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

May 5, 2025

TO: Chair Whitburn and Commissioners

FROM: Keene Simonds, Executive Officer
Joelle Burila, Analyst I

SUBJECT: **Proposed "Cavanaugh – Linda Vista Drive Change of Organization" | Annexation to Vallecitos Water District & Related Sphere Action (LAFCO File No. CO24-13)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a change of organization proposal initiated by landowner petition. The proposal seeks Commission approval to annex approximately one acre of incorporated territory in the City of San Marcos to the Vallecitos Water District (WD). The affected territory comprises an undeveloped legal parcel that lies immediately outside Vallecitos WD and associated sphere of influence. The proposal's purpose is to establish wastewater services to facilitate the planned development of one single-family residence with a detached garage. Staff recommends conditional approval of the proposal along with a conforming sphere amendment. Waivers are also recommended to proceed without a new municipal service review that would otherwise be required under LAFCO Policy L-106 and dismissing protest. It is separately recommended the Commission make exemption findings under State CEQA Guidelines Sections 15061(b)(3) and 15319(b) covering the sphere amendment and change of organization, respectively.

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BACKGROUND

Applicant Request

San Diego LAFCO received a change of organization proposal initiated by landowner petition (Ana Diaz Dhillon and Deana Dhillon) requesting approval to annex an incorporated parcel spanning approximately one acre to the Vallecitos WD for the provision of wastewater service.[1] The affected territory is presently undeveloped vacant land within the City of San Marcos and identified by the County of San Diego Assessor's Office as 219-022-33 with an unassigned situs address on Linda Vista Drive with a San Marcos zip code. The affected territory lies immediately outside and contiguous to the Vallecitos WD and associated sphere of influence. Vista Irrigation District will remain the water service purveyor.

Regional Setting

The affected territory lies in north inland San Diego County within the incorporated City of San Marcos. The parcel lies within County Supervisorial District No. 5 (Jim Desmond), Assembly District No. 76 (Darshana R. Patel), and Senate District No. 40 (Brian W. Jones). An aerial map of the affected territory and its regional setting follows with a more detailed map – including the subject parcel and Vallecitos WD – provided as Attachment One.



[1] The change of organization application formally requesting annexation proceedings was filed by developer Bill Cavanaugh (USModular, Inc.) on behalf of the interested landowners.

Subject Agency

The proposed change of organization filed with San Diego LAFCO involves one subject agency: Vallecitos WD.[2] A summary of the subject agency in terms of governance, resident population, municipal functions, and financial standing follows.

- **Vallecitos WD** is an independent special district formed in 1955 and spans approximately 28,800 acres or 45 square miles with an estimated resident population of 105,138. Vallecitos WD's service area includes most of the City of San Marcos as well as portions of the Cities of Carlsbad, Escondido, and Vista; it also extends into adjacent unincorporated territory, including the communities of Twin Oaks and Deer Springs. A five-member elected Board of Directors oversees Vallecitos WD's three active municipal functions: potable water service (retail class); recycled water service (retail class); and wastewater service (collection, treatment, and disposal classes). LAFCO established a sphere of influence for Vallecitos WD in 1985 and was last updated in 2007 with a larger-than-agency designation to include 2,150 non-jurisdictional acres and equals 7.5% of the jurisdictional boundary. Vallecitos WD's audited total net position is $ 320.3 million as of June 30, 2023 with an unrestricted balance of $139.3 million. This includes an ending cash balance of $70.6 million. The ending net position reflects an overall change of 8.0% during the last three audited years.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of nine local agencies directly subject to San Diego LAFCO's planning and regulatory responsibilities. These agencies qualify as "affected agencies" relative to the proposed change of organization and are listed below.[3]

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

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: Palomar Community College District and San Marcos Unified School District.

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

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications – the change of organization proposal to annex the affected territory to Vallecitos WD for wastewater services. The Commission may also consider applying approval conditions so long as it does not directly regulate land use, property development, or subdivision requirements. Additional discussion on purpose, current and planned land uses, and Commission focus follows.

Proposal Purpose

The purpose of the proposed change of organization before San Diego LAFCO is to establish public wastewater to the affected territory and in doing so accommodate the planned development of one single-family residence and detached garage as allowed under the City of San Marcos zoning ordinance. Under State Law via LAFCO, the change of organization would make it explicit that Vallecitos WD is the designated wastewater service provider for the affected territory going forward.

Current and Planned Land Uses

The affected territory lies within the incorporated boundaries of the City of San Marcos and is subject to its land use authority and adopted policies. The current land use designation is Rural Residential (RR), with a corresponding zoning classification of Rural Residential-Estate (R-1-20), which allows up to two dwelling units per acre. This zoning requires a minimum parcel size of 20,000 square feet (approximately 0.46 acres) and permits parcel subdivision, potentially yielding a maximum density of four dwelling units. Under standard zoning regulations, only one primary dwelling unit is permitted per parcel. In addition, the City must allow one detached accessory dwelling unit (ADU), one internal ADU, or one junior accessory dwelling unit (JADU), resulting in a total of up to four dwelling units per subdivided parcel.

