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

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AGENDA REPORT
Public Hearing | Action

November 3, 2025

TO: Chair Whitburn and Commissioners

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

SUBJECT: **Proposed "AJX Homes LLC – Carmichael Drive Reorganization" | Annexation to City of La Mesa and Concurrent Detachments from San Miguel Consolidated FPD and CSA 135 with Related Actions (File No. RO22-04)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a reorganization proposal from AJX Homes LLC to annex a 0.27-acre parcel into the City of La Mesa to establish public wastewater service. The proposal includes concurrent detachments from San Miguel Consolidated Fire Protection District (FPD) and County Service Area (CSA) No. 135. The affected territory – currently developed with an unoccupied single-family residence at 9365 Carmichael Drive in unincorporated Valle de Oro – is adjacent to La Mesa. Staff recommends conditional approval with confirming sphere of influence amendments. Staff further recommends waiver of protest proceedings, proceed without a new municipal service review per Policy L-106, and find the reorganization and sphere amendments exempt under State CEQA Guidelines Sections 15319(a) and 15061(b)(3), respectively.

BACKGROUND

Applicant Request

Landowner AJX Homes LLC (Lillian Trujillo) submitted a reorganization proposal to San Diego LAFCO in May 2023 for the principal purpose of annexing 0.27 acres of unincorporated territory to the City of La Mesa. Concurrent actions to detach the affected territory – consisting of one legal parcel developed with a single-family residence at 9365 Carmichael

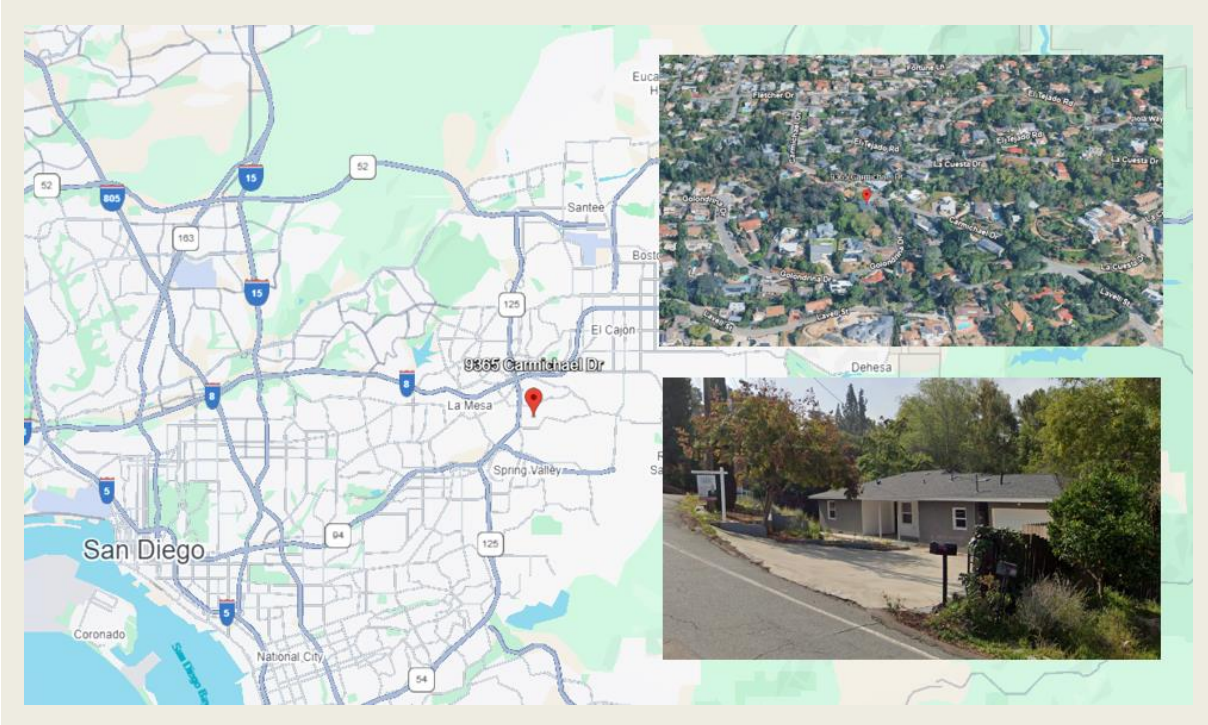
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Drive – from CSA No. 135 (regional communications) and San Miguel FPD (fire, rescue, and emergency medical) are also proposed. The County of San Diego Assessor's Office identifies the subject parcel as 495-335-05.

Regional Setting

The affected territory is located in east San Diego County within the unincorporated community of Valle de Oro, east of State Highway 125 and north of State Highway 94. Principal access is provided by Bancroft Drive via Fletcher and Carmichael Drives. The territory lies within County Supervisorial District 4 (Monica M. Steppe), Assembly District 75 (Carl DeMaio), and Senate District 39 (Akilah Weber Pierson). An aerial map follows, with a detailed map showing the parcel and La Mesa's jurisdictional boundary provided as Attachment One.



Google Earth

Subject Agencies

The proposed reorganization filed with San Diego LAFCO involves three subject agencies: City of La Mesa, San Miguel FPD, and CSA No. 135.[1] A summary of the subject agencies in terms of population, size, functions, and financial standing follows.

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

- **City of La Mesa** was incorporated in 1912 and operates under a council-manager form of government. The estimated population in La Mesa is 59,996 across a jurisdictional boundary spanning 5,824 acres (9.1 square miles). La Mesa is largely a full-service municipality, directly providing community planning, parks and recreation, police, and wastewater services. Notable exceptions involve water and integrated fire protection, rescue, and emergency medical services, which are provided by Helix Water District and Heartland Fire and Rescue Authority, respectively. LAFCO last updated La Mesa's sphere of influence in 2008 with a same-as-agency designation. The last completed audit covers 2022-2023 and shows La Mesa's net position totaling $180.5 million, reflecting a 13.6% increase over three prior fiscal years. The ending balance within the General Fund totals $69.8 million with $11.4 million committed as reserves and $53.1 million unassigned. The overall balance of $69.8 million equals 11.0 months of actual General Fund operating expenses in 2022-2023.

- **San Miguel Consolidated FPD** is an independent special district formed in 1987 with an estimated 128,665 residents across 29,728 acres (46.5 square miles). A directly elected seven-member Board governs San Miguel FPD and its three active and integrated municipal functions: fire protection, rescue, and emergency medical. The jurisdictional boundary covers Spring Valley, Grossmont, and Bostonia – the latter being geographically separate from the remainder of the jurisdictional boundary.[2] LAFCO last reviewed San Miguel FPD's sphere of influence in 2017 and excluded 468 jurisdictional acres (in various areas including Jamul and Crest). The last completed audit covers 2023-2024 and shows San Miguel FPD's net position totaling ($18.7) million, an improvement of 0.9% over the prior fiscal years. The ending fund balance shows $35.4 million in spendable monies and equal to 14.7 months of actual agency operating expenses in 2023-2024.

- **CSA No. 135** is a dependent special district of the County of San Diego encompassing 3,740 square miles and includes all unincorporated lands as well as 10 of the 18 cities in San Diego County. CSA No. 135 was formed in 1994 to support public safety radio communications through a funding agreement with a third-party (Regional Communication Systems, LLC) and involves operating an 800-megahertz system. Administration of this municipal function is provided by County Sheriff. The current estimated resident population within CSA No. 135 is 1,065,629. LAFCO established a sphere of influence in 1994 coterminous to San Diego County. The sphere was last reviewed and affirmed in 2020. The last completed audit covers 2023-2024 and shows the County of San Diego's net position at $4.88 billion – reflecting an increase of 20.1% increase over the past three audited years. The portion of the County General Fund balance committed to CSA No. 135 totals $1.232 million and equals 58.0 months of actual CSA expenses in 2023-2024.

