Village Residential (VR-7.3) which allows up to 7.3 dwelling units per acre. Uses are further prescribed with the County zoning the entire affected territory as Single-Family Residential with a minimum lot size of 0.14 acres. This zoning allowance produces a maximum potential density buildout of the affected territory of 27 lots less any physical limitations or roadway dedications. The proposed subdivision underlying the change of organization involves 15 residential lots and two non-buildable common lots. The proposed residential lots range in size from 6,000-9,700 sq. ft. with an average lot size of 7,000 sq. ft (0.16 acres). Accordingly, the approved subdivision’s average lot size precludes the affected territory from any further density. Additional intensity would be allowed through the ministerial approval of accessory units for each single-family residence.

Commission Focus

Two central and sequential policy items underlie the San Diego LAFCO’s consideration of the change of organization. These policy items take the form of new 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 of LAFCO law.

ANALYSIS

The analysis of the reorganization is organized into two subsections. The first subsection pertains to evaluating the central issues referenced above regarding the timing of the change of organization relative to the factors mandated for review by the Legislature and local policies as well as whether modifications or terms are appropriate. The second subsection considers issues required by other applicable State statutes. This includes making findings under the California Environmental Quality Act (CEQA) and the disposition of protest proceedings per Government Code Section 57002(c).

Central Policy Items

Item No. 1 |

Change of Organization Timing

The timing of the change of organization appears appropriate and highlighted by the analysis of the factors required for consideration under LAFCO law anytime jurisdictional changes are proposed. The majority of the prescribed factors focus on the impacts of the proposed annexation on the service and financial capacities of the *receiving* agency, Vallecitos WD (emphasis added). No single factor is determinative and the intent is to provide a uniform baseline for LAFCOs in considering all jurisdictional changes in context to the Commission’s own adopted policies and practices. A summary of key conclusions

generated in the review of these factors for the boundary change proposal follows with a complete analysis provided in Appendix A.

- Service Needs

The change of organization involves unincorporated territory located within Vallecitos WD’s sphere of influence and is adjacent to its jurisdictional boundary. Annexation of the affected territory to Vallecitos WD would represent a logical and orderly expansion of the District’s jurisdictional boundary and wastewater services therein and would not create any new service islands or corridors. Additional details on relevant service needs follow.

- The Commission has previously designated Vallecitos WD as the appropriate long-term water and wastewater provider for the affected territory through the standing inclusion of the subject land within the District’s sphere of influence. Annexation now implements this standing expectation through a public process and accommodates the expressed interest of the affected landowner as evident in their decision to petition LAFCO for initiation of proceedings.
- Annexation of the affected territory to Vallecitos WD for purpose of establishing permanent public wastewater services going forward is consistent with the adopted residential land use policies of the County of San Diego. Annexation is also consistent with the residential land use policies contemplated for the affected territory by the City of Escondido; the appropriate future land use authority for the affected territory as determined by the Commission and marked by the subject lands standing inclusion in the City’s sphere.
- The County of San Diego’s approval of a 15-lot residential subdivision for the affected territory helps to qualify the annexation to Vallecitos WD is appropriate by synching the timing of the boundary change with a known and pending development action.

- Service Capacities and Levels

Vallecitos WD has available and sufficient collection and contracted treatment capacities to accommodate projected service demands within the affected territory at its potential maximum uses without expanding any public infrastructure. Additional details on relevant service capacities and levels follow.

- An existing Vallecitos WD wastewater main is located immediately adjacent to the affected territory within the Nordahl Road public right-of-way and will be accessed through a private extension serving the proposed subdivision with laterals to the individual lots. The adjacent Nordahl Road right-of-way is not located within Vallecitos WD’s jurisdiction.

- It is projected the maximum average day wastewater demand generated within the affected territory based on the approved 15-lot subdivision is 3,770 gallons. This amount represents 0.003% of the existing available capacity of Vallecitos WD, and as such can be readily accommodated without additional resources or infrastructure planning. Ultimate buildout would include accessory units for each single-family residence and increase the average day wastewater flow to 7,540 gallons per day or 0.007% of the existing available capacity.
- **Service Funding and Costs**
Vallecitos WD has the financial resources coupled with administrative controls to provide wastewater services to the affected territory in support of its current and planned development without adversely impacting current ratepayers. This comment is reflected in the staff analysis of Vallecitos WD’s recent audited statements which shows – among other items – the District remained profitable in each of the last three audited fiscal years with an average total margin of 4%.

Conclusion | Merits of Change of Organization Timing

The timing of the change of organization and annexation therein of the affected territory to Vallecitos WD is warranted. Justification is marked by the preceding analysis and highlighted by accommodating the planned development of the affected territory consistent with County of San Diego land use policies in a manner that reflects available capacities and infrastructure. Additional analysis supporting the conclusion is provided in Appendix A.

Item No. 2 |

Merits of Modification and Terms

Staff believes one modification to the submitted change of organization proposal is appropriate and it involves San Diego LAFCO adding the adjacent public right-of-way of Nordahl Road. This recommended modification adds 0.62 acres and follows practice to take in all public right-of-ways whenever possible and appropriately captures the existing wastewater main needed to provide service to the affected territory. The recommended modification does not have a material effect on the applicant. A second and more significant modification also merits consideration by the Commission to concurrently detach the affected territory from VID to unite water and wastewater services for the subject parcel under Vallecitos WD, but is not recommended at this time as detailed in the accompanying footnote.⁶ Applying standard terms also appears appropriate.

⁶ The affected territory is presently located within VID and connected to the water system. The affected territory lies outside VID’s sphere of influence and reflects a standing Commission expectation the subject lands be detached in favor of uniting both water and wastewater services under Vallecitos WD. Uniting services for the affected territory, however, is not readily available given the placement of existing infrastructure, and as such a reorganization to detach from VID is not recommended at this time. Staff will revisit the broader topic of uniting services in the area as part of the upcoming municipal service reviews for the region.

Conclusion | Merits of Modifications and Terms

Modifying the proposal to include the adjacent 0.62 acre public right-of-way on Nordahl Road is appropriate and helps ensure future boundary continuity going forward. Standard terms are also 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. Towards this end, staff has confirmed the County of San Diego Board of Supervisors has adopted a Master Enterprise District Resolution applicable to the proposed change of organization. The application of this master tax exchange agreement will result in a “no” exchange.

Environmental Review

The County of San Diego serves as the lead agency for assessing potential impacts of the proposal under CEQA given the jurisdictional change is intended to facilitate the development of a County-approved 15-lot residential subdivision. The County has determined the action qualifies as a project, but is exempt from further review under State CEQA Guidelines Section 15183. Staff independently concurs the County has made an appropriate determination this exemption and its reference to Section 15183 appropriately applies given the affected territory involves an annexation of land planned for development consistent with existing land use policies.

Protest Proceedings

Protest proceeding for the change of organization may be waived by San Diego LAFCO under Government Code Section 56662 should the Commission proceed with an approval. The waiver appropriately applies under this statute given the affected territory is uninhabited as defined under LAFCO law and the subject agency and landowner have provided their respective written consents to the underlying proceedings. Further, the addition of the adjacent public right-of-way does not require protest proceedings.⁷

⁷ LAFCO law defines uninhabited as territory in which 11 or less registered voters reside.

RECOMMENDATION

Staff recommends San Diego LAFCO approve the change of organization proposal consistent with Alternative One as outlined in the proceeding section. Approval provides for planned and orderly annexation and expansion of Vallecitos WD’s wastewater services to the affected territory consistent with needs and capacities.

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO and can be accomplished through a single-approved motion.

Alternative One (recommended):

- a) Accept and incorporate the analysis of the Executive Officer’s written report.
- b) As a responsible agency, make findings consistent with the County of San Diego as the lead agency and find the project exempt from additional review under the State CEQA Guidelines Section 15183.
- c) Determine protest proceedings are waived under Government Code Section 56662.
- d) Approve the proposed change of organization – cited in short-form as “Nordahl Road - Diaz Change of Organization to Vallecitos Water District” with one discretionary modification to add a 0.62 acre frontage portion of Nordahl Road and authorize the Executive Officer to execute a conforming resolution.
- e) Approval is termed on the following standard conditions being satisfied within 12 months unless a time extension is requested and approved by the Commission:
 - Completion of the 30-day reconsideration period under Government Code 56895.
 - Submittal of a final map and geographic description of the affected territory as approved by the Commission conforming to the requirements of the State Board of Equalization – Tax Services Division.
 - Payment of any outstanding fees generated in the processing of the proposal pursuant to the LAFCO Fee Schedule as well as any related third party charges.

Alternative Two:

Continue consideration to the next regular meeting and provide direction to staff concerning additional information, as needed.

Alternative Three:

Disapprove the proposal. This option would preclude a similar proposal being presented to the Commission for a period of no less than one year unless waived.

San Diego LAFCO

March 4, 2019 Regular Meeting

Agenda Item No. 3 | “Nordahl Road – Diaz Change of Organization” (CO18-17; DA18-17)

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 staff,

A handwritten signature in black ink, appearing to read 'RBB', with a horizontal line extending from the end.

Robert Barry, AICP
Chief Analyst

Appendices:

A) Analysis of Proposal Review Factors

Attachments:

- 1) Vicinity Map
- 2) Application Materials

San Diego LAFCO

March 4, 2019 Regular Meeting

Agenda Item No. 3 | “Nordahl Road – Diaz Change of Organization” (CO18-17; DA18-17)

Page is Blank for Photocopying

APPENDIX A
ANALYSIS OF MANDATORY PROPOSAL REVIEW FACTORS
GOVERNMENT CODE SECTION 56668

- 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 incorporated and unincorporated areas, during the next 10 years.**

The affected territory includes one unincorporated parcel in the North County Metro Planning Area of the County of San Diego totaling 3.80 acres. The subject parcel is presently developed with an approximate 1,030 square-foot detached single-family residence with three residents.⁸ The affected territory is part of a small unincorporated area adjacent to the Cities of Escondido and San Marcos and located within the Escondido sphere of influence. The County has approved a subdivision for the affected territory involving 15 residential lots and two non-buildable common lots associated with roadways. The proposed residential lots range in size from 6,000-9,700 sq. ft. with an average lot size of 7,000 sq. ft. The proposed subdivision’s average lot size precludes the affected territory from any further density other than an accessory unit under the present County use and zoning designations. All surrounding properties to the west are already within and connected to Vallecitos WD with the majority also being less than 1.0 acres in size, and as such cannot be further divided under County zoning standards. It is reasonable to assume existing growth and density levels in the area will continue for the near future.

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

The County of San Diego acts as the primary purveyor of general governmental services to the affected territory. This includes community planning, roads, and public safety with the latter including law enforcement via the County Sheriff. Other pertinent service providers include San Marcos Fire Protection District (fire protection and emergency medical), Vista Irrigation District (domestic water), and County Service Area 135 (regional communications). This proposal affects only wastewater and is the focus of the succeeding analysis.

⁸ The subject parcel is located at 1217 Nordahl Road, Escondido CA 92026. The County of San Diego Assessor’s Office identifies the subject parcel as 226-290-01.