Commission Focus

Three central and sequential policy items underlie San Diego LAFCO's consideration of the proposed change of organization. These policy items take the form of determinations and orient the Commission to consider the stand-alone merits of (a) sphere of influence amendment, (b) timing of the change of organization itself, and (c) whether modifications or approval terms are appropriate. The Commission must also consider other relevant statutes in, and outside LAFCO law as further detailed in the proceeding section.

ANALYSIS

San Diego LAFCO's analysis of the proposed change of organization is divided into two subsections. The first subsection pertains to evaluating the central issues referenced in the preceding section relative to both statutory and local policy considerations. The second subsection considers other germane issues and is highlighted by applicability under the California Environmental Quality Act (CEQA).

Central Policy Items

Item No. 1 | Conforming Sphere of Influence Amendment

The proposed change of organization necessitates San Diego LAFCO consider a conforming sphere of influence action to achieve consistency with the requested jurisdictional change as required under statute and practice. The action involves an amendment to the Vallecitos WD's sphere of influence established by LAFCO. This amendment is premised on LAFCO's overall statutory responsibility to designate spheres to demark the affected agencies' appropriate jurisdictional boundary and/or service area now and into the immediate future.

With the above scope in mind, the proceeding analysis is organized to consider three related factors necessitated under statute and local policy. The statutory factors relate to an informing municipal service review along with addressing the general relationship between the subject agency and the affected territory.[4] Local policies involve consideration of L-102 and its provisions to guide sphere actions in San Diego County.

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

  Statute requires LAFCO to prepare municipal service reviews to inform its related task to regularly review and update all local agencies' spheres of influence. The statute further directs LAFCO to perform sphere updates every five years as needed. The most recent municipal service review prepared by LAFCO, germane to the affected territory and subject agency, was completed in 2007. Requiring one or more new municipal service reviews – however, and specific to informing the proposed change of organization – does not appear warranted. This conclusion ties to the relatively limited scope of the amendment and the nature of the underlying request (i.e. modification to Vallecitos WD's jurisdictional boundary with a concurrent sphere amendment to achieve connectivity between the affected territory and the District).

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

  The Legislature prescribes consideration of five factors any time LAFCOs act on spheres of influence. These factors parallel the macro topics in municipal service reviews with a generalized focus on the relationship between the subject agency and the affected territory – including service needs and adequacy of available services. The factors also orient the Commission to broadly consider the relationship between current and planned land uses in the affected territory plus – and as needed – effects on qualifying disadvantaged unincorporated communities. The factors and staff analysis follow.

[4] Reference to Government Codes 56430 and 56425, respectively.

- With respect to **present and planned land uses,** the affected territory as submitted comprises one acre of incorporated territory within the City of San Marcos. The affected territory is presently undeveloped and zoned by the City as Rural Residential-Estate (R-1-20), allowing for one single-family residence and up to three ADUs or JADUs. These present and planned residential uses are readily compatible with the conforming amendment.

- With respect to the **present and probable need for one or more public services,** there is a pending need for public wastewater services within the affected territory to accommodate the otherwise planned development of one single-family residence and avoid the use of an onsite septic system. The present and continued need for public wastewater is readily compatible with the conforming sphere amendment.

- With respect to the **overall adequacy of the agencies' public services,** a 2007 municipal service review on the Vallecitos WD attests to the overall sufficiency of resources (infrastructure, finances, etc.) to continue to provide wastewater service throughout its existing service area. Additional analysis on the ability to accommodate the underlying project is included in the proceeding section. No material deficiencies have been identified by LAFCO staff as part of the proposal review process. The overall adequacy of the wastewater system is readily compatible with the conforming amendment.

- With respect to **social or economic communities of interest if relevant to the agencies,** the affected territory maintains social and economic ties with Vallecitos WD the affected territory lies immediately outside Vallecitos WD's sphere of influence and jurisdictional boundary. Amendment to the sphere to include the affected territory would serve to establish direct social and economic ties between the subject lands and Vallecitos WD and mirror the interests the District maintains within the immediate region.

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

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

  San Diego LAFCO's policies guiding sphere of influence actions are primarily codified under L-102. This policy was adopted in August 1990 and last substantively updated in June 2000. It directs the Commission to utilize spheres to guide deliberations on future changes of organizations and in doing so – among other growth management objectives – helps reflect and preserve community identities. The policy further directs LAFCO to use spheres to discourage duplication of municipal services and similarly encourages local agency consolidations, whether functional or political. The sphere of

influence amendment necessary to accommodate the proposed change of organization conforms with L-102. Most directly, the amendment would facilitate a known and otherwise modest jurisdictional change.