[2] San Miguel Consolidated FPD's formation was the result of the consolidation of the Grossmont-Mt. Helix and Spring Valley FPDs. San Miguel Consolidated FPD expanded in 1994 through the consolidation and absorption of the East County FPD.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and spheres of influence of six (6) local agencies directly subject to San Diego LAFCO's planning and regulatory responsibilities as listed below. These agencies qualify as "affected agencies" relative to the proposal before the Commission and received notice as part of the administrative review.[3]

- Grossmont Healthcare District
- Helix Water District
- Metropolitan Water District of Southern California
- San Diego County Flood Control District
- San Diego County Street Lighting District
- San Diego County Water Authority

The affected territory also lies within the following school and college districts and accordingly have received notice of the proposal as part of the administrative review: Grossmont Union High School District, Grossmont – Cuyamaca Community College District and La Mesa – Spring Valley Elementary School District.

DISCUSSION

This item is for San Diego County LAFCO to consider approving – with or without discretionary modifications – the reorganization proposal and its principal action to annex the affected territory to the City of La Mesa with secondary actions to detach the territory from the San Miguel Consolidated FPD and CSA No. 135. The Commission may also apply approval conditions, provided they do not directly regulate land use, property development, or subdivision requirements.

Proposal Purpose

The purpose of the proposed reorganization is to enable the establishment of public wastewater service to the affected territory through annexation to the City of La Mesa. The proposal is prompted by the failure of the existing onsite septic system. Rather than replace the failing system, the applicant seeks to connect to La Mesa's public wastewater infrastructure as a permanent solution. No new development is proposed as part of this request. The timing of the proposal follows the City of La Mesa's conditional approval of the annexation request, General Plan amendment, and pre-zoning assignment in June 2025.

[3] State law defines "affected local agency" as any entity that contains, or would contain, or whose sphere contains or would contain, any territory for which a change of organization is proposed or ordered. Notice of the proposal and hearing were provided to the agencies.

Current and Planned Uses

The affected territory is presently unincorporated. The County of San Diego designates the affected territory as Semi-Rural Residential (SR-0.5) under the Valle de Oro Community Plan and zones it Rural Residential (RR) with a 0.5-acre minimum lot size. The existing single-family residence conforms to these County land use policies. The City of La Mesa General Plan designates the affected territory as Suburban Residential/Scenic Preservation Overlay (R1S-P), which allows higher density – up to 4 dwelling units per acre with a 10,000 square-foot (0.23-acre) minimum lot size. However, given the subject parcel is 0.27 acres, the pre-zoning assignment precludes any additional residential density post-annexation. Both the County and La Mesa would permit one accessory dwelling unit on the property.

State law prohibits La Mesa from modifying this zoning assignment for two years following annexation, with limited exceptions and only after providing notice to LAFCO.

Commission Focus

Three policy determinations guide LAFCO's consideration of this reorganization: (a) conforming sphere of influence amendments, (b) the timing of the reorganization, and (c) whether modifications or approval terms are appropriate. The Commission must also consider other relevant statutes in and outside LAFCO law, as detailed in the following section.

ANALYSIS

San Diego LAFCO's analysis of the proposed reorganization is divided into two subsections. The first addresses the three policy determinations discussed above, considering both statutory and local policy requirements. The second addresses other relevant issues, including compliance with the California Environmental Quality Act (CEQA). Staff's analysis follows.

LAFCO Statute and Local Policy

Item No. 1 | Conforming Sphere of Influence Amendments

The proposed reorganization requires San Diego LAFCO to approve conforming sphere of influence amendments for two of the three subject agencies to achieve statutory and local policy consistency.[4] These amendments involve adding the affected territory to the City of La Mesa's sphere and removing it from the San Miguel Consolidated FPD sphere. These actions reflect LAFCO's statutory responsibility to designate spheres that delineate appropriate jurisdictional boundaries and service areas for affected agencies now and into the immediate future. The following analysis addresses the relevant state and local policy factors.

[4] A sphere of influence is a planning boundary indicating where a city or district is expected to provide services in the future, while a jurisdictional boundary defines the area where it currently holds legal authority and provides services.

- Sphere Factor No. 1:
  Consideration of a Municipal Service Review

  State law requires LAFCO to prepare municipal service reviews to inform sphere updates, generally every five years. Policy L-106 requires municipal service reviews within five years of sphere amendments unless waived. The most recent municipal service review for the City of La Mesa was completed in 2008.[5] Given the limited scope of the proposed sphere amendments, a new municipal service review does not appear warranted. The amendments would simply conform the spheres to match the proposed annexation boundaries — a straightforward administrative alignment rather than a substantive change to either agency's service area.

- Sphere Factor No. 2:
  Consideration of the Agency-Affected Territory Relationship

  Statute requires LAFCOs to consider five factors when acting on spheres of influence. These factors address agency-territory relationships, service needs and adequacy, land use compatibility, and effects on disadvantaged unincorporated communities. Staff's analysis of each factor follows.

  - With respect to **present and planned land uses**, the affected territory comprises one 0.27-acre unincorporated parcel within the Valle de Oro community, currently developed with an unoccupied single-family residence. No future redevelopment is planned. The sphere amendment and associated annexation to La Mesa would remedy a failing onsite septic system by enabling connection to public wastewater service. Removing the parcel from San Miguel FPD's sphere facilitates the required detachment and ensures La Mesa serves as the primary provider of municipal services, including fire protection. The current and planned uses are compatible with the proposed sphere amendments.

  - With respect to **present and probable need for one or more public services**, the affected territory has an immediate need for public wastewater service due to a failing onsite septic system. The proposed sphere amendments directly address this service need.

  - With respect to the **overall adequacy of the agencies' public services**, no material deficiencies have been identified by LAFCO staff as part of the proposal review. As detailed in the following section, La Mesa has existing infrastructure and capacity to extend municipal services — including wastewater and integrated fire protection, rescue, and emergency medical services — to the affected territory without adversely impacting current customers. The conforming sphere amendments formally designate La Mesa as the appropriate service provider and reflect these existing service capacities.

[5] Further, as part of reaffirming La Mesa's sphere of influence, the Commission extended the existing exemption that waives the restriction on approving sphere amendments following a sphere review in cases involving a septic failure.

- With respect to **social or economic communities of interest if relevant to the agencies,** the affected territory is immediately adjacent to La Mesa's existing sphere of influence and jurisdictional boundary. Amending the sphere to include the parcel recognizes its preexisting social and economic connection to the City based on proximity and existing associations. The concurrent amendment removing the territory from San Miguel FPD's sphere reflects La Mesa – not San Miguel FPD – is the most appropriate fire provider for City parcels going forward.

- With respect to the **present and probable need for services involving any disadvantaged unincorporated communities (DUCs)**, none of the affected territory qualifies under the LAFCO statue.

- Sphere Factor No. 3:
  Consideration of Policy L-102

  San Diego LAFCO's L-102 guides sphere actions. The policy directs the Commission to use spheres to guide deliberations on future reorganizations, preserve community identities, discourage duplication of municipal services, and encourage local agency consolidations—whether functional or political. The proposed sphere amendments conform with L-102.

CONCLUSION | MERITS OF CONFORMING SPHERE OF INFLUENCE AMENDMENTS

The conforming sphere amendments for La Mesa and San Miguel Consolidated FPD are justified under both statute and local policy, based on the preceding analysis and two key assumptions:

- **Municipal Service Review Waiver.** The Commission determines new municipal service reviews are not necessary to inform these conforming sphere amendments given the limited scope of service impacts. A waiver is appropriate based on the analysis provided above.

- **Service Provider Designation.** The Commission determines La Mesa – rather than the County of San Diego and San Miguel FPD – is the appropriate service provider for the affected territory, with timing considerations addressed through the reorganization approval itself.

Item No. 2 |
Reorganization Request

San Diego LAFCO's consideration of the proposed reorganization and its timing draws on analyzing baseline factors required in statute as well as applicable policies set by the Commission.[6] Applicable local policies prompted for consideration are headlined by L-107 and its attention to disclosing and/or addressing any known or perceived jurisdictional disputes.

An analysis of these two related timing factors follows.

- Timing Factor No. 1:
  Baseline Considerations: Regional Policies + Service Relationships

  State law requires LAFCOs to consider multiple factors when evaluating jurisdictional changes. These factors include mandatory disclosures – such as current land uses, assessed values, and registered voter counts – as well as discretionary analyses of community needs, service capacities, and agency financial resources. Key conclusions regarding the receiving agency (City of La Mesa) follow, organized by (a) service needs, (b) service availability and capacity, and (c) financial considerations.