- **Extending Public Wastewater to Affected Territory**

The affected territory is proposed for subdivision into 15 single-family residential lots that would receive wastewater collection and treatment from Vallecitos WD. Connection to the Vallecitos WD wastewater system is readily available through extension of an existing wastewater main located within the adjacent Nordahl Road public right-of-way. It is projected the maximum average daily wastewater flow for the affected territory at its planned development as part of a 15-lot residential subdivision is 3,770 gallons per day.⁹ This projected amount represents less than 0.003% of the current 1.15 million gallons of available and remaining daily contracted capacity allocated to Vallecitos WD. As further subdivision is precluded by the proposed lot sizes, only accessory units could be developed for additional densification. If each of the 15 lots were to construct an accessory unit, the estimated wastewater demand would increase to approximately 7,540 gallons per day, or 0.007% of the existing available capacity of 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.

Approving the change of organization and annexation therein to Vallecitos WD would recognize and strengthen existing economic and social ties between the District and the affected territory. These ties were initially established in 1985 when the Commission included the entire area into Vallecitos WD’s sphere of influence and signaling the lands would eventually warrant public wastewater service from the District when 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.

The affected territory is proposed for subdivision into 15 single-family residential lots that would receive wastewater collection and treatment from Vallecitos WD. Approving the proposed change of organization would facilitate the establishment of public wastewater services to the proposed development in accordance with County of San Diego’s community planning policies. Similarly, approval would be consistent with the Commission’s adopted policies to synch urban type uses with urban type services, such as public wastewater. None of the affected territory includes lands that qualify as “open-space” as defined under LAFCO law and the proposal therefore does not conflict with G.C. Section 56377.

⁹ Vallecitos WD estimates wastewater demands for single-family residential land use density of 4-8 du/ac as 1,300 gallons per day per acre. The proposed subdivision covers 2.9 net acres which provides a total demand of 3,770 gallons per day.

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

The affected territory does not qualify as “agricultural lands” under LAFCO law given it is not currently used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program. Therefore, the proposal will not have an effect on maintaining the physical and economic integrity of any agricultural lands.

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

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds consistent with the standards of the State Board of Equalization for mapping proposed jurisdictional changes. Approval would be conditioned on a final map and description conforming to the referenced standards. The affected territory does not cross lines of assessment or create islands or corridors of unincorporated territory.

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

The proposal would not conflict with San Diego Forward, the regional transportation plan established by the San Diego Association of Governments (SANDAG).

h) The proposal’s consistency with city or county general and specific plans.

The County of San Diego General Plan designates the land use for the affected territory as Village Residential and allows up to 7.3 dwelling units per acre. Present County zoning is Single-Family Residential and requires a minimum lot size of 6,000 square feet or 0.14 acres. The County has tentatively approved a subdivision for the affected territory involving 15 residential lots and two non-buildable common lots. These tentatively approved planned uses are consistent with the proposal’s purpose to provide public wastewater to the proposed residential development as allowed under current zoning. Extending public wastewater services for residential uses is also consistent with the affected territory’s General Plan designation as Residential - Estate II by the City of Escondido, the Commission’s designated future and long-term land use authority through the standing inclusion of the subject parcel within Escondido’s sphere of influence.

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

The affected territory lies entirely in Vallecitos WD’s sphere of influence. It is separately noted the affected territory is presently within Vista ID for water service but remains outside the sphere. No sphere amendments are needed to accommodate the proposal.

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

Staff provided notice of the proposal to all subject and affected agencies as required under LAFCO law. No written comments were received ahead of preparing this agenda report.

k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

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

- Vallecitos WD 's last audit covers 2017-2018 and shows the District finished with good liquidity levels with an agency-wide current ratio of 5.2 (i.e., \$5.20 in current assets for every \$1.00 in current liabilities).
- Vallecitos WD finished 2017-2018 with good capital as evident by a relatively low debt ratio of 26.5% (i.e., only \$26.50 out of every \$100.00 in net assets are financed.)
- Vallecitos WD has remained profitable in each of the last five audited fiscal years with an average operating margin of 13%. The most recent year – 2017-2018 – the operating margin was 13.7%.

The landowner will pay all required fees and service charges commensurate with Vallecitos WD 's adopted fee ordinance in establishing wastewater services. At present, the residential wastewater service charge for a single-family residence is \$467.88 per year or \$38.99 per month. The wastewater rates are fixed and are not based on flow or water usage. Serving 15 additional single-family residences as a result of approval of the proposed annexation will not adversely impact existing ratepayers.

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

The affected territory's existing residential uses are already within and connected to VID's domestic water system. Approval of the 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 consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.**
-

The proposed change of organization is intended to facilitate a subdivision for the affected territory involving 15 single-family residential lots and two non-buildable common lots. The proposed residential subdivision is planned for development and sale at market rates. Therefore, the proposal will not affect any local agencies in achieving their respective fair shares of the regional housing needs. All regional housing needs tied to the lands are assigned to the County of San Diego by the region’s council of governments, SANDAG.

- n) Any information or comments from the landowner or owners, voters, or residents of the affected territory.**
-

The affected territory is uninhabited as defined LAFCO law (11 registered voters or less). The landowner supports the annexation underlying the change of organization and has provided their written consent to the proceedings.

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

The County of San Diego General Plan designates the land use for the affected territory as Village Residential (VR-7.3) which allows up to 7.3 dwelling units per acre (du/ac). Present County zoning is Single-Family Residential (RS) which requires a minimum lot size of 6,000 square feet (7.3 du/ac). The County has approved a subdivision for the affected territory involving 15 residential lots and two non-buildable common lots. The proposed residential lots range in size from 6,000-9,700 sq. ft. with an average lot size of 7,000 sq. ft.

- p) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.**
-

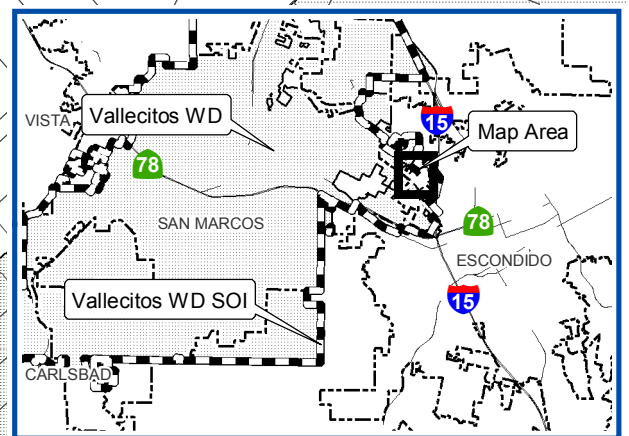
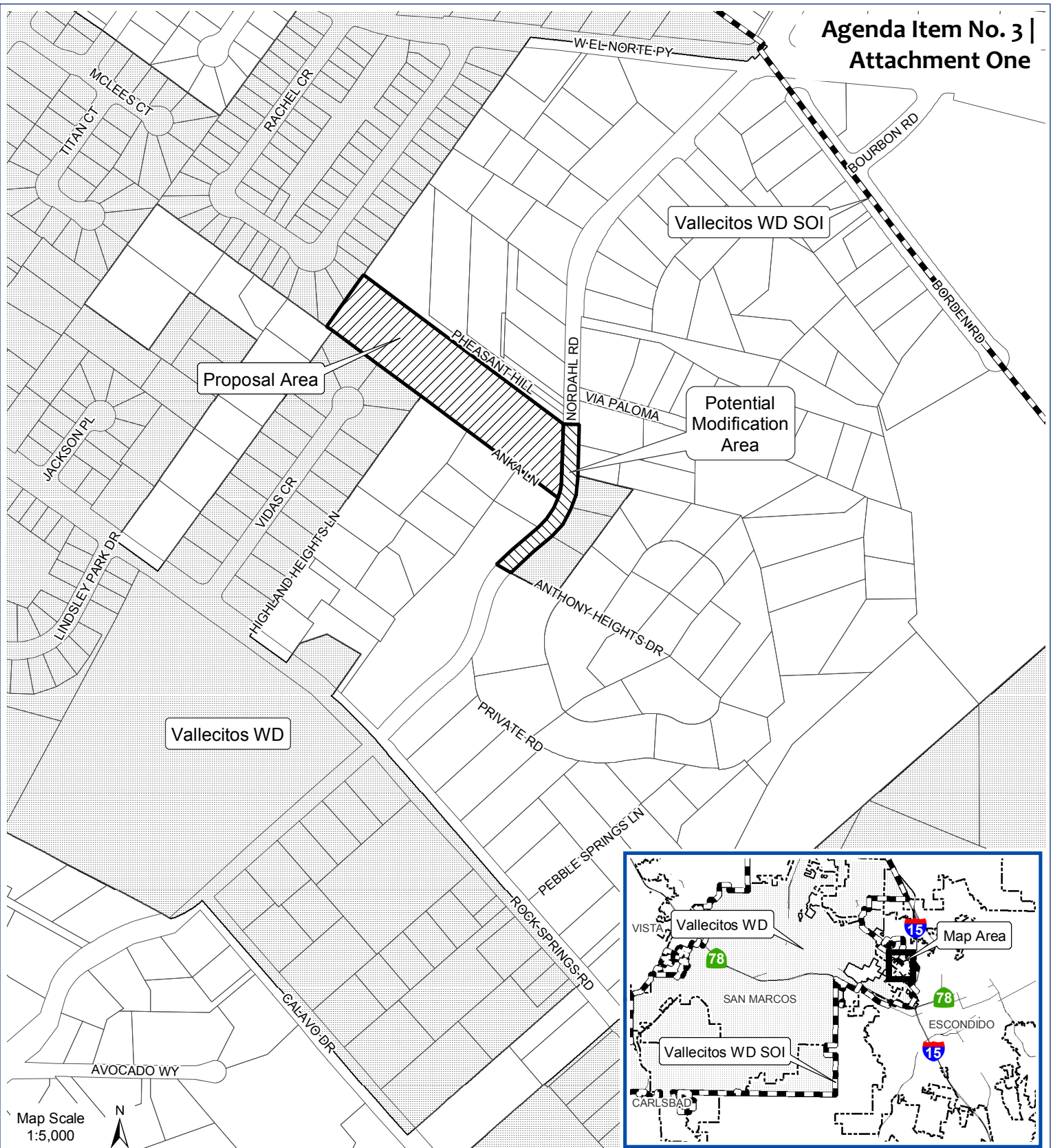
There is no documentation or evidence suggesting the proposal will have a measurable effect – positive or negative – with respect to promoting environmental justice.

- q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the affected territory.**
-




The County of San Diego has adopted a Multi-Jurisdiction Hazard Mitigation Plan for potential fire, flooding and earthquakes. The affected territory lies outside any threat designations.

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

Approval of the change of organization would be in the best interest of the current and future landowners and/or residents of the affected territory by providing access to reliable public wastewater service going forward. Approval would also benefit adjacent landowners and/or residents by eliminating the operation of a private septic system and the potential therein for failures within an urbanizing area of San Diego County.



**CO18-17 PROPOSED "NORDAHL ROAD - DIAZ CHANGE OF
DA18-17 ORGANIZATION" TO VALLECITOS WATER DISTRICT**

-  Proposal Area
-  Vallecitos WD
-  Vallecitos WD SOI
- SOI = Sphere of Influence

Page is Blank for Photocopying

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

The following information must be submitted when filing a change of organization or reorganization proposal with the San Diego Local Agency Formation Commission (LAFCO); additional information may be requested during review of the proposal.