CONCLUSION |
MERITS OF A CONFORMING SPHERE OF INFLUENCE AMENDMENT

The conforming action to amend Vallecitos WD's sphere of influence for wastewater service to include the affected territory and accommodate the proposed change of organization is sufficiently justified under both statute and local policy. Justification is marked by the preceding analysis and largely premised on the following policy factors. First, it is assumed the Commission determines a new municipal service review is not necessary given the otherwise limited scope of service impacts associated with the expansion and a wavier is appropriate. Second, it is assumed the Commission determines there is sufficient connectivity for Vallecitos WD warranting inclusion in the sphere and in doing so designate the District as the appropriate service provider going forward.

Item No. 2 |
Change of Organization Timing

San Diego LAFCO's consideration of the proposed change of organization's timing draws on analyzing baseline factors required in statute as well as applicable policies set by the Commission.[5] Applicable local policies prompted for consideration are headlined by L-107 and its attention to disclosing and/or addressing any known or perceived jurisdictional disputes.

An analysis of these two related timing factors follows.

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

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

[5] 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).

- With respect to **service needs**, the affected territory's planned uses and specifically the development of one single-family residence merits public wastewater services. Expansion of Vallecitos WD's wastewater service area to include the affected territory for the purpose of making available public wastewater services accommodates this known need and serves as a preferred alternative than operating an onsite septic system.

- With respect to **service availability and capacities,** Vallecitos WD has available and sufficient collection and contracted treatment capacities to accommodate project service demands within the affected territory at its planned maximum uses without expanding any public infrastructure. An existing Vallecitos WD wastewater main is located immediately adjacent to the affected territory within the frontage public right-of-way on Linda Vista Drive. No extension of the public wastewater main is needed. Based on the planned development of one single-family residence, it is projected the average daily wastewater flow generated within the affected territory is 250 gallons per day or one equivalent dwelling unit (EDU). This projected amount can be readily accommodated by Vallecitos WD and represents 0.001% of its available treatment and discharge capacity remaining within its wastewater system. The potential maximum density development of four dwelling units – via one single-family residence and three ADUs or JADUs – increases the consumption usage to 0.004% of available capacity and not considered substantive.[6]

- With respect to **related financial considerations**, Vallecitos WD has adequate financial resources and related administrative controls to provide wastewater services to the affected territory. This comment is reflected in staff analysis of recent audited statements, which shows Vallecitos WD having established relatively healthy levels of liquidity and capital, highlighted by an ending current ratio of 7.7 to 1 and a debt ratio of 23% respectively, as of June 30, 2023. These measurements provide reasonable assurances of Vallecitos WD's overall favorable short and long-term financial outlook.

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

  San Diego LAFCO adopted L-107 in May 2010 to require all applicants to disclose jurisdictional disputes or related items that are associated with their proposal filings with additional details footnoted.[7] No jurisdictional disputes have been disclosed by Vallecitos WD in filing the change of organization proposal. LAFCO staff, similarly, have not identified any disputes or related concerns in the administrative review.

[6] Based on a per equivalent dwelling unit daily wastewater demand estimate of 250 gallons.
[7] The Executive Officer retains discretion to determine the extent of consultation needed.

**CONCLUSION |
MERITS OF CHANGE OF ORGANIZATION TIMING**

Timing of the change of organization involving the expansion of Vallecitos WD to include the affected territory for purposes of providing wastewater is sufficiently warranted. Justification is marked by the preceding analysis and highlighted by appropriately syncing a planned need with available public facilities and capacities. Additional analysis supporting the conclusion is provided in Appendix A.

**Item No. 3 |
Modifications and Terms**

No modifications to the submitted change of organization have been identified by San Diego LAFCO staff meriting Commission consideration at this time. This includes confirmation that the expansion of Vallecitos WD wastewater service area to cover the affected territory would not generate any corridors or otherwise illogical jurisdictional features. Notably, the proposal does not request – nor is it conditioned upon – the detachment of the affected territory from the Vista Irrigation District (VID). While overlapping service boundaries between Vallecitos WD and VID are generally discouraged, staff is deferring to the consensus reached among the involved parties – Vista ID, Vallecitos WD, and the landowner – to allow Vista ID to remain the water service provider. This limited overlap is being accommodated in recognition of the agencies' mutual support for the arrangement. The outcome represents a practical solution that maintains service continuity without disrupting existing infrastructure.