  - With respect to **service needs**, the affected territory's current and planned residential uses within a developing urban area merit a full range of public supporting municipal services. Most pressing among these needs is public wastewater service given a failing onsite septic system and potential impacts to the surrounding area.

  - With respect to **service availability and capacities**, La Mesa would directly assume most municipal service responsibilities for the affected territory upon reorganization and highlighted by providing the following core functions: community development; wastewater; integrated fire protection, rescue, and emergency medical; and police protection.[7] La Mesa has adequate capacity to provide these services. Additional details follow.

    La Mesa would assume community planning responsibilities for the affected territory from the County of San Diego as part of the reorganization. The transition is contemplated by City Ordinance (No. 2025-2918) and further prescribed by the City pre-zoning the subject lot Suburban Residential/Scenic Preservation Overlay (R1S-P).

    La Mesa would assume wastewater service responsibility for the affected territory as part of the reorganization. Access to the wastewater infrastructure is readily available via a 10-foot private lateral connection through an easement with the adjacent property along the southwestern property line. The single-

[6] Most of the baseline factors in statute focus on disclosing and otherwise addressing compatibility issues with external goals and policies of other state, regional, and local agencies as well as assessing the ability of subject agencies to provide services going forward. (Reference to Government Code Section 56668).

[7] Potable water service would continue to be provided to the affected territory by Helix WD.

family residence would generate an estimated maximum average daily wastewater flow of 240 gallons, representing 0.015% of La Mesa's remaining available treatment capacity. At full buildout – including one accessory dwelling unit –the parcel would generate 480 gallons per day, or 0.029% of remaining capacity. La Mesa can readily accommodate both scenarios. [8]

La Mesa – through the joint-powers authority Heartland Fire & Rescue – would formally assume integrated fire protection and emergency medical service responsibilities for the affected territory from San Miguel FPD as part of the reorganization. First response would be provided from Station No. 13, located at 9110 Grossmont Boulevard. Estimated response times are 6 minutes for priority calls and 10 minutes for non-priority calls, both within Heartland Fire & Rescue's 7-minute response time standard for urban areas. This transition would have minimal impact on service levels, as La Mesa already serves the territory directly surrounding the parcel.

La Mesa would formally assume police protection responsibilities from the County of San Diego as part of the reorganization. This change would have no material impact on service levels given La Mesa is already serving the territory directly surrounding the subject parcel.

- With respect to **related financial considerations**, staff analysis shows La Mesa has reasonable – albeit strained – financial resources and administrative capacity to assume municipal service responsibilities for the affected territory without significant adverse impacts, given the relatively small scale of this annexation. The City's most recent audited financial statements show a high debt ratio of 193.6%, offset by strong liquidity via a current ratio of 6:1 and positive operating performance, with an average total margin of 7.6% over the last three audited fiscal years (FY2021-FY2023).

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

  LAFCO Policy L-107 requires applicants to disclose any jurisdictional disputes associated with their proposals. No disputes have been disclosed by the applicant and/or the any of the three subject agencies. LAFCO staff has similarly identified no disputes or related concerns through the administrative review.

[8] One single-family residence and one accessory dwelling unit generate an approximate 480 gallons per day (gpd) and divided by 240 gpd per unit. The City of La Mesa's capacity is 5.03 million gallons per day (MGD), and its average daily flow is 4.7 MGD.

CONCLUSION |
MERITS OF REORGANIZATION

Timing of the reorganization and principal action to annex the affected territory to the City of La Mesa is warranted. Justification to approve the proposal is marked by the preceding analysis and highlighted by addressing an immediate municipal need, La Mesa's adequate service capacity, and the absence of jurisdictional disputes. The annexation represents a logical extension of municipal services to an immediately adjacent parcel with no development intensification. Additional analysis of the statutory factors is provided in Appendix A.

Item No. 3 |
Modifications and Terms

San Diego LAFCO staff has identified no modifications to the submitted reorganization warranting Commission consideration. The reorganization would not create corridors or illogical jurisdictional boundaries. Standard approval terms are sufficient and include requiring the applicant to pay any outstanding fees necessary to complete the approval as provided under the LAFCO fee schedule.

CONCLUSION |
MERITS OF ANY MODIFICATIONS OR TERMS

No modifications to the submitted reorganization proposal appear warranted. Standard approval terms are recommended and include receipt of all remaining payments associated with processing of the proposal by the Commission through recordation.

Other Statutory Considerations

Exchange of Property Tax Revenues

California Revenue and Taxation Code Section 99(b)(6) requires affected local agencies to adopt a property tax exchange agreement before LAFCO can approve any jurisdictional change involving annexation or detachment, unless an applicable master agreement exists. The City of La Mesa and County of San Diego have confirmed that an existing master agreement will govern the tax exchange for this reorganization. Under this agreement, La Mesa receives 38% of the County's existing apportionment of the 1% property tax collected within the affected territory. La Mesa shall also receive all of the current apportionment going to San Miguel Consolidated FPD. The estimated annual value of the exchange is currently $7,594.92 based on current assessed values (land and structures).[9]

[9] There are no property taxes to be exchanged with respect to the detachment from CSA No. 135.

Environmental Review

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

- The City of La Mesa serves as lead agency for assessing potential environmental impacts under CEQA and specifically the annexation of the affected territory and extension of public services. La Mesa has determined the reorganization proposal qualifies as a project under CEQA but is categorically exempt from further review under State CEQA Guidelines Section 15319(a) and its provisions covering annexations to cities and special districts of area containing existing public or private structures developed to the density allowed. Staff believe this exemption appropriately applies given the affected territory contains an existing private structure (one single-family residence) developed to the density allowed by the gaining land use authority (La Mesa).

- San Diego LAFCO serves as lead agency under CEQA for the conforming sphere of influence amendments. Staff recommends the Commission find that amending La Mesa's sphere to include the affected territory and San Miguel FPD's sphere to exclude it constitutes a project under CEQA but is exempt from further review under State CEQA Guidelines Section 15061(b)(3). This exemption applies because spheres of influence are State planning policies that do not directly change the environment or authorize new uses or services.

Protest Proceedings

Protest proceedings for the proposed reorganization may be waived by LAFCO should the Commission proceed with approval under Government Code Section 56662. The waiver appropriately applies given that the affected territory is uninhabited as defined under LAFCO law (i.e., fewer than 11 registered voters), the subject agencies have not filed an objection to the waiver, and the landowner has provided written consent.[10]

RECOMMENDATION

Staff recommends San Diego LAFCO conditionally approve the reorganization proposal as submitted, along with the conforming sphere of influence amendments as detailed. This recommendation is consistent with Alternative One in the following section.

[10] LAFCO law defines uninhabited as territory in which less than 11 registered voters reside.

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO:

Alternative One (recommended):
Adopt the attached resolution conditionally approving the reorganization proposal along with conforming sphere of influence amendments to the City of La Mesa and San Miguel Consolidated FPD. The following sub actions are also provided within the draft resolution:

a) Waiver of L-106
b) Waiver of protest proceedings
c) CEQA findings.

Alternative Two:
Continue consideration to the next regular meeting.

Alternative Three:
Disapprove of the reorganization proposal with direction to staff to return at the next regular meeting with a conforming resolution for adoption.

PROCEDURES FOR CONSIDERATION

This item has been placed on San Diego LAFCO's agenda as part of a noticed public hearing. The following procedures are recommended in the consideration of this item:

1. Disclose any material ex parte communications.
2. Receive verbal presentation from staff unless waived.
3. Open the public hearing and invite comments from the applicant and general public.
4. Discuss item and consider the staff recommendation.

On behalf of the Executive Officer,

Michaela Peters

Michaela Peters
Local Governmental Analyst II

Appendix:

A) Analysis of Proposal Review Factors

Attachments:

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

APPENDIX A

Government Code Section 56668
Mandatory Proposal Review Factors

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

The affected territory as submitted comprises a 0.27-acre parcel currently within the County of San Diego, adjacent to the City of La Mesa and within the unincorporated Valle de Oro community. The subject parcel is presently developed with an unoccupied 2,346 square-foot single-family residence built in 1951 located at 9365 Carmichael Drive. The County of San Diego Assessor's Office identifies the subject parcel as 495-335-05 with a total assessed land value of $603,432 with the last transaction recorded April 2021.