- ☒ 1. **Completed CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION.**
- ☒ 2. (a) A **certified resolution of application** from an affected city or district; or
(b) A **landowner or registered voter petition** making application to San Diego LAFCO (available from LAFCO or <http://www.sdlafco.org/forms/petition.pdf>).
- ☒ 3. A **metes-and-bounds legal description of the proposal territory perimeter** for the proposed boundary change(s), a **reproducible parcel/plat map**, and a **vicinity map**. For information about mapping requirements, refer to: http://www.sdlafco.org/forms/legal_description.pdf, and contact the County Assessor's Mapping Division at 619/531-5588. The Thomas Brother's Guide may be used for the vicinity map.
- ☒ 4. **Environmental documentation** to comply with the California Environmental Quality Act (CEQA); submit documents for applicable category only:
 - (a) **INITIAL STUDY**: Submit completed form (available from LAFCO) if no environmental review has been conducted;
 - (b) **CATEGORICAL EXEMPTION**: Submit document if an agency has certified that the project qualifies for a categorical exemption from CEQA;
 - (c) **NEGATIVE DECLARATION (ND)**: Submit document with certifying resolution and Initial Study*;
 - (d) **ENVIRONMENTAL IMPACT REPORT (EIR)**: Submit 15 copies of the Final EIR and certifying resolution, plus one copy of the EIR Appendix*.

* For an ND or EIR, a copy of the receipt for the fee paid to the California Department of Fish and Game must be submitted.
- ☐ 5. If annexation to a city is proposed, submit one copy of the **city resolution approving rezoning and general plan land-use designations** for the proposal territory.
- ☐ 6. **JURISDICTIONAL CONFLICTS**: If the response to question number 6 on page 3 is "Yes", complete and sign the Policy L-107 form at http://www.sdlafco.org/forms/Legislative_Policy_L_107.pdf.
- ☒ 7. **Completed CAMPAIGN CONTRIBUTION DISCLOSURE FORM AND EVALUATION CHECKLIST for DISCLOSURE OF POLITICAL EXPENDITURES** (pages 7 and 8 of application).
- ☒ 8. **PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY** (page 9 of application).
- ☒ 9. Completed **SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM** (pages 10-12 of application) from *each* subject agency.
- ☒ 10. **LAFCO processing fees**. The San Diego LAFCO FEE SCHEDULE is available at <http://www.sdlafco.org/document/feeschedule.pdf>, or contact LAFCO staff.

SAN DIEGO LOCAL AGENCY FORMATION COMMISSION
9335 Hazard Way • Suite 200 • San Diego, CA 92123
(858) 614-7755 • www.sdlafco.org

RECEIVED

OCT 29 2018

SAN DIEGO LAFCO

CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION

The information in this application is used by LAFCO staff to evaluate proposals for changes of government organization. Please respond to **all** items in this form, indicating "NA" when an item does **not** apply.

SUBJECT AGENCY(IES) (City or Special District)	PROPOSED CHANGE OF ORGANIZATION/ACTION (Annexation, detachment, sphere amendment, etc.)
1. <u>Vallecitos Water District</u>	1. <u>Annexation</u>
2. <u>Vista Irrigation District</u>	2. <u>Not certain if any action is required</u>
3. _____	3. _____
4. _____	4. _____

As part of this application, the city of _____ or the Vallecitos Water district, _____ (the applicant), and/or the 1217 Nordahl Rd-APN 22629001 (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Diego LAFCO, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any or all of them, the purpose of which is to attack, set aside, void, or annul the approval or denial of this application or adoption of or refusal to adopt the environmental document which accompanies it or any other action San Diego LAFCO takes with respect to this application. This defense and indemnification obligation shall include, but not be limited to, attorneys' fees and other costs of defense, damages, costs, and expenses, including attorney fees payable to another party. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. San Diego LAFCO's acceptance of this application is sufficient to make this agreement a binding, bilateral contract between us.

I acknowledge that annexation to the city of _____ or the Vallecitos Water district may result in the imposition of taxes, fees and assessments ~~existing within the (city or district)~~ on the effective date of annexation. I hereby waive any rights I may have under Articles XIII C and XIII D of the State Constitution (Proposition 218) to a hearing, assessment ballot proceeding or an election on those ~~existing taxes, fees and assessments.~~

Agreed:

Signature: _____ Date: 10/19/18Print/Type Name: Bernardo DiazAddress: 4364 Bonita Rd. #483, Bonita CA 91902Telephone: () 619-472-1767Property Address: 1217 Nordahl Rd. Escondido CA 92026Cross Street(s): Nordahl Road and Pheasant HillAssessor Parcel Number(s): 226-290-01 Acres: +/- 3.8

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

Name: Lee Whittington (Sweetwater Engineering LLC)Address: 4476 Saratoga Ave, San Diego CA 92107lee@sweetwater-engineering.com Telephone: () 619-381-7080

A. PROPOSAL DESCRIPTION/JUSTIFICATION

1. Explain in detail why the proposal is necessary *at this time* (e.g., condition of an approved tentative map, an existing structure requires new services, etc.). The subject property is proposed in the Tentative Map process and is proposed to be a 15 Lot subdivision. The only sewer main located adjacent to the Property is owned by Vallecitos Water District. The property is within the VWD sphere of influence but has yet to be annexed into their sewer area boundary.
2. Describe the use of *developed* property within the proposal territory, including details about existing structures. Describe anticipated development of *vacant* property, including types of buildings, number of units, supporting facilities, etc., and when development is scheduled to occur. The subject property is approximately 3.8 Acres and has one existing single family residence, which is planned to be removed. The proposed Tentative Map is for 15 Single Family Lots. Construction of the project is not likely to begin prior to the summer of 2019.
3. Describe the topography and physical features of the proposal territory, as well as its general location in relation to communities, major freeways/highways, roads, etc. The property is long and narrow and goes over a hill with the high ridge running through the middle of the property. The southeast side of the property slopes down toward Nordahl Road and the Northwest side of the property slopes down toward a subdivision off of Rachel Road.
4. How many residents live within the proposal territory? 1 single family home (Renters)
5. How many of these residents are registered voters? _____
6. Are there any jurisdictional issues associated with the LAFCO proposal or pending LAFCO action?
☐ NO ☐ YES (If yes, please complete the Policy L-107 form at http://www.sdlafco.org/forms/Legislative_Policy_L_107.pdf)

B. LAND USE INFORMATION

GENERAL PLAN AND ZONING:

If the proposal territory is *not* within an incorporated city, San Diego County General Plan and zoning information may be obtained by calling (858) 565-5981 or toll-free (888) 267-8770 with the Assessor Parcel Number(s) of the subject property. If the proposal territory is within a city, please call the appropriate city's planning department for General Plan and zoning information.

1. COUNTY:

- (a) The territory is within the North County Metro community plan.
- (b) The County General Plan or community plan designation and allowed density: VR-7.3 (7.3 Dwelling Units per Acre)
- (c) Current County zoning and allowed density: RS (6000 SF Lots = 7.3 DU/AC)

2. CITY:

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

(b) The City General Plan land use designation and allowed density: _____

(c) Current City zoning and allowed density: _____

(d) Current City rezoning and allowed density: _____

3. Indicate below **all** permits or approvals that will be needed by the County or any city to complete the project. If already granted, please note the date of approval and attach a copy of each resolution of approval. If approval is pending, please note the anticipated approval date.

Type of Approval or Permit	File No.	Approval Date	Is Resolution Attached?
Tentative Subdivision Map	TM-5602		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Tentative Parcel Map			<input type="checkbox"/> YES <input type="checkbox"/> NO
Major Use Permit			<input type="checkbox"/> YES <input type="checkbox"/> NO
City/County General Plan Amendment			<input type="checkbox"/> YES <input type="checkbox"/> NO
City Rezoning			<input type="checkbox"/> YES <input type="checkbox"/> NO
County Rezone			<input type="checkbox"/> YES <input type="checkbox"/> NO
(Other)			<input type="checkbox"/> YES <input type="checkbox"/> NO

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

North: Residential East: Residential

South: Residential West: Residential

5. Indicate with a ☒ if any portion of the proposal territory contains the following:

☐ Agricultural land uses ☐ Agricultural Preserve
☐ Open Space Easement ☐ Slopes greater than 25%
☐ Sewer moratorium area ☐ Coastal Permit Zone
☐ Unusual features such as: _____

6. For city annexation proposals: Is any part of the proposal territory under a Williamson Act contract? If yes, please contact the LAFCO office for special instructions regarding petition/resolution of application requirements. ☐ YES ☐ NO

C. PUBLIC SERVICES INFORMATION

SEWER SERVICE:

1. (a) Is the proposal territory within a district or city that provides public sewer service? ☐ YES ☒ NO
(b) *If yes*, which agency? _____
2. (a) Is a developed parcel in need of annexation due to failed septic system? ☐ YES ☒ NO
(b) *If yes*, include a copy of any letters from the San Diego County Department of Environmental Health or private septic-system company.
(c) *If no*, is annexation for sewer service part of this application? ☒ YES ☐ NO
3. If annexation for sewer service is proposed, which district or city would serve the territory if this jurisdictional change is approved? Vallecitos Water District
4. (a) Has the agency that will be providing service issued a letter of sewer availability? ☒ YES ☐ NO
(b) *If yes*, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)
5. (a) Will the agency be prepared to furnish sewer service upon annexation? ☒ YES ☐ NO
(b) *If no*, please explain: _____

WATER SERVICE:

1. (a) Is the proposal territory within a district or city that provides public water service? ☒ YES ☐ NO
(b) *If yes*, which agency? Vista Irrigation District
2. Is a well or other on-site water system currently used on the property? ☐ YES ☒ NO
3. Is an on-site system proposed to be used when the property is developed? ☐ YES ☒ NO
4. (a) Is annexation for water service part of this application? ☒ YES ☐ NO
(b) *If yes*, which district or city would serve the territory if this jurisdictional change is approved? Vista Irrigation District
(c) Will the agency that will be providing service be prepared to furnish water service upon annexation? ☐ YES ☒ NO
5. (a) Has the agency that will be providing service issued a letter of water availability? ☒ YES ☐ NO
(b) *If yes*, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

FIRE PROTECTION SERVICES: NOTE: Complete the following section *only* if annexation to a fire protection service provider is proposed—or if the current fire protection service provider is proposed to change.

1. (a) Is the proposal territory *currently* within an agency that provides fire protection? ☐ YES ☐ NO
(b) *If yes*, provide name and address/location of current fire service provider

(c) Provide estimated response times to the proposal territory:
priority _____ minutes; non-priority _____ minutes

2. Is annexation for fire protection service part of this application? ☐ YES ☐ NO
3. Which city or district would serve the proposal territory if this jurisdictional change is approved?

(a) Location/address of the proposed fire service provider: _____

(b) Estimated response times to the proposal territory:
Priority _____ minutes; non-priority _____ minutes

POLICE PROTECTION SERVICES: NOTE: Complete the following section *only* if the police protection provider is proposed to change.