**CONCLUSION |
MODIFICATIONS AND TERMS**

No modifications to the proposal appear warranted. Standard approval terms are recommended and include receipt of all remaining payments associated with the 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 the adoption of a property tax exchange agreement by the affected local agencies before San Diego LAFCO can consider any jurisdictional change unless an applicable master agreement applies. The associated statutes also empower the County of San Diego to make all related property tax exchange determinations on behalf of special districts. Staff confirmed the County Board of Supervisors has adopted a master agreement to govern the tax exchange for the proposed change of

organization. The master agreement specifies no transfer of property taxes would occur following the proposed change of organization.

Environmental Review

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

- San Diego LAFCO serves as lead agency under CEQA for the conforming sphere of influence amendment to the Vallecitos WD associated with the change of organization. It is recommended the Commission find this action is a project under CEQA but exempt from further review under State Guidelines 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) do not change the environment or authorize any new uses or services.

- San Diego LAFCO serves as lead agency under CEQA for assessing potential impacts of the proposed change of organization and expansion therein of Vallecitos WD's wastewater service area to include the affected territory. It is recommended the Commission find this action qualifies as a project but is exempt from further review under State CEQA Guidelines Section 15319(b) and its cross-reference to Section 15303. This exemption appropriately applies given the associated development does not exceed the creation of three new residential units.

Protest Proceedings

Protest proceedings for the proposed change of organization may be waived by LAFCO should the Commission proceed with approval under Government Code Section 56662. The waiver appropriately applies under this statute given the affected territory is uninhabited as defined under LAFCO law (i.e. less than 11 voters); the subject agency has not filed an objection to the waiver; and the landowners have consented to the underlying action.[8]

RECOMMENDATION

Staff recommends conditional approval of the change of organization proposal as submitted along with standard terms. This recommendation is consistent with the action outlined as Alternative One in the proceeding section.

[8] 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 draft resolution conditionally approving the change of organization proposal along with a conforming sphere of influence amendment. Approval would also include all of the following: waive protest proceedings; waive LAFCO Policy L-106 and the requirement of a new municipal service review to inform a sphere amendment; and make exemption findings as detailed under CEQA.

Alternative Two:
Continue consideration to the next regular meeting.

Alternative Three:
Disapprove the change of organization proposal and direct 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 for action 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 recommendations.

On behalf of the Executive Officer,

Joelle Burila

Joelle Burila
Analyst I

Appendices:

A) Analysis Proposal Review Factors

Attachments:

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

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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 one-acre area within the incorporated community City of San Marcos. The subject parcel is currently undeveloped with plans of developing a single-family residence and detached garage. The County of San Diego Assessor's Office identifies the parcel as 219-022-33 with a current assessed *land* value (land and structures) of $122,946 with the last transaction recorded in March 2015.

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

The City of San Marcos serves as the primary purveyor of general governmental services to the affected territory and include community planning and roads. San Diego County Sheriff's Department provides law enforcement. San Marcos Fire Protection District provides fire protection and emergency medical services. Vista Irrigation District is the authorized potable water service provider for the affected territory. This proposal affects only wastewater via the proposed annexation to the Vallecitos WD and is the focus of the succeeding analysis.

- **Extending Public Wastewater to Affected Territory**
  The affected territory is undeveloped with no active wastewater system. Connection to the Vallecitos Water District's wastewater infrastructure can be readily achieved through the extension of a private lateral line to the existing sewer main located along Linda Vista Drive, which fronts the parcel. The projected average daily wastewater flow for the affected territory at its planned development is 250 gallons. The projected amount can be readily accommodated by Vallecitos WD and represents 0.001% of their available wastewater treatment capacity. The potential maximum density development of four dwelling units – via one single-family residence and three ADUs or JADUs – increases the consumption usage to 0.004% of 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.

Approval of the proposed change of organization and annexation therein to Vallecitos WD would establish economic and social ties between the District and the affected territory.

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 change of organization and annexation to Vallecitos WD would facilitate the permanent extension of public wastewater services for the planned development of one single-family residence and detached garage and in doing so support the City of San Marcos's community planning policies. Similarly, approval would be consistent with the Commission's adopted policies to sync urban uses with urban 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, 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 land 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 change of organization proposal would not adversely affect the physical or economic integrity of agricultural lands.

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

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds that 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 final 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 change of organization would provide wastewater services to accommodate the planned construction of a single-family residence consistent with current zoning. The proposal and its anticipated outcomes do not generate any known conflicts with *San Diego Forward*, the regional transportation plan adopted by the San Diego Association of Governments.

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

See the agenda report.

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 submitted change of organization proposal was distributed to all affected and subject agencies as required under LAFCO law. Notices were also provided to all local college and school districts. No written comments on the proposal were received ahead of preparing this agenda report for distribution on April 25, 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 Vallecitos WD overall has sufficient and available financial resources and administrative controls therein relative to serving the affected territory without adversely impacting existing constituents. This statement is supported by the following factors.