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

The County of San Diego serves as the primary purveyor of general governmental services to the affected territory. These governmental services include community planning, roads, and law enforcement. Other pertinent service providers include CSA No. 135 (regional communications), Helix WD (domestic water), and San Miguel Consolidated FPD (fire protection and emergency medical). The timing of the proposal is specific to the need for public wastewater and is the focus of the succeeding analysis.

- **Extending Public Wastewater to Affected Territory**
  Connection to City of La Mesa's wastewater main is available through a 10' x 10' lateral easement with the adjacent property at the southwesterly portion of the property line. This easement agreement was entered into by AJX Homes LLC and the adjacent property owners on August 22nd, 2024. It is projected the maximum average day wastewater flow generated within the affected territory is 240 gallons. This projected amount can be readily accommodated by La Mesa and represents 0.145% of its available treatment capacity remaining within its wastewater system. Ultimate buildout would include an accessory dwelling unit and increase the average day wastewater flow to 480 gallons per day or 0.029% of the remaining available capacity.

c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.

Approving the reorganization would create social and economic ties between the affected territory and the City of La Mesa.

d) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies/priorities set forth in G.C. Section 56377.

Approving the proposed reorganization and annexation to La Mesa would facilitate the orderly expansion of the City's jurisdictional boundary. Approval would be consistent with the Commission's adopted policies to sync urbanized uses with urbanized services. The affected territory does not contain "open-space" as defined under LAFCO law and no conflicts exists under Government Code Section 56377. Additional analysis concerning conformance with germane Commission policies follows.

- San Diego LAFCO Policy L-107 requires applicants to disclose and address potential jurisdictional issues associated with their proposals and if applicable requires a consultation process with affected agencies, interested parties, or organizations to help discuss and potentially remedy concerns unless waived by the Executive Officer. No jurisdictional disputes or related concerns were identified or disclosed by the applicant or by affected agencies or interested parties in the review of the proposal.

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

The affected territory does not contain "prime agricultural land", or "agricultural land" as defined under LAFCO law. Specifically, the affected territory does not contain lands currently used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program. Approval of the reorganization proposal would not adversely affect the physical or economic well-being of agricultural lands.

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

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds that appear consistent with the standards of the State Board of Equalization and conforming with lines of assessment. LAFCO approval would be conditioned on approval of the map and geographic description by the County Assessor's Office and address any modifications enacted by the Commission. No irregular or otherwise illogical boundary features would be generated from proposal approval.

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

The proposed reorganization would facilitate the extension of public wastewater services to the affected territory and in doing so accommodate its current residential uses. The anticipated outcomes do not generate any known conflicts with *San Diego Forward*, the regional transportation plan adopted by the San Diego Association of Governments.

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

The affected territory is designated by the County of San Diego as Semi-Rural Residential (SR-0.5) with specific development policies delegated within the Valle de Oro Community Plan. The County also zones the affected territory as Rural Residential (RR) with a 0.5-acre minimum lot size. The City of La Mesa General Plan separately designates the affected territory as Suburban Residential/Scenic Preservation Overlay (R1S-P) which prescribes a 10,000 square-foot – or 0.23-acre –minimum lot size and up to 4 dwelling units per acre. This pre-zoning assignment prohibits any additional density development within the affected territory post annexation given the subject lot is 0.27 acres in size. Additional intensity would however be permitted by both the County and La Mesa via one accessory dwelling unit.

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

See the agenda report.

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

Notice of the reorganization proposal was distributed to all affected and subject agencies as required under LAFCO law. Notices were also provided to all local college and school districts. No written comments were submitted ahead of preparing this agenda report for distribution on October 27, 2025.

k) The ability of the newly formed or receiving entity to provide the services that 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 La Mesa has reasonably sufficient – albeit strained -- financial resources and administrative capacity to assume municipal service responsibilities for the affected territory without significant, adverse impacts, given the relatively small scale of this annexation. This statement is supported by the following factors.

- La Mesa's last audit covers FY 2022-2023 and shows the City finished with strong liquidity levels with an agency-wide current ratio of 5.7 (i.e. $5.72 in current assets for every $1.00 in current liabilities).

- La Mesa finished FY 2022-2023 with low capital levels and highlighted by total liabilities exceeding total assets, resulting in a debt ratio of 193.6% (i.e. $193.61 out of every $100.00 in net assets are financed).[11]

- La Mesa finished FY 2022-2023 with an overall total margin of 11.9%.

[11] La Mesa appears to be financially constrained, as indicated by its high debt ratio in the most recent (though somewhat dated) audit. However, the proposed annexation is expected to have minimal fiscal impacts for La Mesa, primarily through the addition of a new sewer system customer and the associated increase in property tax revenue. LAFCO is scheduled to conduct a thorough and necessary review of La Mesa's financial condition as part of the upcoming Municipal Service Review (MSR).

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

The affected territory's existing residential uses are within the Helix WD's retail potable water system with wholesale supplies provided by the San Diego County Water Authority and the Metropolitan Water District of Southern California. No changes to these service arrangements are proposed. Approval of the proposed reorganization would not affect these existing relationships and/or commitments.

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

The proposed reorganization would not impact any local agencies in accommodating their regional housing needs.

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

The affected territory is considered uninhabited as defined by LAFCO law (containing 11 registered voters or less). The landowner supports the proposed reorganization and has provided written consent to the proceedings as the petitioners.

o) Any information relating to existing land use designations.

See above analysis for (h).

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

The proposed reorganization is not expected to have a negative impact on environmental justice. A review of existing pollution burdens and susceptible populations within the affected territory follows, based on data available from the California Environmental Protection Agency through its online assessment tool (CalEnviroScreen 4.0).

- The affected territory's **composite pollution burden ranking** falls in the 31st percentile with an internal range between 0 and 77 percentiles. Four pollution burden measurements exceed the 50th percentile and are considered noteworthy. These measurements are related to Ozone, Diesel PM, Traffic, and Hazardous Waste.

- The affected territory's **composite susceptible population ranking** falls in the 32nd percentile with an internal range between the 5th and 97th percentiles. Two of these at-risk groups exceed the 50th percentile: Low Birth Rate and Housing Burden. Of these, low birth rate ranks above the 90th percentile, indicating a very high impact. This further reinforces the benefit of the proposal in providing wastewater service to the affected territory, thereby avoiding potentially harmful environmental impacts to local waterways caused by on-site septic systems.

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

Census Tract No. 6073015200 Pollution Burdens and Susceptible Population (Source: California Environmental Protection Agency and SD LAFCO)	
	Affected Territory + Surrounding Lands
Census Tract No.	6073015200
Estimated Population	3,773
Pollution Burden	Weighted Percentile
… Percentile	31.9
Indicator | Air Quality: Ozone	**51.0**
Indicator | Air Quality: PM 2.5:	47.5
Indicator | Air Quality: Diesel PM:	**50.9**
Indicator |Pesticides:	0.0
Indicator | Toxic Releases:	30.2
Indicator |Traffic:	**77.9**
Indicator | Drinking Water Contaminants:	45.9
Indicator | Lead in Housing:	42.6
Effects | Cleanup Sites:	43.0
Effects | Groundwater Threats:	0.0
Effects | Hazardous Waste:	**52.6**
Effects | Impaired Water:	12.5
Effects | Solid Waste:	0.0
Sensitive Population	Weighted Percenti
… Percentile	32.6
Population | Asthma:	37.5
Population | Low Birth Weight:	**97.9**
Population | Cardiovascular Disease:	23.2
Population | Education:	16.2
Population | Linguistic Isolation:	5.6
Population | Poverty:	9.0
Population | Unemployment:	36.4
Population | Housing Burden:	**50.7**