1. Which police agency *currently* serves the proposal territory?

(a) Location/address of nearest police station: _____

(b) Estimated response times to the proposal territory: priority _____ minutes; non-priority _____ minutes

2. Which police agency would serve the proposal territory if this jurisdictional change is approved?

(a) Location/address of nearest police station: _____

(b) Estimated response times to the proposal territory:
Priority _____ minutes; non-priority _____ minutes

CAMPAIGN CONTRIBUTION DISCLOSURE PROVISIONS

LAFCOs are subject to the campaign disclosure provisions detailed in Government Code Section 84308, and the Regulations of the Fair Political Practices Commission (FPPC), Section 18438.

Please carefully read the following information to determine if the provisions apply to you. If you determine that the provisions are applicable, the Campaign Disclosure Form must be completed and returned to San Diego LAFCO with your application.

1. No LAFCO commissioner shall accept, solicit, or direct a contribution of more than \$250 from any party¹ or agent² while a change of organization proceeding is pending, and for three months subsequent to the date a final decision is rendered by LAFCO. This prohibition commences when your application has been filed, or the proceeding is otherwise initiated.

2. A party to a LAFCO proceeding shall disclose on the record of the proceeding any contribution of more than \$250 made to any commissioner by the party, or agent, during the preceding 12 months. No party to a LAFCO proceeding, or agent, shall make a contribution to a commissioner during the proceeding and for three months following the date a final decision is rendered by LAFCO.

3. Prior to rendering a decision on a LAFCO proceeding, any commissioner who received contribution of more than \$250 within the preceding 12 months from any party, or agent, to a proceeding shall disclose that fact on the record of the proceeding, and shall be disqualified from participating in the proceeding. However, if any commissioner receives a contribution that otherwise would require disqualification, and returns the contribution within 30 days of knowing about the contribution and the relevant proceeding, that commissioner shall be permitted to participate in the proceeding.

¹ "Party" is defined as any person who files an application for, or is the subject of, a proceeding.

² "Agent" is defined as a person who represents a party in connection with a proceeding. If an individual acting as an agent also is acting as an employee or member of a law, architectural, engineering, or consulting firm, or a similar entity or corporation, both the individual and the entity or corporation are agents. When a closed corporation is a party to a proceeding, the majority shareholder is subject to these provisions.

To determine whether a campaign contribution of more than \$250 has been made by you or your agent to a commissioner within the preceding 12 months, all contributions made by you or your agent during that period must be aggregated.

Names of current LAFCO commissioners are available at <http://www.sdlafco.org/document/CommRoster.pdf>. If you have questions about Government Code Section 84308, FPPC regulations, or the Campaign Disclosure Form, please contact San Diego LAFCO at 9335 Hazard Way, Suite 200, San Diego, CA 92123, (858) 614-7755.

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

(a) Proposed change(s) of organization: N/A

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

1. _____

2. _____

(c) Date and amount of contribution:

Date _____ Amount \$ _____

Date _____ Amount \$ _____

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

1. _____

2. _____

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

Printed Name Bernardo Diaz

Signature [Signature]

Date 10/19/10 Phone _____

To be completed by LAFCO:

Proposal:

Ref. No.

DISCLOSURE OF POLITICAL EXPENDITURES

Effective January 1, 2008, expenditures for political purposes, which are related to a change of organization or reorganization proposal that will be or has been submitted to LAFCO, are subject to the reporting and disclosure requirements of the Political Reform Act of 1974 and the Cortese-Knox-Hertzberg Act of 2000.

Please carefully read the following information to determine if reporting and disclosure provisions apply to you.

- Any person or combination of persons who, for political purposes, directly or indirectly contributes \$1,000 or more, or expend \$1,000 or more in support of, or in opposition to a proposal for a change of organization or reorganization that will be submitted to the Commission, shall disclose and report to the Commission to the same extent and subject to the same requirements of the Political Reform Act of 1974 (Government Code Section 81000 et seq.) as provided for local initiative measures, and Section 56700.1 of the Cortese-Knox-Hertzberg Act of 2000.
- Pursuant to Government Code Section 57009, any person or combination of persons who directly or indirectly contributes \$1,000 or more, or expends \$1,000 or in support of, or in opposition to, the conducting authority proceedings for a change of organization or reorganization, must comply with the disclosure requirements of the Political Reform Act of 1974, (Government Code section 81000 et seq.). Applicable reports must be filed with the Secretary of State and the appropriate city or county clerk. Copies of the report must also be filed with the Executive Officer of San Diego LAFCO.
- A roster of current San Diego LAFCO commissioners is available from the LAFCO office: 9335 Hazard Way, Suite 200, San Diego, CA 92123, (858) 614-7755, or from <http://www.sdlafco.org/document/CommRoster.pdf>

EVALUATION CHECKLIST FOR DISCLOSURE OF POLITICAL EXPENDITURES

The following checklist is provided to assist you in determining if the requirements of Government Code Sections 81000 et seq. apply to you. For further assistance contact the Fair Political Practices Commission at 428 J Street, Suite 450, Sacramento, CA 95814, (866) 275-3772 or at <http://www.fppc.ca.gov>.

1. Have you directly or indirectly made a contribution or expenditure of \$1,000 or more related to the support or opposition of a proposal that has been or will be submitted to LAFCO?

☐ Yes

☒ No

Date of contribution _____ Amount \$ _____

Name/Ref. No. of LAFCO proposal _____

Date proposal submitted to LAFCO _____

2. Have you, in combination with other person(s), directly or indirectly contributed or expended \$1,000 or more related to the support or opposition of a proposal that has been or will be submitted to LAFCO?

☐ Yes

☒ No

Date of contribution _____ Amount \$ _____

Name/Ref. No. of LAFCO proposal _____

Date proposal submitted to LAFCO _____

3. If you have filed a report in accordance with FPPC requirements, has a copy of the report been filed with San Diego LAFCO?

☐ Yes

☒ No

PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY

Note: Processing of jurisdictional boundary change proposals, which involve *uninhabited*¹ territory, can be expedited by approximately 60 days if all affected landowners consent to the proposal. If you wish to take advantage of this option, please return the completed PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY to San Diego LAFCO with your application for a jurisdictional boundary change. If consenting signatures of **100%** of the affected property owners are affixed and LAFCO does not receive any opposition from subject agencies, the Commission may consider the proposal without public notice, public hearing and/or an election.

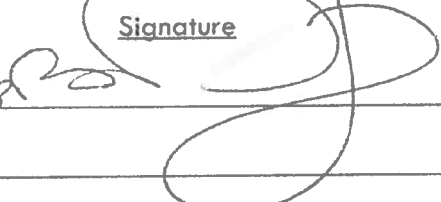
¹ Territory included within a proposed boundary change that includes less-than 12 registered voters is considered *uninhabited* (Government Code 56045).

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

(Please list all proposed actions)

Annexation to: 1. Vallecitos Water District (Water Service)
2. Vallecitos Water District (Sewer Service)
3.


Detachment from: 1.
2.
3.

<u>Date</u>	<u>Signature</u>	<u>Assessor's Parcel Number(s)</u>
1. 10/9/88		226-290-01-00
2.		
3.		
4.		
5.		

Attach additional sheets if necessary

SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM

NOTE: A copy of this form must be completed and signed by each local agency that will gain or lose territory as a result of the proposed jurisdictional boundary change. Attach additional sheets if necessary.


Signature of agency representative

INGRID STICHTER - ENGINEERING TECH II
Print name

Title
760-752-7133
Telephone

3/28/2018
Date

A. JURISDICTIONAL INFORMATION:

Name of agency:
VALLECITOS WATER DISTRICT

1. Is the proposal territory within the agency's sphere of influence? Yes ☒ No ☐
2. Upon annexation, will the proposal territory be included within an assessment district and be subject to assessment for new or extended services? Yes ☐ No ☒
3. Does the agency have plans to establish any new assessment district that would include the proposal territory? Yes ☐ No ☒
4. Will the proposal territory assume any existing bonded indebtedness? Yes ☐ No ☒
If yes, indicate any taxpayer cost: \$ _____
5. Will the proposal territory be subject to any special taxes, benefit charges, or fees? Yes ☒ No ☐
If yes, please provide details of all costs: ANNEXATION AND CAPACITY FEES
SEE ATTACHED SHEETS - CURRENT FEE SCHEDULE (UPDATED 2018)
6. Is the agency requesting an exchange of property tax revenues as a result of this proposal? Yes ☐ No ☒
7. Is this proposed jurisdictional change subject to a master property tax agreement or master enterprise district resolution? Yes ☐ No ☒
8. FOR CITY ANNEXATIONS: Does the proposal territory contain existing commercial development that generates retail sales of ten million dollars or more per year? Yes ☐ No ☐
9. FOR CITY ANNEXATIONS: If any part of the proposal territory is under a Williamson Act contract, please contact the LAFCO office for special instructions regarding petition or resolution of application requirements.

EXPEDITED PROPOSAL PROCESSING: Processing of jurisdictional boundary change proposals can be expedited by approximately 60 days if all affected landowners consent to the waiver of protest and termination (conducting authority) proceedings and subject agencies do not oppose the waiver. If you do NOT want to waive these proceedings, then attach a written statement to the subject agency information form containing a signature, date, and declaration of opposition to a waiver of such proceedings.

B. SEWER SERVICE:

1. What is the agency's current wastewater treatment capacity (expressed in million gallons per day and equivalent dwelling units)? ENCINA - 10.47 MGD (SOLIDS), 7.67 MGD (LIQUID AND OCEAN RESPECTIVELY); MEADOWLARK RF - 5 MGD.
2. What is the average volume of influent currently being treated by the agency (expressed in million gallons per day and equivalent dwelling units)? 6.5 MGD - 26,000 EDU
3. (a) What is the agency's peak flow volume (expressed in million gallons per day)? 15.4 MGD (OUTFALL)
(b) What is the agency's peak flow capacity (expressed in million gallons per day)? 12.1 MGD (OUTFALL)
(c) Has the agency exceeded the flow (peak) capacity within the past two years? ☒ YES ☐ NO
(d) *If yes*, please describe the frequency and volume of incidents that exceeded the agency's peak capacity: ONCE A YEAR DURING MAJOR RAIN EVENT
4. (a) Has the agency issued a letter of sewer availability for the proposal territory? ☐ YES ☒ NO
(b) *If yes*, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)
5. (a) How many future equivalent dwelling units have been reserved or committed for proposed projects? NONE, NOT RESERVED UNTIL PAYMENT OF CAPACITY FEE
(b) Can all projects that have received commitments of sewer availability (e.g., "will serve letters") be accommodated with planned capacity? ☒ YES ☐ NO
6. (a) Does the agency have the necessary contractual and/or operational treatment capacity to provide sewer service to the proposal territory? ☒ YES ☐ NO
(b) *If yes*, please specify the proposal territory's estimated sewer demand and the agency's available sewer capacity (expressed in million gallons per day and equivalent dwelling units):

(c) *If no*, please describe the agency's plans to upgrade capacity to resolve any capacity related issues:
7. Will the proposal territory be annexed to a sewer improvement district? ☒ YES ☐ NO
8. (a) The distance for connection of the proposal territory to the agency's existing sewer system is FRONTAGE feet.
(b) Describe the location of the connection to the agency's existing sewer system: NORDAHL ROAD AND WILL NEED TO BE EXTENDED INTO SUBDIVISION

C. WATER SERVICE:

1. (a) Does the subject agency have adequate water supply and sufficient contractual and/or operational capacity available to serve the proposal territory? ☒ YES ☐ NO
- (b) *If yes*, describe the proposal territory's estimated water demand and the agency's available water supply and capacity (expressed in acre-feet or million gallons per day):
ZERO DEMAND - PROPOSING WATER SERVICE FROM VID
- (c) *If no*, what plans does the agency have to increase its water capacity?

2. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees): PROPOSED TO CONNECT TO VID

3. (a) Has the agency issued a letter of water availability for the proposal territory? ☐ YES ☒ NO
- (b) *If yes*, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)
4. (a) The distance for connection of the proposal territory to the agency's existing water system is 1,100 feet.
- (b) Describe the location of the connection to the agency's existing water system:
ROCK SPRINGS RD & NORDAHL RD VWD - PROJECT PROPOSES VID CONNECT
5. (a) Is the agency currently under any drought-related conditions and/or restrictions? ☐ YES ☒ NO
- (b) *If yes*, describe the conditions and specify any related restrictions:

6. (a) Will the proposal territory utilize reclaimed water? ☐ YES ☒ NO
- (b) *If yes*, describe the proposal territory's reclaimed water use and the agency's available reclaimed water supply and capacity (expressed in acre-feet or million gallons per day):

- (c) The distance for connection of the proposal territory to the agency's existing reclaimed water system is _____ feet.
- (d) Describe the location of the connection to the agency's existing reclaimed water system: _____
- (e) *If no*, has the agency considered availability of reclaimed water to the proposal territory? ☒ YES ☐ NO
- (f) What restrictions prevent use of reclaimed water? VWD HAS NO RECLAIMED WATER TRANSMISSION LINES AVAILABLE
7. Will the proposal territory be annexed to an improvement district? ☐ YES ☒ NO

ANNEXATION FEE SCHEDULE 2018

State Board of Equalization

Less than 1 acre	\$300
1.00-5.99	\$350
6.00-10.99	\$500
11.00-20.99	\$800
21.00-50.99	\$1,200
51.00-100.99	\$1,500
101.00-500.99	\$2,000
501.00-1000.99	\$2,500
1001.00-2000.99	\$3,000
2001.00 and above	\$3,500

Administration Deposit

0-10 acres	\$1,000
10-50 acres	\$2,000
Over 50 acres	\$3,000

Annexation Fee/acre

Water	\$4,639
Sewer	\$8,449

Detachment Fee/acre

Water	\$1,309
Sewer	\$2,604

Vallecitos Water District Water and Wastewater Capital Facility Fee Schedules

METER CAPACITY				WATER CAPITAL FACILITY FEES EFFECTIVE JANUARY 1, 2018			
Meter Size	EDU's	GPM	GPD	VWD **	SDCWA	MXU	Total
		* AWWA/C701					
3/4"	1	35	500	\$ 7,706.00	\$ 5,240.00	\$ 164.00	\$ 13,110.00
1"	2.5	55	1250	\$ 19,265.00	\$ 8,384.00	\$ 164.00	\$ 27,813.00
1-1/2"	6	120*	3000	\$ 46,236.00	\$ 15,720.00	\$ 164.00	\$ 62,120.00
2"	8	190*	4000	\$ 61,648.00	\$ 27,248.00	\$ 164.00	\$ 89,060.00
3"	17.5	435*	8750	\$ 134,855.00	\$ 50,304.00	\$ 164.00	\$ 185,323.00
4"	25	750*	12500	\$ 192,650.00	\$ 85,936.00	\$ 164.00	\$ 278,750.00

** This is the base fee only for each meter size. Water Capital facility fees are determined according to Ordinance Nos. 175 & 188. Meter sizes are determined by gallons per minute (GPM) as identified on the Meter Demand forms. Additional capacity may be required in addition to the base capital facility fee and is calculated on a per gallon basis. Water meters over 4" are restricted to fire service purposes unless request is submitted to the Board of Directors for consideration Equal to \$15.41 per Gallon Per Day (GPD)

WASTEWATER CAPITAL FACILITY FEES EFFECTIVE JANUARY 1, 2018		
Single Family Residence	250 gpd	\$ 9,899.00
Mobile Home (each unit)	200 gpd	\$ 7,919.00
Mixed Use (each unit)	180 gpd	\$ 7,127.00

Equal to \$39.60 per Gallon Per Day (GPD)

Wastewater Capital Facility fees are determined by Ordinance No. 176. Multi Family residential fees are calculated using the Water & Wastewater Study and Land Use Categories in the 2008 Master Plan. Non Residential fees are based on land use and/or actual flow capacity as determined by District review. These fees do not include inspection by a VWD inspector or installation by either the VWD crew or an outside contractor.



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION

Please type or use pen

Mary Diaz, Trustee of the Teiler Family Trust 619-972-7836		ORG _____	S
Owner's Name _____	Phone _____	ACCT _____	
4364 Bonita Road #483		ACT _____	
Owner's Mailing Address _____	Street _____	TASK _____	
Bonita _____	CA 91902	DATE _____	
City _____	State _____ Zip _____	AMT \$ _____	

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☐ Specific Plan or Specific Plan Amendment
☐ Rezone (Reclassification) from _____ to _____ zone
☐ Major Use Permit (MUP), purpose _____
☐ Time Extension... Case No. _____
☐ Expedited Map Case No. _____
☐ Other _____

Assessor's Parcel Number(s)
(Add extra if necessary)

226-290-01-00	

- B. ☒ Residential Total number of dwelling units 15
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 3.8 Total lots 15 Smallest proposed lot 6,000 sq

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page 1109 Grid E7

1217 Nordahl Road Escondido, CA 92026

Project address Street

North County Metro 92026

Community Planning Area/Subregion Zp

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature _____ Date 6/5/17
Address 4364 Bonita Road #483 Bonita, CA 91902 Phone 619-972-7838

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name Vallecitos Water District Service area Sewer

- A. ☐ Project is in the District
☒ Project is not in the District but is within its Sphere of Influence boundary owner must apply for annexation
☐ Project is not in the District and is not within its Sphere of Influence boundary
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached _____
☐ Project will not be served for the following reason(s) _____

- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.

- D. ☒ How far will the pipeline(s) have to be extended to serve the project? approx 750 ft (inside the subdivision) plus easement to private street

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature Eileen Koonce Print Name and Title Development Services Coordinator Phone 760-752-7177 Date 6/5/17

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT On completion of Section 2 by the district applicant is to submit this form with application to: Planning & Development Services Zoning Counter, 5510 Overland Ave Suite 110 San Diego CA 92123





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

Mary Diaz, Trustee of the Teller Family Trust 619-972-7836		ORG _____	W
Owner's Name	Phone	ACCT _____	
4364 Bonita Road #483		ACT _____	
Owner's Mailing Address	Street	TASK _____	
Bonita	CA 91902	DATE _____	
City	State	Zip	AMT \$ _____
DISTRICT CASHIER'S USE ONLY			

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone
☐ Major Use Permit (MUP) purpose _____
☐ Time Extension Case No. _____
☐ Expired Map Case No. _____
☐ Other _____

Assessor's Parcel Number(s)
(Add extra if necessary)

226-290-01

- B. ☒ Residential . . . Total number of dwelling units 14
☐ Commercial . . . Gross floor area _____
☐ Industrial . . . Gross floor area _____
☐ Other . . . Gross floor area _____

- C. ☒ Total Project acreage 3.8 Total number of lots 15

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page 1109 Grd E7
1217 Nordahl Road, Escondido, CA 92026
Project address Street
North County Metro 92026
Community Planning Area/Subregion Zip

Owner Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature _____

Date 6/5/17

Address: 4364 Bonita Road #483, Bonita, CA 91902

Phone 619-972-7836

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name Vallecitos Water District Service area Water

- A. ☐ Project is in the district.
☒ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District
- B. ☐ Facilities to serve the project ☐ ARE ☒ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____ (Number of sheets)
☐ Project will not be served for the following reason(s): _____
- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.
- D. ☒ How far will the pipeline(s) have to be extended to serve the project? approx. 1200 feet

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn unless a shorter expiration date is otherwise noted.

Authorized Signatory Eileen M. Koonce Print Name Eileen M. Koonce

Print Title Development Services Coordinator Phone 760-752-7177 Date 6/5/17

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
On completion of Section 1 and 3 by the District, applicant is to submit this form with application to
Planning & Development Services Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92121



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

Part I: NOTICE OF INTENT TO CIRCULATE PETITION

Proponents are required to file a NOTICE OF INTENT TO CIRCULATE PETITION with the Executive Officer of the San Diego Local Agency Formation Commission before a petition to initiate a change of organization or reorganization can be circulated (Govt. Code § 56700.4).

1. Notice is hereby given to circulate a petition proposing to: Include 1217 Nordahl Rd (APN No. 226-290-01
within the water and sewer service boundaries for the Vallecitos Water District (VWD)

2. The reason(s) for the proposal are: Vallecitos Water District (VWD) will be providing sewer service to
1217 Nordahl Rd. which is within the Vallecitos Water Districts Sphere of Influence. As a condition to
Annex into VWD they have requested that there boundaries be include to provide water as well.

Bernardo Diaz

Proponent's Name (print)


Signature of proponent or representative

Proponent's Address

City, State, Zip

Pursuant to Section 56700.4 of the California Government Code, this NOTICE OF INTENT TO CIRCULATE PETITION was filed with me on _____

Date

MICHAEL D. OTT, Executive Officer

PART II: DISCLOSURE REQUIREMENTS

The Political Reform Act prohibits a person appointed to the Local Agency Formation Commission from soliciting or accepting campaign contributions of more than \$250 within the preceding 12 months from parties, participants, or their agents while a proceeding is pending before LAFCO and for three months following the decision. LAFCO commissioners who receive such contributions are required to disqualify themselves from participating in the proceedings. Both commissioners and contributors who are parties to the proceeding are required to disclose the contributions received or made. Names of current LAFCO commissioners and LAFCO disclosure forms are available at [HTTP://WWW.SDLAFCO.ORG](http://www.sdlafco.org) or by calling 858/614-7755.

Pursuant to Government Code Section 56700.1, any person or combination of persons who, for political purposes, directly or indirectly contributes \$1,000 or more, or expend \$1,000 or more in support of, or in opposition to a proposal for a change of organization or reorganization that will be submitted to the Commission, shall disclose and report to the Commission to the same extent and subject to the same requirements of the Political Reform Act (Title 9 [commencing with Section 81000]) as provided for local initiative measures.

Pursuant to Government Code Section 57009, any person or combination of persons who directly or indirectly contributes \$1,000 or more, or expends \$1,000 or in support of, or in opposition to, the conducting authority proceedings for a change of organization or reorganization, must comply with the disclosure requirements of the Political Reform Act of 1974, (Government Code section 81000 et seq.). Applicable reports must be submitted to the Secretary of State and the appropriate city or county clerk. Copies of the reports must also be filed with the Executive Officer of San Diego LAFCO.