- Vallecitos WD's last audit covers FY 2022-2023 and shows the District finished with strong liquidity levels with an agency-wide current ratio of 7.7 (i.e. $7.70 in current assets for every $1.00 in current liabilities).

- Vallecitos WD finished FY 2022-2023 with strong capital levels and highlighted by a low debt ratio of 24% (i.e. only $24.00 out of every $100.00 in net assets are financed).

- Vallecitos WD finished FY 2022-2023 with an overall total margin of (7.72%).

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

The affected territory's existing residential uses are presently within the Vista ID'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 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.

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

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

The affected territory is considered uninhabited as defined by LAFCO law (containing 11 registered voters or less). The landowners support the proposed change of organization and have provided written consent to the proceedings as the petitioners.

o) Any information relating to existing land use designations.

See above analysis for (h).

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

The change of organization is expected to have a positive impact on environmental justice by enhancing wastewater services within the affected territory and for any groups that are susceptible to pollution burdens and their effects. Consideration of existing environmental justice factors within the affected territory draws on staff analyzing data available from the California Environmental Protection Agency through its online assessment tool (CalEnviroScreen 4.0).

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

- The affected territory's **composite pollution burden ranking** falls in the 71st percentile with an internal range of 28 and 90. Six pollution burdens exceed the 50th percentile and are considered significant; these include Air Quality (Diesel PM), Pesticides, Cleanup Sites, Hazardous Waste, Solid Waste and Impaired Water. Notably, the latter two pollution burdens merit additional attention given rankings of 85% and 90%.

- The affected territory's **composite susceptible population** ranking falls in the 46th percentile with an internal range between 4 and 92 percentiles. Five of these at-risk groups exceed the 50th percentile and are considered significant in magnitude, and include Low Birth Weight, Education, Linguistic Isolation, Poverty and Housing Burden.

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

Census Tract No. 6073020018
Pollution Burdens and Susceptible Population
(Source: California Environmental Protection Agency and SD LAFCO)

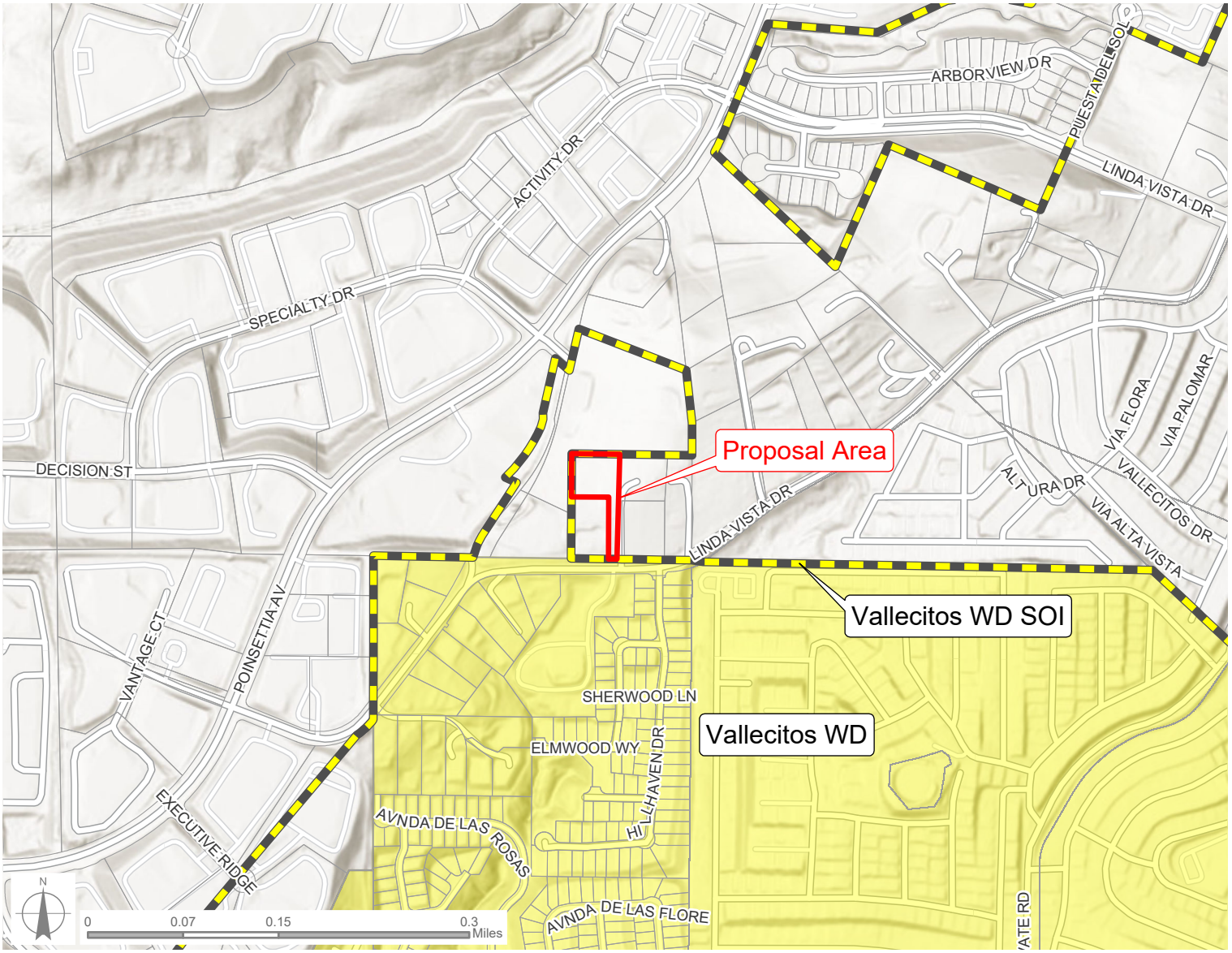
	Affected Territory + Surrounding Lands
Census Tract No.	6073020018
Estimated Population	8,741
Pollution Burden	Weighted Percentile
… Percentile	**71.56**
Indicator | Air Quality: Ozone	37.57
Indicator | Air Quality: PM 2.5:	28.39
Indicator | Air Quality: Diesel PM:	**62.48**
Indicator |Pesticides:	**53.72**
Indicator | Toxic Releases:	32.00
Indicator |Traffic:	41.46
Indicator | Drinking Water Contaminants:	29.70
Indicator | Lead in Housing:	48.99
Effects | Cleanup Sites:	**62.45**
Effects | Groundwater Threats:	37.61
Effects | Hazardous Waste:	**63.60**
Effects | Impaired Water:	**90.13**
Effects | Solid Waste:	**85.09**
Sensitive Population	Weighted Percentile
… Percentile	**46.85**
Population | Asthma:	4.19
Population | Low Birth Weight:	**65.02**
Population | Cardiovascular Disease:	12.99
Population | Education:	**82.99**
Population | Linguistic Isolation:	**89.52**
Population | Poverty:	**92.14**
Population | Unemployment:	5.57
Population | Housing Burden:	**69.91**