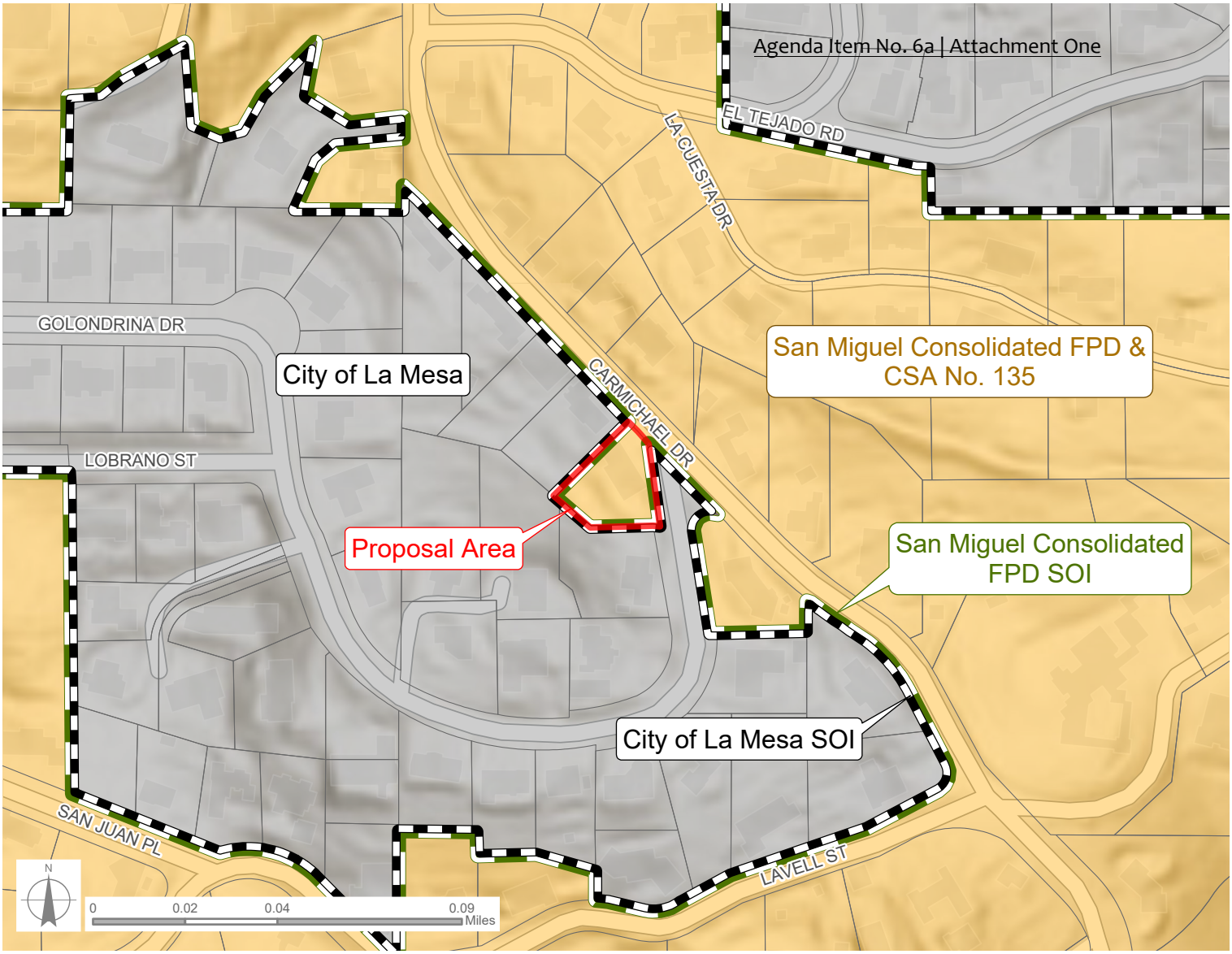
q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information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

The County of San Diego General Plan includes a hazard mitigation component addressing risks from fire, flooding, and earthquakes. The affected territory is designated within an "low" fire hazard severity zone, a "low" earthquake hazard zone, and located outside both the tsunami hazard zones and 100-year floodplain.

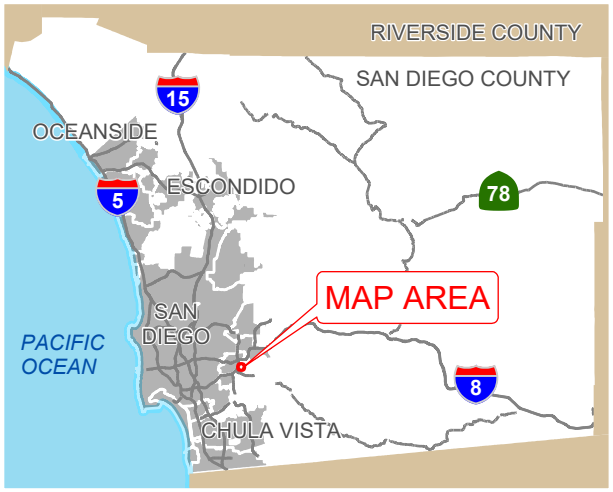
r) Section 56668.3(a)(1) Whether the proposed annexation will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annex to the district.

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

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RO22-04 "AJX HOMES LLC - CARMICHAEL DRIVE REORGANIZATION" | ANNEXATION TO THE CITY OF LA MESA WITH CONCURRENT DETACHMENTS FROM SAN MIGUEL CONSOLIDATED FPD AND CSA NO. 135 AND RELATED ACTIONS

SOI = Sphere of Influence

- Proposal Area
- City of La Mesa SOI
- San Miguel Consolidated FPD SOI
- San Miguel FPD & CSA No. 135
- City of La Mesa

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

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RESOLUTION NO. _____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A CHANGE OF ORGANIZATION

"AJX HOMES LLC – CARMICHAEL DRIVE REORGANIZATION"
ANNEXATION TO THE CITY OF LA MESA WITH CONCURRENT DETACHMENTS FROM SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT AND COUNTY SERVICE AREA 135 AND RELATED ACTIONS
(LAFCO FILE NO: RO22-04)

WHEREAS, on May 30, 2023, interested landowner – AJX Homes LLC – filed a petition to initiate proceedings and an application with the San Diego County Local Agency Formation Commission, hereinafter referred to as "Commission", pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the application seeks approval of a reorganization to annex 0.27 acres of unincorporated territory within the Valle de Oro community to the City of La Mesa and also involves concurrent detachments from San Miguel Consolidated FPD and CSA No. 135;

WHEREAS, the affected territory as submitted comprises a single unincorporated parcel developed with an unoccupied single-family residence and identified by the County of San Diego Assessor's Office as 495-335-05 with an assigned situs of 9365 Carmichael Drive; and

WHEREAS, an Easement Agreement was entered into on August 22nd, 2024 between AJX Homes LLC (grantee) and adjacent property owners Floyd Murray and Tiffany Hamilton (grantor) to allow access for the grantee to receive a 10' X 10' private lateral for public wastewater service via the City of La Mesa; and

WHEREAS, on November 20, 1984, the County of San Diego and City of La Mesa approved a Master Property Tax Transfer Agreement that will govern the property tax exchange associated with the reorganization of the affected territory; and

WHEREAS, the Commission's Executive Officer has reviewed the proposed reorganization and prepared a report with recommendations; and

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

WHEREAS, the Commission heard and fully considered all the evidence presented at a noticed public meeting on the proposal on November 3, 2025;

WHEREAS, the Commission considered all the factors required by law under Government Code Section 56425 and 56668 as well as adopted local policies and procedures.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. The public meeting was held on the date set therefore, and due notice of said meeting was given in the manner required by law.

2. At the public meeting, the Commission considered the Executive Officer's report.

3. With respect to considering the effects of the proposed reorganization under the California Environmental Quality Act (CEQA), the Commission makes the following findings:

    - The City of La Mesa serves as lead agency for assessing potential environmental impacts under CEQA and specifically the annexation of the affected territory and extension of public services. La Mesa has determined the reorganization proposal qualifies as a project under CEQA but is categorically exempt from further review under State CEQA Guidelines Section 15319(a) and its provisions covering annexations to cities and special districts of area containing existing public or private structures developed to the density allowed. The Commission concurs with the City's findings, given the affected territory contains existing private structures developed to the density allowed by the gaining land use authority (La Mesa).

    - The Commission serves as lead agency under CEQA for the conforming sphere of influence amendments to the City of La Mesa and the San Miguel Consolidated FPD. The Commission finds this action constitutes a project under CEQA but is exempt from further review under State CEQA Guidelines Section 15061(b)(3). This exemption appropriately applies given it can be seen with certainty spheres are planning policies and any associated actions (establishment, update, or amendment) in and of itself do not make any changes to the environment or authorize any new uses.