Part III: PETITION FOR CHANGE OF ORGANIZATION OR REORGANIZATION

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

- (a) The specific change(s) of organization proposed is/are: Include Water and Sewer within the Vallecitos Water Districts service boundaries.
- (b) The boundary of the territory included in the proposal is as described in the attached legal description and map and is by this reference incorporated herein.
- (c) The proposed action(s) will be subject to the following terms and conditions: _____

- (d) The reason(s) for the proposal is/are: Property needs to annex into the Vallecitos Water Districts service boundary in order to receive sewer service from (VWD).

- (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. Bernardo Diaz 4364 Bonita Rd. #483 Bonita, CA 91902
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: _____
2. The proposed name(s) of the new district(s) is/are: _____

3. The boundary(ies) of the proposed new district(s) is/are described in the attached legal description and map and are by this reference incorporated herein.

- (k) If an incorporation is included in the proposal:

1. The name of the proposed city is: _____
2. Provisions are requested for appointment of: ☐ city manager ☐ city clerk ☐ city treasurer

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

Part 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.

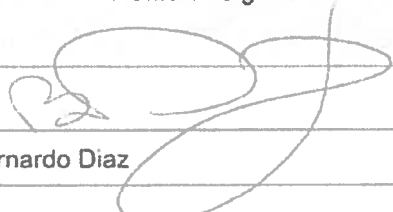
Name of Signer	Residence Address	Date Signed	Official Use
Sign  Print <u>Bernardo Diaz</u>			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

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
<div style="text-align: center;">  </div> Sign _____ Print <u>Bernardo Diaz</u>			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

Part V: MINIMUM SIGNATURE REQUIREMENT FOR A SUFFICIENT PETITION UNDER THE PROVISIONS OF THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF 2000

Reorganization—Signatures must comply with the applicable signature requirements for each of the changes proposed (Govt. Code § 56864.1).

District Formation—Signatures as required by the principal act under which the new district is proposed to be formed (Govt. Code § 56860).

Dissolution of a District—For registered voter district: signatures by (a) not less than 10% of the registered voters within the district; or (b) not less than 10% of the number of landowners within the district who also own not less than 10% of the assessed value of land within the district.

—For landowner-voter districts: signatures by not less than 10% of the number of landowners within the district who also own not less than 10% of the assessed value of land within the district.

—If dissolution is for inactivity, the petition must be signed by three or more registered voters or landowners within the subject district and include statement and recitations as required by Govt. Code 56871 (Govt. Code § 56870).

Consolidation of Districts—For registered voter districts: signatures by not less than 5% of the registered voters within each of the districts.

—For landowner-voter districts: signatures by landowners-voters constituting not less than 5% of the number of landowner-voters owning land within each of the several districts who also own not less than 5% of the assessed value of land within each of the districts (Govt. Code § 56865).

Merger of District with City or Establishment of a Subsidiary District—For a registered voter district: signatures by (a) 5% of the registered voters of the district; or (b) 5% of the registered voters residing within the territory of the city outside the boundaries of the district.

—For a landowner-voter district: signatures by (a) 5% of the number of landowner-voters within the district; or (b) 5% of the registered voters residing within the territory of the city outside the boundaries of the district (Govt. Code § 56866).

District Annexation or Detachment—For a registered voter district: signatures by (a) not less than 25% of the number of registered voters within the territory proposed to be annexed or detached; or (b) not less than 25% of the number of landowners within the territory proposed to be annexed or detached who also own not less than 25% of the assessed value of land within the territory.

—For a landowner-voter district: signatures by not less than 25% of the number of landowners owning land within the territory proposed to be annexed or detached who also own not less than 25% of the assessed value of land within the territory (Govt. Code § 56864).

Incorporation of a City—Signatures by: (a) not less than 25% of the registered voters residing in the area to be incorporated; or (b) not less than 25% of the number of owners of land within the territory proposed to be incorporated who also own not less than 25% of the assessed value of land within the territory proposed to be incorporated (Govt. Code § 56764).

Disincorporation of a City—Signatures by not less than 25% of the registered voters residing in the city proposed to be disincorporated (Govt. Code § 56766).

Consolidation of Cities—Signatures by not less than 5% of the registered voters of each affected city (Govt. Code § 56766).

Annexation to a City—Signatures by: (a) not less than 5% of the number of registered voters residing within the territory proposed to be annexed; or (b) not less than 5% of the number of owners of land within the territory proposed to be annexed who also own 5% of the assessed value of land within the territory (Govt. Code § 56767).

Detachment from a City—Signatures by: (a) not less than 25% of the number of registered voters residing within the territory proposed to be detached; or (b) not less than 25% of the number of owners of land within the territory proposed to be detached who also own 25% of the assessed value of land within the territory (Govt. Code § 56768).



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION

Please type or use pen

Mary Diaz, Trustee of the Tellier Family Trust 619-972-7836

Owner's Name Phone

4364 Bonita Road #483

Owner's Mailing Address Street

Bonita CA 91902

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

S

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance
☐ Minor Subdivision (TFM) ☐ Boundary Adjustment
☐ Specific Plan or Specific Plan Amendment
☐ Rezone (Reclassification) from _____ to _____ Zoning
☐ Major Use Permit (MUP), purpose _____
☐ Time Extension, Case No. _____
☐ Expedited Map, Case No. _____
☐ Other _____

Assessor's Parcel Number(s)
(Add extra if necessary)

226-290-01-00	

- B. ☒ Residential Total number of dwelling units 15
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 3.8 Total lots 15 Smallest proposed lot 6,000 sf

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page 1109 Grid E7

1217 Nordahl Road, Escondido, CA 92026

Project address Street

North County Metro 92026

Community Planning Area/Subregion 2 p

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.

OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature _____ Date: 6/5/17

Address 4364 Bonita Road #483, Bonita, CA 91902

Phone: 619-972-7836

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name Vallecitos Water District Service area Sewer

- A. ☐ Project is in the District.
☒ Project is not in the District but is within its Sphere of Influence boundary. Owner must apply for annexation.
☐ Project is not in the District and is not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached _____
☐ Project will not be served for the following reason(s) _____

- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.

- D. ☒ How far will the pipeline(s) have to be extended to serve the project? approx 750 ft (inside the subdivision)
plus easement of private street

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature _____

Print Name and Title

Eileen Koonce
Development Services Coordinator

760-752-7177

Phone

Date

6/5/17

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave., Suite 110 San Diego, CA 92123





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

Marie Diaz, Trustee
Owner's Name
4364 Bonita Road #483
Owner's Mailing Address
Bonita CA 92902
City State Zip

619-972-7836
Phone

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

W

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map, Case No. _____
☐ Other _____
- B. ☒ Residential Total number of dwelling units 15
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

Assessor's Parcel Number(s)
(Add extra if necessary)

226-290-01

- C. ☒ Total Project acreage 3.8 Total number of lots 15 (+2 common lots)

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page 1109 Grid E7

1217 Nordahl Rd. Escondido, CA 92026

Project address Street

North County Metro 92026

Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature _____ Date: 06/28/201

Address 4364 Bonita Road #483, Bonita, CA 91902 Phone 619-972-7836

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name VISTA IRRIG. DISTRICT Service area _____

- A. ☐ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☒ The project is not located entirely within the district and a potential boundary issue exists with the VALECITOS WATER District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____ (Number of sheets)
☐ Project will not be served for the following reason(s): _____

- C. ☒ District conditions are attached. Number of sheets attached: 2
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

- D. ☒ How far will the pipeline(s) have to be extended to serve the project? 1800 FEET

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature AL DUCUSIN

Print Name AL DUCUSIN

Print Title ENR SERV MGR.

Phone 7605973124

Date 7/3/12

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



PDS-399W (Rev. 09/21/2012)



1391 Engineer Street • Vista • California 92081-8840
Phone: (760) 597-3100 • Fax: (760) 598-8757
www.vidwater.org

Board of Directors

Paul E. Dorey, *President*
Jo MacKenzie
Marty Miller
Patrick H. Sanchez
Richard L. Vasquez

June 29, 2018

County of San Diego
Planning & Development Services –
Zoning Counter
5510 Overland Avenue, Suite 110
San Diego CA 92123

Administrative Staff

Eidon L. Boone
General Manager / Treasurer
Brett L. Hodgkiss
Assistant General Manager
Lisa R. Soto
Board Secretary
Joel D. Kuperberg
General Counsel

Owner Mary Diaz, Trustee of the Tellier Family Trust Location 1217 Nordahl Road LN 2015-009
Impact Statement _____ TSM No. _____ TPM No. _____
PC No. _____ SDP _____ Parcel No. 226-290-01

NOTICE: This is a preliminary review of the project. Additional requirements may be imposed should conditions warrant. This letter does not constitute a commitment for water service. Commitments for water service are made by separate documents, such as accepted meter applications or executed construction contracts, or by separate letters of commitment. Water service will only be provided under the Rules and Regulations of the District, after all required fees have been paid and all District conditions have been satisfied. This letter is for informational purposes and intended for planning purposes only.

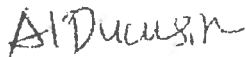
- ☒ Water service within the Vista Irrigation District. However, contact Vallecitos Water District for annexation requirements.
- ☒ All Grading and Improvement plans are required to be submitted to District for review and approval.
- ☒ One or more of the following requirements apply in order for the District to supply water to this project:
- A public waterline extension
 - Installation of a reduced pressure detector assembly (RPDA) to serve your private system
 - Installation of water facilities off existing District Waterlines(s)
 - All lots being created must be adjacent to a public water main and served through individual water meter(s) and/or RPDA(s).
- ☒ A Specific Easement (ref. Vista Irrigation District Standard Drawing 5-1) is necessary for: public water extension.
- ☒ District Blanket Easement No. B11 & B12 encumbers the property.
- ☐ An existing District waterline crosses or is adjacent to the land being developed (see attached plat) and should be shown on the final map. These waterlines may need to be replaced or relocated due to the grading operations or project configuration.
- ☐ Pursuant to Water Code Section 537 et seq. (or subsequent California Building Standards Code updates conforming to Section 537), all newly constructed multiunit residential and newly constructed mixed-use residential and commercial structures, for which an application for water service is submitted after January 1, 2018, are required to measure the quantity of water supplied to each individual residential dwelling unit as a condition of new water service (District Rules and Regulations Section 3.12.3.J Meter Rules). The owner of the structure shall be responsible for installing and reading sub-meters and complying with all applicable laws and regulations.
- ☒ An off-site meter is being created by this minor/major subdivision and is subject to further rules and regulations. Contact Jay Vittachi, VID Engineering Specialist, at (760) 597-3122 for questions or more detailed information.