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.

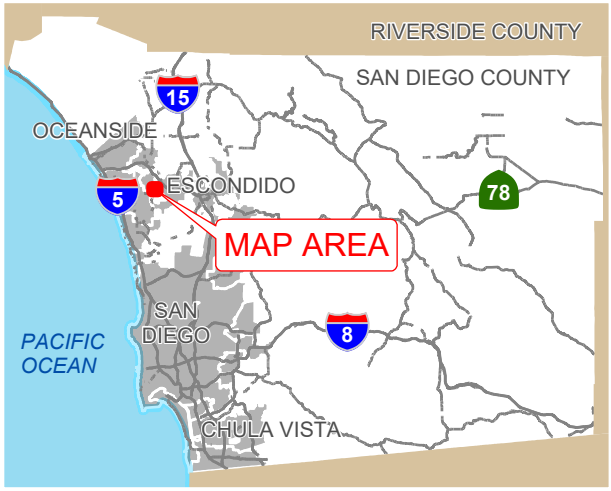
The County of San Diego has adopted a Multi-Jurisdiction Hazard Mitigation Plan for potential fire, flooding, and earthquakes. The affected territory lies within an area not designated as a fire hazard or flood zone and separately designated a "Low" level earthquake zone.

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 the territory proposed to be annexed 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. Specifically, approval would provide access to reliable public wastewater service to the affected territory and adjacent landowners and/residents by eliminating the operation of a private septic system and potential failures.







CO24-13

"CAVANAUGH - LINDA VISTA DRIVE CHANGE OF ORGANIZATION" | ANNEXATION TO VALLECITOS WATER DISTRICT & RELATED SPHERE ACTION

- Proposal Area
- Vallecitos WD SOI
- Vallecitos WD

SOI = Sphere of Influence

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

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Created by Dieu Ngu -- 4/16/2025

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RESOLUTION NO. _____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A CHANGE OF ORGANIZATION

"CAVANAUGH – LINDA VISTA DRIVE CHANGE OF ORGANIZATION"
ANNEXATION TO VALLECITOS WATER DISTRICT AND RELATED SPHERE ACTION
LAFCO FILE NO: CO24-13

WHEREAS, on August 19, 2024, interested landowners – Ana Diaz Dhillon and Deana Dhillon – filed a landowner 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 change of organization to annex one-acre of incorporated territory in the City of San Marcos to the Vallecitos Water District (WD);

WHEREAS, the affected territory as proposed includes one legal undeveloped parcel identified by the County of San Diego's Assessor's Office as 219-022-33 with an unassigned situs on Linda Vista Drive with a San Marcos zip code; and