4. The Commission CONDITIONALLY APPROVES the conforming sphere of influence amendments to include the affected territory in City of La Mesa's sphere and remove the affected territory from San Miguel Consolidated FPD's sphere and in doing so accommodate the reorganization as shown in the vicinity map provided as Exhibit A.

    a. Approval of the above-stated sphere of influence amendments includes an enabling waiver by the Commission as recommended by the Executive Officer of the provision in L-106 that would otherwise require the preparation of one or more municipal service reviews.

    b. Approval of the above-stated sphere of influence amendments are contingent upon the approval and related issuance of a Certificate of Completion.

    c. Approval includes the Commission making findings under Government Code Section 56425 consistent with the statements provided in the accompanying Executive Officer's written report.

5. The Commission CONDITIONALLY APPROVES the reorganization without modifications and subject to conditions as provided subject to recordation of a certificate of completion for the proposal. Approval involves all the following:

    a) Annexation of the affected territory to the City of La Mesa as shown in "Exhibit B-1" and described in Exhibit "B-2."

    b) Detachment of the affected territory from the San Miguel Consolidated FPD as shown in "Exhibit B-1" and described in "Exhibit B-2"

6. The Commission CONDITIONS all approvals on the following terms being satisfied by November 3, 2026 unless an extension is requested in writing and approved by the Executive Officer:

    a) Completion of the 30-day reconsideration period provided under Government Code Section 56895.

    b) Submittal to the Commission of final map and geographic description of the affected territory as approved by the Commission conforming to the requirements of the State Board of Equalization – Tax Services Divisions.

    c) Submittal to the Commission of the following payments:

        - A check made payable to LAFCO in the amount of $100.00 for the County of San Diego-Clerk Recorder to reimburse for filing two CEQA Notice of Exemptions consistent with the findings in the resolution.

        - A check made payable to the State Board of Equalization for processing fees in the amount of $300.00.

        - A check made payable to LAFCO to reimburse for the actual costs of noticing the proposal for the public hearing in the San Diego Union Tribune.

    d) Written confirmation from San Miguel Consolidated FPD that all terms required of their Board involving the reorganization are satisfied.

7. The affected territory shall not be re-zoned by the City of La Mesa for a period of no less than two years following the recordation of a Certificate of Completion unless exempting procedures are satisfied under Government Code § 56375(e).

8. The Commission assigns the proposal the following short-term designation:

    "AJX Homes LLC – Carmichael Drive Reorganization".

9. The affected territory as designated by the Commission is uninhabited as defined in Government Code Section 56046.

10. The Commission waives conducting authority proceedings under Government Code Section 56662.

11. The San Miguel Consolidated FPD and CSA NO. 135 are registered-voter districts.

12. The City of La Mesa, San Miguel Consolidated FPD, and CSA NO. 135 utilize the County of San Diego assessment roll.

13. The affected territory will be liable for any existing bonds, contracts, and/or obligations of the City of La Mesa as provided under Government Section 57328, and will be subject to any previously authorized taxes, benefit assessments, fees or charges of La Mesa as provided under Government Code Section 57330.

14. The effective date of approval shall be the date of recordation but not before the completion of a 30-day reconsideration period and only after all terms have been completed as attested by the Executive Officer.

15. As allowed under Government Code Section 56107, the Commission authorizes the Executive Officer to make non-substantive corrections to the resolution to address any technical defects, errors, irregulates, or omissions.

16. The Executive Officer is hereby authorized and directed to transmit copies of this resolution as provided in Sections 56880-56882 of the Government Code.

17. The Executive Officer is further authorized and directed to prepare, execute, and record a Certificate of Completion, make the required filings with the County Assessor, County Auditor, and the State Board of Equalization as required by Section 57200, et seq., of the Government Code.

**

PASSED AND ADOPTED by the Commission on November 3, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

**

ATTEST:

_____
Keene Simonds
Executive Officer

EXHIBIT A
MAP OF SPHERE OF INFLUENCE AMENDMENTS FOR
CITY OF LA MESA AND SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT

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EXHIBIT B-1
MAP OF AFFECTED TERRITORY

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EXHIBIT B-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

-Placeholder-

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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-than12 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. City of La Mesa
2. City of La Mesa (Heartland Fire and Rescue)
3. _____

Detachment from:
1. County of San Diego
2. San Miguel Consolidated Fire Protection District
3. _____

	Date	Signature	Assessor's Parcel Number(s)
1.	5-26-2023	Lilian Trujillo	495-335-05
2.		Lilian Trujillo, Managing Member - AJX Homes 1, LLC, a California Limited Liability Company	
3.			
4.			
5.			

Attach additional sheets if necessary

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.

Lilian Trujillo, Managing Member
AJX Homes 1, LLC, A California Limited
Liability Company

Name of Signer	Assessor's Parcel Number(s)	Date Signed	Official Use
Sign Lilian Trujillo, managing member Lilian Trujillo, Managing Member AJX Homes 1, LLC, A California Limited Liability Company	495-335-05	8.13.2023	
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

ITEM NO. 4
(SEE PG 2 OF 3)

CITY OF
LA MESA
JEWEL of the HILLS

STAFF REPORT

REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: February 28, 2023

SUBJECT: APPROVAL OF INITIATION OF AN ANNEXATION AND RELATED GENERAL PLAN AMENDMENT FOR THE PROPERTY LOCATED AT 9365 CARMICHAEL DRIVE, APN 495-335-05-00 (PROJECT 2022-0492)

ISSUING DEPARTMENT: Community Development/Public Works

SUMMARY:

Issues:

Should the City Council initiate the annexation of the property located at 9365 Carmichael Drive, in the County of San Diego, and initiate a related General Plan Amendment?

Recommendation:

Adopt the draft resolution approving the initiation of an annexation and related General Plan Amendment **(Attachment A).**

Fiscal Impact:

There would be no impact to the General Fund related to this project. City of La Mesa policy is to recover 100% of the cost of staff time through application processing fees. The City would collect increased property tax revenue from the existing single-family development.

City's Strategic Goals:

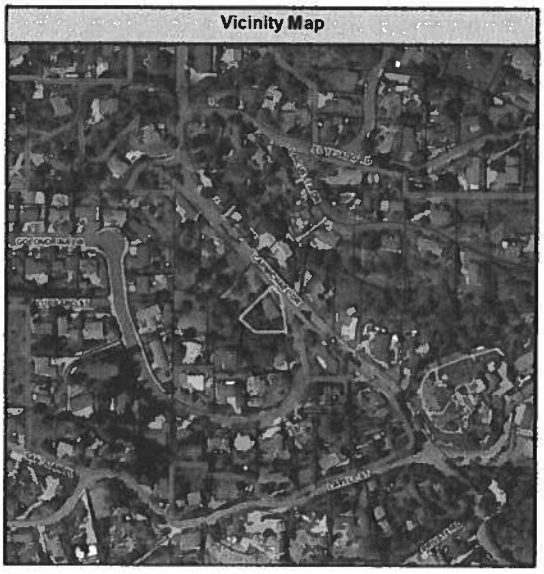
- Revitalize neighborhoods and corridors
- Ensure safe and affordable homes for all current and future residents

Environmental Review:

This project is categorially exempt under the California Environmental Quality Guidelines Section 15319. In addition, the project is exempt in accordance with Title 14 Cal. Code Regs. 15061(b)(3).

BACKGROUND:

The subject property is located in San Diego County, surrounded on two sides by parcels located in the City of La Mesa (**Attachment A**). The lot is currently developed with a single-family residence and single-car garage. Driveway access is taken from Carmichael Drive, which is located in the County of San Diego, similar to several neighboring properties that are within the City limits. The lot also has frontage on Golondrina Drive, which is located in the City of La Mesa.



The applicant has requested to connect to City sewer facilities due to their septic system failing, and a formal jurisdictional change to annex the subject parcel. The annexation process would result in the property being officially incorporated into the City of La Mesa jurisdictional boundary and certain service providers would be reorganized from County to City service. A General Plan amendment is required to assign a land use designation to the subject property. Project review will be coordinated with the Local Agency Formation Commission (LAFCO). The proposal would be shared with the Casa De Oro planning group, which is a citizen advisory board to the County.