- X Service is being provided via (an) existing ¾" water meter, Account No. 1045-070. Additional meters or water facilities may be needed.
- X This project is subject to payment of the District's Capacity Fee as well as the San Diego County Water Authority's Capacity Charge at the time application is made for water service.
- In order to provide fire protection reliability and minimize water quality concerns, this project may require more than one connection to the District's system in order to create a loop.
- X A complete hydraulic analysis and design study will be required to determine available domestic service pressures, fire flow availability, on-site and/or off-site system improvements required to serve the project. The owner is to contact the District's Engineering Department to make arrangements for the study.
- X When the required fire flow amount and fire hydrant locations are known, the developer and his engineer must meet with District staff to discuss water service to the site.
- Irrigation system(s) shall be designed and constructed per the "Rules and Regulations for the Use of Reclaimed Water Within the Vista Irrigation District."
- X If the owner of this residential development desires to construct it in phases, he is required to request it in writing before or at the time the improvement plans are submitted to the District for plan checking. The owner must also get written approval from the City Building Department.
- X The District's water system design criteria requires that a minimum residual pressure of 30 psi during peak hour conditions be provided at each water meter required for the project. Additionally, required fire flows for the project must maintain a minimum of 20 psi during maximum day conditions. The District has a 12-inch size waterline in Nordahl Road with a maximum hydraulic gradient of 980 feet. The owner should contact the Fire Agency having jurisdiction over this project to obtain fire flow requirements and fire control facilities needed to serve the project.

Meters serving commercial or industrial zoned lands are required to have an approved District backflow device. If fire hydrants are required which are not adjacent to any District waterlines or which are adjacent to undersized waterlines, a waterline extension may be required which may also require specific easements.

If you have any questions, please contact us at (760) 597-3116.

Sincerely,



Al Ducusin
Engineering Services Manager

AD/jv

ANNEXATION NO. #####
ANNEXATION INTO VALLECITOS WATER DISTRICT

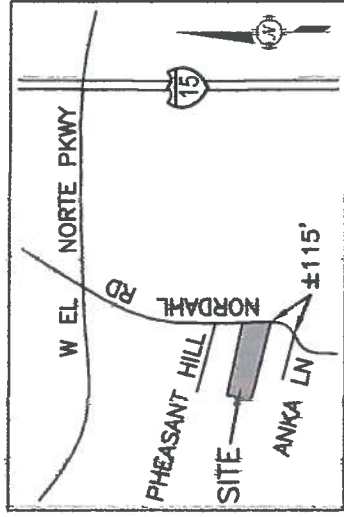
GEOGRAPHIC DESCRIPTION

All that certain real property situated in a portion of Section 8, Township 12 South, Range 2 West. San Bernardino Base and Meridian. In the County of San Diego, State of California, described as follows:

Beginning at a the Northern most property corner of the described parcel, also being a located on the Vallecitos Water District boundary:

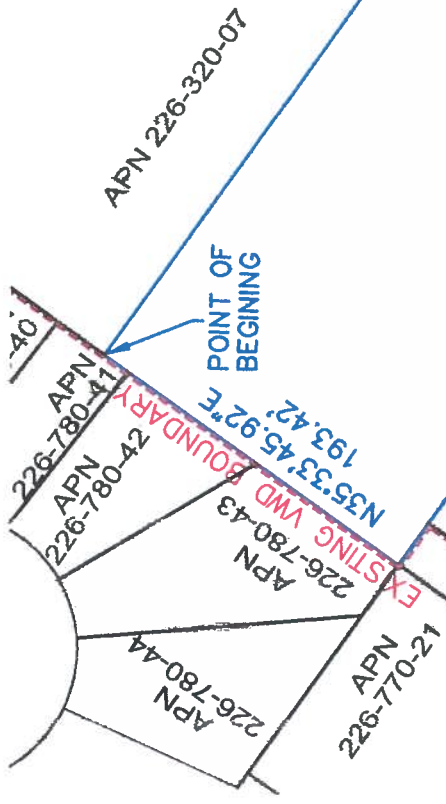
- 1. Thence, departing said boundary S54°30'8.89"E, 818.97' to a point on the centerline of Nordahl Road;**
- 2. Thence, along said centerline S01°21'9.51"W, 211.52';**
- 3. Thence, along the arc of a tangent curve to the right, having a 150.00' radius, a internal angle 8.1126 (radians), and a length of 21.24';**
- 4. Thence, departing said centerline N54°30'8.89"W, 948.55', to a the western most corner of said parcel, also being located on the Vallecitos Water District boundary;**
- 5. Thence, along said district boundary N35°33'45.92"E, 193.42' to the point of beginning and containging 3.80 acres of land more or less.**

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.



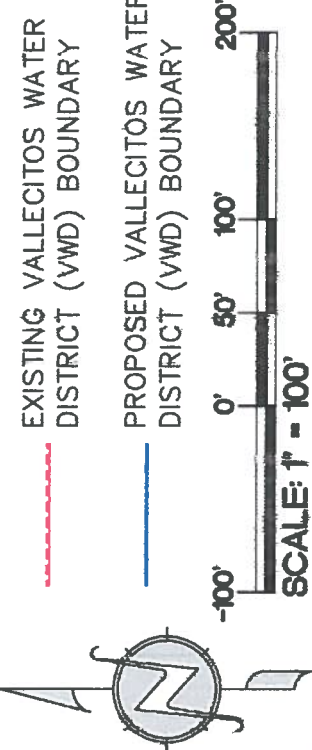
VICINITY MAP

NO SCALE
THOMAS BRO, MAP PG. 1109-E7



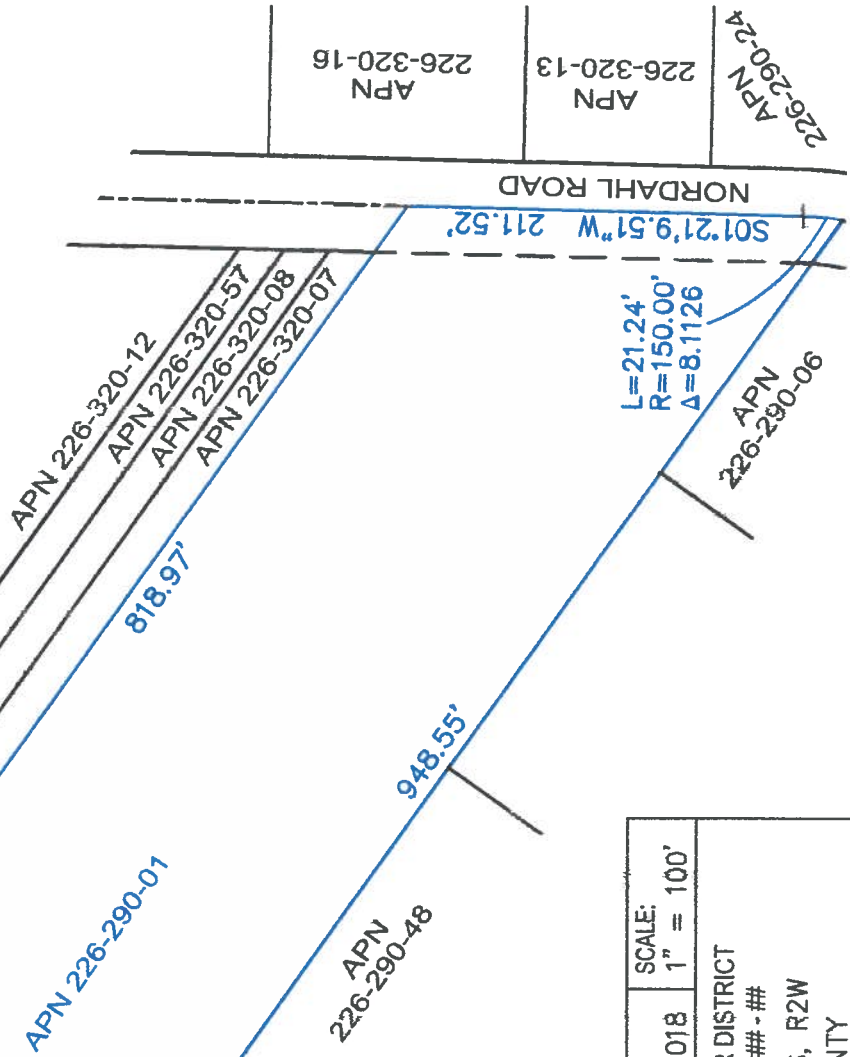
COURSES:

1. S01°21'9.51"W, 211.52'
2. L=21.24', R=150.00', 8.1126
3. N54°30'8.89"W, 948.55'
4. N35°33'45.92"E, 193.42'
5. S54°30'8.89"E, 818.97'



EXISTING VALLECITOS WATER DISTRICT (VWD) BOUNDARY
PROPOSED VALLECITOS WATER DISTRICT (VWD) BOUNDARY

ASSESSOR'S PARCEL NUMBER: 226-290-01	LAFCO RESOLUTION NO. #####	ACREAGE: 3.80	DATE: 03/29/2018	SCALE: 1" = 100'
<p>SWEETWATER ENGINEERING Civil Engineering, Land Development Services 4476 Saratoga Av., San Diego, CA 92107 Ph: (619) 381-7080 Sweetwater-engineering.com</p>				
<p>VALLECITOS WATER DISTRICT ANNEXATION NO. ####-## SECTION 8, T12S, R2W SAN DIEGO COUNTY</p>				



ANNEXATION NO. #####
ANNEXATION INTO VALLECITOS WATER DISTRICT

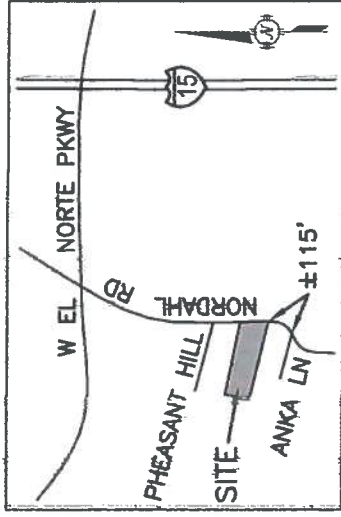
GEOGRAPHIC DESCRIPTION

All that certain real property situated in a portion of Section 8, Township 12 South, Range 2 West. San Bernardino Base and Meridian. In the County of San Diego, State of California, described as follows:

Beginning at a the Northern most property corner of the described parcel, also being a located on the Vallecitos Water District boundary:

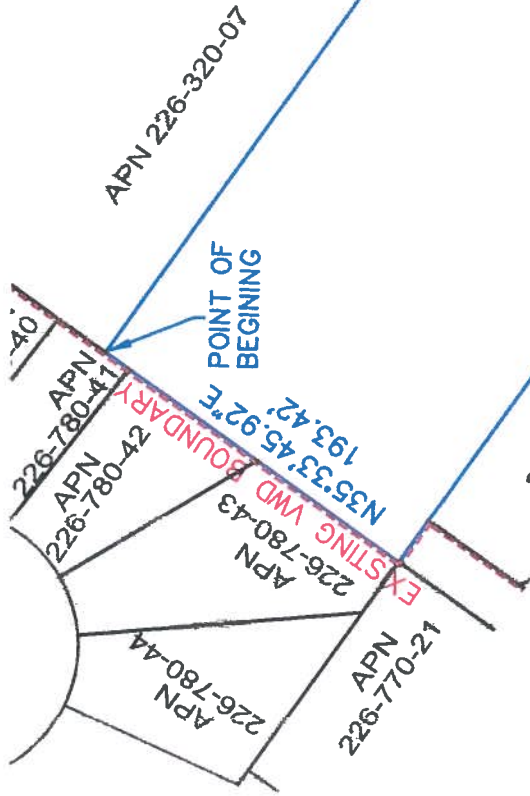
- 1. Thence, departing said boundary S54°30'8.89"E, 818.97' to a point on the centerline of Nordahl Road;**
- 2. Thence, along said centerline S01°21'9.51"W, 211.52';**
- 3. Thence, along the arc of a tangent curve to the right, having a 150.00' radius, a internal angle 8.1126 (radians), and a length of 21.24';**
- 4. Thence, departing said centerline N54°30'8.89"W, 948.55', to a the western most corner of said parcel, also being located on the Vallecitos Water District boundary;**
- 5. Thence, along said district boundary N35°33'45.92"E, 193.42' to the point of beginning and containging 3.80 acres of land more or less.**

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.