WHEREAS, on December 14, 1982, the County of San Diego and Vallecitos WD approved a Master Property Tax Transfer Agreement that will govern the property tax exchange associated with the change of organization of the affected territory to Vallecitos WD; and

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

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

WHEREAS, the Commission heard and fully considered all the evidence presented at a noticed public meeting of the proposal on May 5, 2025;

WHEREAS, the Commission considered all the factors required by law under Government Code Sections 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 change of organization under the California Environmental Quality Act (CEQA), the Commission's makes the following findings:

    - San Diego LAFCO serves as lead agency under CEQA for the conforming sphere of influence amendment to Vallecitos Water District associated with the change of organization. The Commission finds this action is a project under CEQA but exempt from further review under State Guidelines 15061(b)(3). This exemption appropriately applies given it can be seen with certainty that spheres are planning policies and any associated actions (establishment, update, or amendment) in and of itself does not change the environment or authorize any new uses or services.

    - San Diego LAFCO serves as lead agency under CEQA for assessing potential impacts of the proposed change of organization, specifically the annexation and extension of public wastewater service to the affected territory. The Commission finds the proposal qualifies as a project but is exempt from further review under State CEQA Guidelines Section 15319(b) and its cross-reference to Section 15303. This exemption appropriately applies given its accommodation of new construction for one single-family residence in a residential zone.

4. The Commission CONDITIONALLY APPROVES the sphere of influence amendment for Vallecitos Water District to accommodate and otherwise match the change of organization as shown in the vicinity map and provided as Exhibit A.

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

    b) Approval is contingent upon the approval and related issuance of a Certificate of Completion for the change of organization.

    c) Approval of the above-stated sphere of influence amendment includes an enabling waiver by the Commission – as recommended by the Executive Officer – of the provision in San Diego LAFCO's Policy L-106 that would otherwise require the preparation of one or more municipal service reviews.

5. The Commission CONDITIONALLY APPROVES the change of organization without modifications 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 Vallecitos WD as shown in "Exhibit A-1" and described in "Exhibit A-2"

    b) The sphere of influence for Vallecitos Water District is amended to include the affected territory as shown in "Exhibit A-1."

6. The Commission CONDITIONS all approvals on the following terms being satisfied by May 5, 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 San Diego LAFCO in the amount of $3,116.47 to reimburse the public hearing notice published in the San Diego Union Tribune.

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

   "Cavanaugh – Linda Vista Drive Change of Organization".

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

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

10. The Vallecitos WD is a registered-voter district.

11. Vallecitos WD utilizes the County of San Diego assessment roll.

12. The affected territory will be liable for any existing bonds, contracts, and/or obligations of Vallecitos Water District as provided under Government Section 57328, and will be subject to any previously authorized taxes, benefit assessments, fees or charges of Vallecitos Water District as provided under Government Code Section 57330.

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

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

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

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

**

PASSED AND ADOPTED by the Commission on May 5, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

**

ATTEST:

_____
Keene Simonds
Executive Officer

EXHIBIT A-1

MAP OF AFFECTED TERRITORY

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EXHIBIT A-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

-Placeholder-

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

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.

N/A ☐ 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.

N/A ☐ 5. If annexation to a city is proposed, submit one copy of the **city resolution approving prezoning and general plan land-use designations** for the proposal territory.

N/A ☐ 6. **JURISDICTIONAL CONFLICTS:** If the response to question number 6 on page 3 is "Yes", complete and sign the Policy L-107 form at http://www.sdlafco.org/forms/Legislative_Policy_L_107.pdf.

☑ 7. **Completed CAMPAIGN CONTRIBUTION DISCLOSURE FORM AND EVALUATION CHECKLIST for DISCLOSURE OF POLITICAL EXPENDITURES** (pages 7 and 8 of application).

☐ 8. **PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY** (page 9 of application).

☑ 9. Completed **SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM** (pages 10-12 of application) from ***each*** subject agency.

☑ 10. **LAFCO processing fees.** The San Diego LAFCO FEE SCHEDULE is available at http://www.sdlafco.org/document/feeschedule.pdf, or contact LAFCO staff.

SAN DIEGO LOCAL AGENCY FORMATION COMMISSION
2550 Fifth Ave. · Suite 725 · San Diego, CA 92103
(619) 321-3380 · www. sdlafco.org

RECEIVED
AUG 19 2024
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. Vallecitos Water District	1. Annexation
2.	2.
3.	3.
4.	4.