DISCUSSION:

This proposal is to initiate the annexation of the property addressed 9365 Carmichael Drive, currently located in the County of San Diego, and initiate a related General Plan amendment. Currently, there is no assigned La Mesa land use designation because the subject property is located outside of the City jurisdictional boundary and is included in the County's General Plan. The County General Plan land use designation is "Semi-Rural Residential (SR-0.5)" (1 – 2 du/acre). As part of the review process, an appropriate land use designation will be recommended by staff to the Planning Commission, with their final recommendations forwarded to City Council at noticed public hearings.

OWNER / AGENT AUTHORIZATION LETTER

November 16, 2022

City of La Mesa
Community Development Department / Planning Division
8130 Allison Avenue
La Mesa, California 91942

Attention: Laura Traffenstedt, Assistant Planner

Re: 9365 Carmichael Drive, La Mesa, CA 91941
APN 495-335-05

Ms. Traffenstedt,

For the record, and effective the date of this letter, APPLIED CONSULTANTS and its Engineering Staff, is hereby authorized to act as my Owner / Applicant Agent with all of the required City of La Mesa and LAFCO related processing for the Annexation Application of the above referenced project.

If you have any questions, comments or require any additional information regarding this matter, please do not hesitate to call.

AJX Homes 1, LLC, A California Limited Liability Company

Lilian Trujillo, managing member 11.30.22

Lilian Trujillo, Managing Member Date

RESOLUTION NO. 2025-074

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA APPROVING A GENERAL PLAN AMENDMENT FOR PROJECT 2022-0492 ASSIGNING THE PROPERTY ADDRESSED 9365 CARMICHAEL DRIVE (APN 495-335-05-00) A LAND USE DESIGNATION OF SUBURBAN RESIDENTIAL

WHEREAS, on April 27, 2022, Project Applicant, AJX Homes LLC, submitted an application for an annexation, General Plan Amendment, and Zoning Ordinance Amendment ("Project 2022-0492") for the property addressed 9365 Carmichael Drive (APN 495-335-05-00) ("Property");

WHEREAS, the Property is currently located within the unincorporated area of San Diego County, surrounded on two sides by parcels located in the City of La Mesa;

WHEREAS, the Property owner has requested jurisdictional boundary change through annexation to connect to the City's sewer system due to a failing septic system;

WHEREAS, upon annexation, the Property would detach from the County of San Diego and the San Miguel Consolidated Fire Protection District and would be incorporated into the City of La Mesa jurisdictional boundary;

WHEREAS, the City Sphere of Influence is coterminous with the City boundary;

WHEREAS, upon annexation, the City's Sphere of Influence would expand to include only the subject property, consistent with the jurisdictional boundary change;

WHEREAS, a General Plan Amendment is required to assign a City of La Mesa land use designation to the subject property;

WHEREAS, the Council considered the proposed General Plan Amendment for annexation of the Property and adopted Resolution No. 2023-016 authorizing the processing of a General Plan Amendment application to be initiated;

WHEREAS, surrounding properties within the City's jurisdiction have a General Plan Land Use designation of "Suburban Residential" (4 dwelling units per acre (du/ac));

WHEREAS, the Suburban Residential land use designation is assigned to suburban neighborhoods with lots of 10,000 square feet or larger, which results in lower density developments with space between residences and relatively large yards;

WHEREAS, the 11,968 square-foot Property is consistent with the land use designation of the residential neighborhood that generally surrounds the site;

WHEREAS, the project was reviewed pursuant to the California Environmental Quality Act ("CEQA") and was determined to be exempt from environmental review;

WHEREAS, the Planning Commission did receive and consider a staff report for the proposal;

WHEREAS, on May 21, 2025, the Planning Commission held a noticed public hearing and accepted public testimony in consideration of Project No. 2022-0492;

WHEREAS, on May 21, 2025, the Planning Commission adopted Resolution PC-2025-09 recommending that Council approve the proposed General Plan Amendment assigning a land use designation of Suburban Residential; and

WHEREAS, the Council did hold a public hearing on June 24, 2025, and accepted public testimony in considering Project No. 2022-0492.

NOW, THEREFORE, THE CITY COUNCIL FINDS AND DETERMINES AS FOLLOWS:

1. The project is exempt from environmental review pursuant to CEQA Guidelines Section 15319 and Title 14 Cal. Code Regs. 15061(b)(3). Section 15319 categorically exempts annexations of existing facilities and lots for exempt facilities. Title 14 Cal. Code Regs. 15061(b)(3) states that CEQA does not apply, as a general rule, where there is no potential for causing a significant effect on the environment. The project meets all of the conditions necessary to qualify for the exemptions and none of the exceptions listed in Section 15300.2 apply.

2. That the General Plan Amendment is appropriate for the site, is compatible with surrounding land uses, and is consistent with the goals and policies of the General Plan.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa as follows:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.

2. The foregoing findings of fact and determinations are supported by the staff report, record in its entirety including minutes, plans, and exhibits, all of which are herein incorporated by reference.

3. The Council approves the General Plan Amendment assigning the land use designation of Suburban Residential, subject to LAFCO approval of the annexation.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 24th day of June 2025, by the following vote, to wit:

AYES: Councilmembers Cazares, Lothian, Suzuki, and Vice Mayor Dillard

NOES: None

ABSENT: Mayor Arapostathis

CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be true and exact copy of Resolution No. 2025-074, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)

DOC# 2024-0240224

Sep 06, 2024 11:48 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $268.00 (SB2 Atkins: $225.00)
PCOR: N/A
PAGES: 6

RECORDING REQUESTED BY:

Floyd Murray & Tiffany Hamilton
9332 Golondrina Street
La Mesa, CA 91941

AJX Homes 1, LLC
5959 Mission Gorge Road, Ste. 206
San Diego, CA 92120

WHEN RECORDED MAIL TO:

Floyd Murray & Tiffany Hamilton
9332 Golondrina Street
La Mesa, CA 91941

AJX Homes 1, LLC
5959 Mission Gorge Road, Ste. 206
San Diego, CA 92120

APN NO.S **495-335-05** & **495-335-15**

Space above this line for recorder's use

Documentary Transfer Tax $ 0

EASEMENT AGREEMENT

(Floyd Murray and Tiffany Hamilton, Husband and Wife as Joint Tenants to AJX Homes 1, LLC, A California Limited Liability Company)

THIS AGREEMENT IS ENTERED INTO ON THE 22nd day of August, 2024, by and between **Floyd Murray and Tiffany Hamilton, husband and wife as joint tenants,** hereinafter referred to as "Grantor" for the benefit of **AJX Homes 1, LLC, A California Limited Liability Company** hereinafter referred to as "Grantee". This agreement is made with respect to the following facts:

RECITALS

A. "Grantors" are the owners of that certain real property as described below situated in the City of San Diego, State of California, hereinafter referred to as the "Servient Tenement".

Those Portions of Lots 1 and 6 in Block D of El Tejado, according to Map thereof no. 2144, in the City of La Mesa, County of San Diego, State of California filed in the office of the County Recorder of San Diego County, January 9, 1929.

B. "Grantees" are the owners of that certain real property as described below situated in the City of San Diego, State of California, hereinafter referred to as the "Dominant Tenement".

Lot 5 in Block D of El Tejado, according to Map thereof no. 2144, in the City of La Mesa, County of San Diego, State of California filed in the office of the County Recorder of San Diego County, January 9, 1929.

C. In consideration of a grant of a private sewer easement from Grantor to Grantee of even date herewith, the Grantor has agreed to grant the following described easement in which Grantee is willing to **receive a private sewer lateral of the Grantor's property's** for grant of easement.