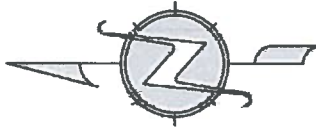
VICINITY MAP

NO SCALE
THOMAS BRO, MAP PG. 1109-E7



COURSES:

1. S01°21'9.51\"W, 211.52'
2. L=21.24', R=150.00', 8.1126
3. N54°30'8.89\"W, 948.55'
4. N35°33'45.92\"E, 193.42'
5. S54°30'8.89\"E, 818.97'



ASSESSOR'S PARCEL NUMBER: 226-290-01	LAFCO RESOLUTION NO. #####	ACREAGE: 3.80	DATE: 03/29/2018	SCALE: 1" = 100'
SWEETWATER ENGINEERING LLC Civil Engineering, Land Development Services 4476 Saratoga Av., San Diego, CA 92107 Ph: (619) 381-7080 Sweetwater-engineering.com				
VALLECITOS WATER DISTRICT ANNEXATION NO. ##### - ## SECTION 8, T12S, R2W SAN DIEGO COUNTY				

ANNEXATION NO. #####
ANNEXATION INTO VALLECITOS WATER DISTRICT

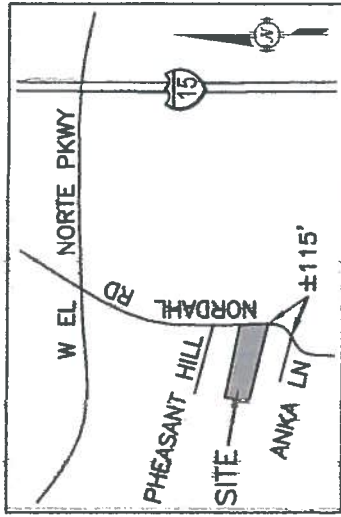
GEOGRAPHIC DESCRIPTION

All that certain real property situated in a portion of Section 8, Township 12 South, Range 2 West. San Bernardino Base and Meridian. In the County of San Diego, State of California, described as follows:

Beginning at a the Northern most property corner of the described parcel, also being a located on the Vallecitos Water District boundary:

- 1. Thence, departing said boundary S54°30'8.89"E, 818.97' to a point on the centerline of Nordahl Road;**
- 2. Thence, along said centerline S01°21'9.51"W, 211.52';**
- 3. Thence, along the arc of a tangent curve to the right, having a 150.00' radius, a internal angle 8.1126 (radians), and a length of 21.24';**
- 4. Thence, departing said centerline N54°30'8.89"W, 948.55', to a the western most corner of said parcel, also being located on the Vallecitos Water District boundary;**
- 5. Thence, along said district boundary N35°33'45.92"E, 193.42' to the point of beginning and containging 3.80 acres of land more or less.**

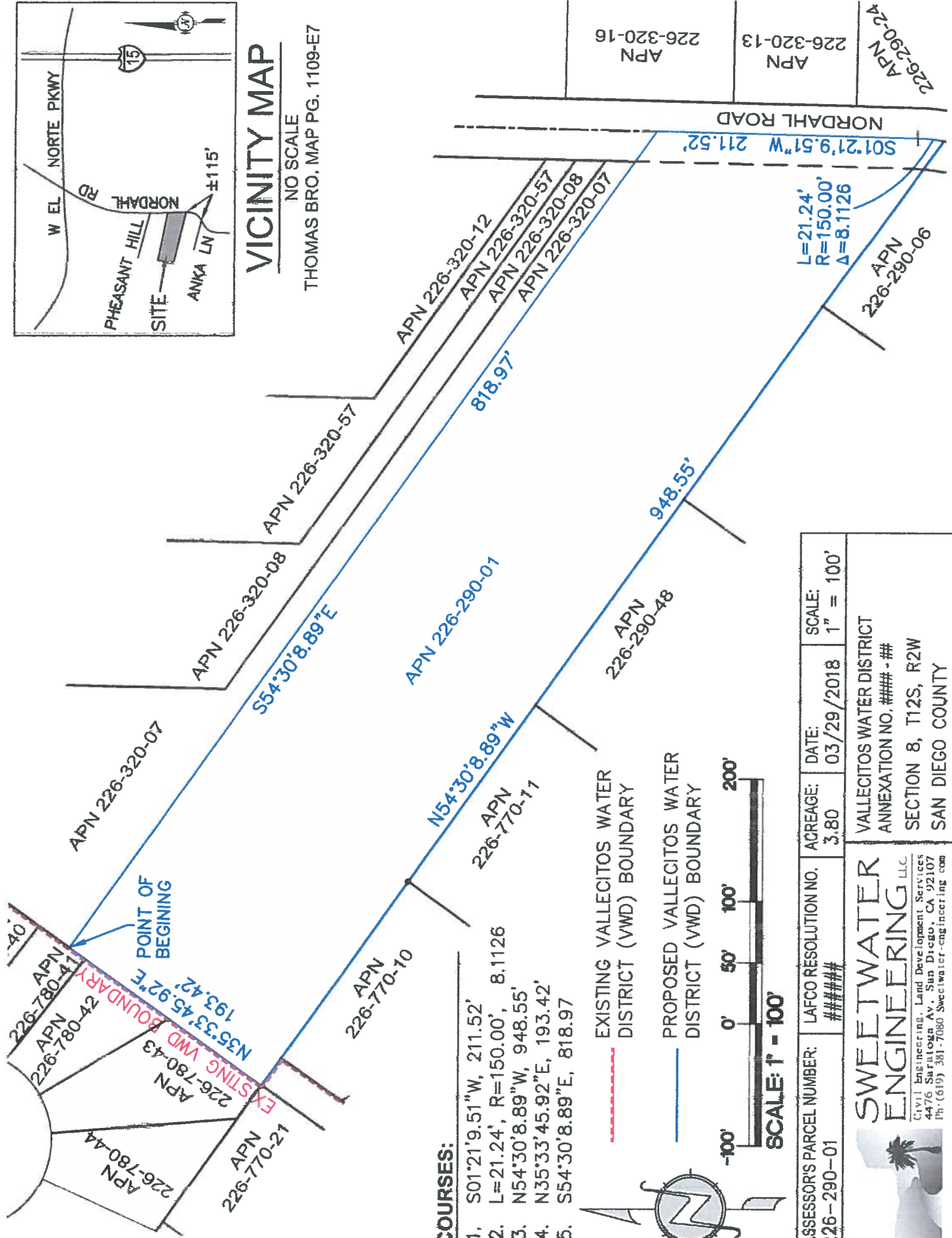
For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.



VICINITY MAP

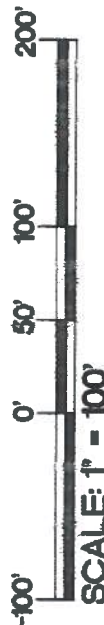
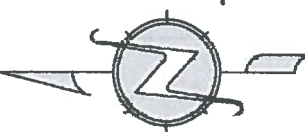
NO SCALE

THOMAS BRO, MAP PG. 1109-E7



COURSES:

1. S01°21'9.51"W, 211.52'
2. L=21.24', R=150.00', 8.1126
3. N54°30'8.89"W, 948.55'
4. N35°33'45.92"E, 193.42'
5. S54°30'8.89"E, 818.97'



SCALE: 1" = 100'

ASSESSOR'S PARCEL NUMBER: 226-290-01	LAFCO RESOLUTION NO. #####	ACREAGE: 3.80	DATE: 03/29/2018	SCALE: 1" = 100'
SWEETWATER ENGINEERING LLC Civil Engineering, Land Development Services 4476 Saratoga Av., San Diego, CA 92107 Ph: (619) 381-7080 Sweetwater-engineering.com				
VALLECITOS WATER DISTRICT ANNEXATION NO. ##### - ## SECTION 8, T12S, R2W SAN DIEGO COUNTY				

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FILED
Ernest J. Drenenburg, Jr. Recorder/County Clerk

SEP 19 2018

FROM: County of San Diego
Planning & Development Services, M.S. 0650
Attn: Project Planning Division Section Secretary

BY  DEPUTY

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Nordahl Tentative Map PDS2015-TM-5602; PDS2015-ER-15-08-008

Project Location: 1217 Nordahl Road, Escondido, CA in the North County Metro Subregional Plan Area (APN 226-290-01).

Project Applicant: Jim Waring, Tellier Family Trust/Waring Family Trust, 4634 Bonita Road, #483, Bonita, CA 91902 (619-972-7837)

Project Description: The project is a major subdivision to divide a 3.8-acre (gross) property into fifteen (15) residential lots and two common lots. The project site is subject to the Village General Plan Regional Category, Land Use Designation Village Residential 7.3 (VR-7.3). Zoning for the site is Single-Family Residential (RS). The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance. Access to the site would be provided by a private road connecting to Nordahl Road. Water would be provided by the Vista Irrigation District. Sewer would be provided by the Vallecitos Water District. The project will need to annex into the Vallecitos Water District for service. Earthwork will consist of a balanced cut and fill of 8,270 cubic yards of material.

Agency Approving Project: County of San Diego Planning Commission

County Contact Person: Nicolas Gustafson Telephone Number: 858-495-5351

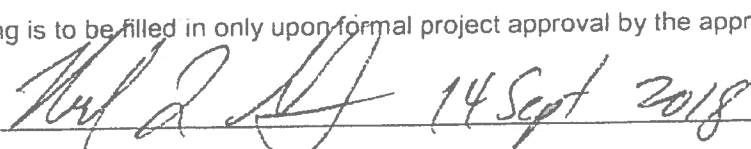
Date Form Completed: September 14, 2018

This is to advise that the County of San Diego Planning Commission has approved the above described project on September 14, 2018 / item #3 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☐ Statutory Exemption. C Section:
 - ☐ Categorical Exemption. G Section:
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 - Residential Projects Pursuant to a Specific Plan
 - ☒ G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: A comprehensive environmental evaluation has been completed for the project as documented in the 15183 Exemption Checklist dated September 21, 2017. This evaluation concludes that the project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the San Diego County General Plan Update Final Program EIR (GPU EIR, ER #02-ZA-001, SCH #2002111067). The required findings were adopted by the County Zoning Administrator on November 16, 2017.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature:  14 Sept 2018 Telephone: (858) 495-5351

Name (Print): Nicolas Gustafson Title: Planner

This Notice of Exemption has been signed and filed by the County of San Diego.