NOW, THEREFORE, IT IS AGREED by and between the parties hereto:

1. For the consideration recited above, Grantor grants to Grantee a private sewer easement, appurtenant to the Dominant Tenement and described as follows:

a. A private sewer easement located within the "Servient Tenement" above described property as the of the "Servient Tenement" property; more particularly described as follows:

That portion of Lot 1 in Block D of El Tegado, according to Map thereof no. 2144, filed in the County Recorder of San Diego County on January 9, 1929, described as follows:

Beginning at the most Southwesterly Corner of Lot 5 of the above mentioned Map No. 2144, thence along the southerly property line of said Lot 5, South 48°38'30" East, 6.10' feet to the True Point of Beginning, said point also being the northwesterly property corner of Lot 1 of the above mentioned Map No. 2144, thence South 41°21'30" West, 10.00 feet to a point along the southerly sideline of the existing sewer easement to the City of La Mesa per document no. 75-276834, recorded October 8, 1975; thence along said easement sideline North 48°38'30" West, 10.00 feet; thence North 41°21'30" East, 10.00 feet; thence South 41°21'30" East, 3.90 feet to the True Point of Beginning.

b. The owner of the Dominant Tenement shall have **a 10' x 10' private sewer easement for the purposes of a private sewer lateral** over and across that described portion of property of the "Servient Tenement". See attached Exhibit "A", entitled "Private Sewer Easement Plat"

c. The Owner of the **The Dominant Tenement shall have the responsibility of maintaining and servicing said sewer lateral facilities that are within said described portion of the property owner of the** "Servient Tenement" **as described above.**

2. The private sewer easement granted in this agreement shall be perpetual and shall run with the land to subsequent owners. There shall be no assignment of this agreement other than to successors in interest of the Grantees.

3. Grantees use of the private sewer easement granted in this agreement shall be exclusive. Grantors shall not grant or assign to others any right-of-right or easements in the Servient Tenement for the similar purposes set forth in this agreement. Notwithstanding the terms of this provision, Grantors reserves the right to use the Servient Tenement in any manner consistent with Grantee's free use and enjoyment of the easement.

4. Any legal action or proceeding arising out of or relating to this agreement is brought by either party to this agreement, the prevailing party shall be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorney's fees, costs, and expenses incurred in the action or proceeding by the prevailing party.

5. This agreement constitutes the entire agreement between the Grantors and Grantee relating to the above easement. Any prior agreements, promises negotiations, or representatives not expressly set forth in this Agreement are of no force and effect. Any amendment to this agreement shall be of no force and effect unless it is in writing and signed by Grantors and Grantee.

6. This agreement shall be binding on and shall inure to the benefit of heirs, executors, administrators, successors, and assigns of Grantors and Grantee.

Executed on this 22nd day August, 2024.

Grantors (Servient Tenement)

Floyd Murray — 8/22/24

Floyd Murray, Husband — **Date**

[signature] — 8/22/24

Tiffany Hamilton, Wife — **Date**

*See attached CA Notary Acknowledgment

Grantee (Dominant Tenement)

Lilian Trujillo — 8.28.24

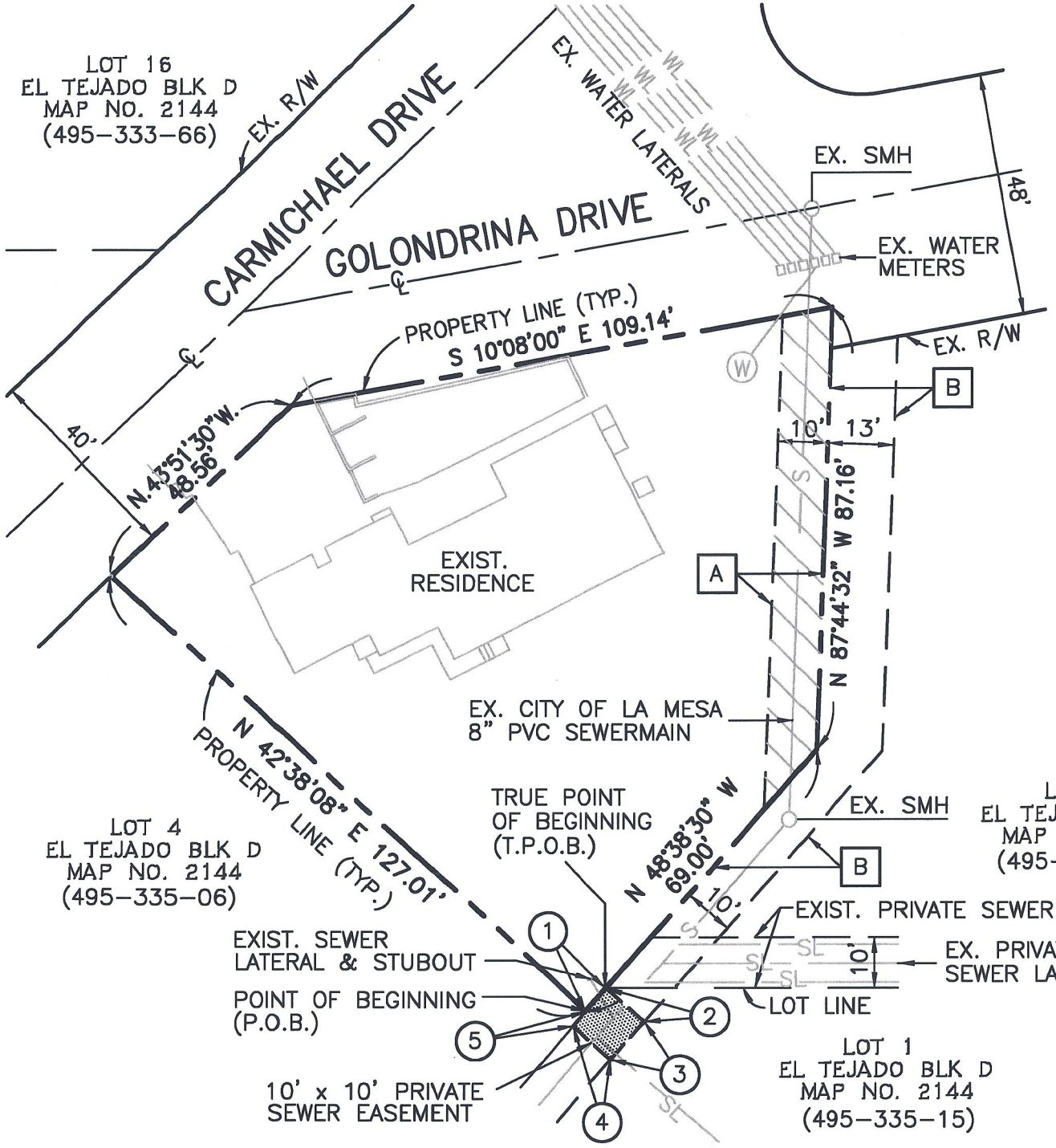
AJX Homes 1, LLC, A California Limited Liability Company, Grantee
Lilian Trujillo, Managing Member — **Date**

See Attached Notary Acknowledgements

EXHIBIT "A"

PRIVATE SEWER EASEMENT PLAT

POR. LOT 1 EL TEJADO BLK D, MAP NO. 2144



EXIST. EASEMENT DATA:

A	EX. 10' WIDE SEWER EASEMENT GRANTED TO THE CITY OF LA MESA PER DOC. NO. 86-61009, REC'D 12/1/1988.
B	EXISTING 10'-13' WIDE SEWER EASEMENT GRANTED TO THE CITY OF LA MESA PER DOC NO. 75-276834, REC'D 10/8/1975.

PRIVATE SEWER EASEMENT DATA:

1	S. 48°38'30" E. 6.10'
2	S. 41°21'30" W. 10.00'
3	N. 48°38'30" W. 10.00'
4	N. 41°21'30" E. 10.00'
5	S. 48°38'30" E. 3.90'

0' 15' 30'

SCALE: 1" = 30'

APPLIED CONSULTANTS

CALIFORNIA NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On August 22, 2024 before me, Merci M. Carter Notary Public,

personally appeared Floyd Murray and Tiffany Hamilton
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

MERCI M. CARTER
Notary Public - California
San Diego County
Commission # 2437646
My Comm. Expires Feb 9, 2027

Optional

Description of Attached Document

Title or Type of Document: Easement Agreement

Document Date: August 22, 2024

Number of Pages: 5 pages total

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On August 28, 2024 before me, Jacqueline M.C. Rivera, Notary Public
(insert name and title of the officer)

personally appeared Lilian Trujillo----------,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JACQUELINE M.C. RIVERA
COMM. #2382669
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
DECEMBER 7, 2025

Signature _____ (Seal)