As part of this application, the City of San Marcos or the _____ District, USModular Inc. (the applicant), and/or the Ana Diaz Dhillon (real party in interest): subject landowner and/or registered voter agrees to defend, indemnify, hold harmless, and release the San Diego LAFCO, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any or all of them, the purpose of which is to attack, set aside, void, or annul San Diego LAFCO's review, approval or denial of this application or adoption of or refusal to adopt the environmental document which accompanies it or any other action San Diego LAFCO takes with respect to this application. This defense and indemnification obligation shall include, but not be limited to, attorneys' fees, expert witness fees and other costs of defense, damages, costs, and expenses, including attorney fees payable to another party. Applicant and/or real party in interest agree that San Diego LAFCO shall have the right to appoint its own counsel to defend it and conduct its own defense in the manner it deems in its best interest and that San Diego LAFCO's taking such action does not limit the obligations to indemnify and reimburse San Diego LAFCO's defense costs. This defense and indemnification obligation shall apply whether or not there is concurrent passive or active negligence on the part of the San Diego LAFCO, its agents, officers, attorneys, or employee. 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 N/A or the _____ 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 XIIIC and XIIID 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: 7/5/2024

Print/Type Name: Bill Cavanaugh

Address: 140 E. Stetson St. Hemet, CA 92543

Telephone: (619 507-2727

Property Address: _____

Cross Street(s): Linda Vista Dr. and Hill Haven Drive

Assessor Parcel Number(s): 219-022-33-00 Acres: 1.0

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

Name: _____

Address: _____

Telephone: ( )

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 owner is planning to develop a new Single Family Residence that will require potable water connection and wastewater connection. Vallecitos Water District has service mains fronting the APN and are able and willing to provide a water service line for the planned improvements.

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 current status of the property is vacant, but it is anticipated to develop into a Single Family Residence with approximately 1620 s.f. living area and one detached garage 768 s.f. depending on plan approvals the project is scheduled to start by the end of this year.

3. Describe the topography and physical features of the proposal territory, as well as its general location in relation to communities, major freeways/highways, roads, etc. The topography of the parcel is relatviely flat with natural surface drainage toward the east. Theproject is located withint he city of san marcos near the intersection of Linda Vista drive and Hill haven St. approximately 2 miles to the San Marcos Freeway 78.

4. How many residents live within the proposal territory? N/A

5. How many of these residents are registered voters? N/A

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 _____ community plan.

   (b) The County General Plan or community plan designation and allowed density: _____

   (c) Current County zoning and allowed density: _____

2. CITY:

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

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

(c) Current City zoning and allowed density: R-1-20

(d) Current City prezoning and allowed density: N/A

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			☐YES ☑NO
Tentative Parcel Map			☐YES ☑NO
Major Use Permit			☐YES ☑NO
City/County General Plan Amendment			☐YES ☑NO
City Prezoning			☐YES ☑NO
County Rezone			☐YES ☑NO
(Other)			☐YES ☑NO

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

North: Business 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? _____

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? Vallecitos Water 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?

   San Marcos Sheriffs Department

   (a) Location/address of nearest police station: 182 Santar Pl., San Marcos, CA 92069

   _____

   (b) Estimated response times to the proposal territory: priority 10 minutes; non-priority 15 minutes

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

   San Marcos Sheriffs Department

   (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 party[1] or agent[2] while a change of organization proceeding is pending, and for three months subsequent to the date a final decision is rendered by LAFCO. This prohibition commences when your application has been filed, or the proceeding is otherwise initiated.

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

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

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

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

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

Names of current LAFCO commissioners are available at http://www.sdlafco.org/document/CommRoster.pdf. If you have questions about Government Code Section 84308, FPPC regulations, or the Campaign Disclosure Form, please contact San Diego LAFCO at 2550 Fifth Ave., Suite 725, San Diego, CA 92103, (619) 321-3380.

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

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

2.

(c) Date and amount of contribution:

Date _____ Amount $ _____

Date _____ Amount $ _____

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

1. N/A

2.

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

Printed Name Ang Dhillon & Deana Dhillon

Signature Ang Dhillon Deana Dhillon

Date 7/31/24 Phone 760-487-1700
760-420-1733

To be completed by LAFCO:

Proposal:

Ref. No.

DISCLOSURE OF POLITICAL EXPENDITURES

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

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

- Any person or combination of persons who, for political purposes, directly or indirectly contributes $1,000 or more, or expend $1,000 or more in support of, or in opposition to a proposal for a change of organization or reorganization that will be submitted to the Commission, shall disclose and report to the Commission to the same extent and subject to the same requirements of the Political Reform Act of 1974 (Government Code Section 81000 et seq.) as provided for local initiative measures, and Section 56700.1 of the Cortese-Knox-Hertzberg Act of 2000.
- Pursuant to Government Code Section 57009, any person or combination of persons who directly or indirectly contributes $1,000 or more, or expends $1,000 or in support of, or in opposition to, the conducting authority proceedings for a change of organization or reorganization, must comply with the disclosure requirements of the Political Reform Act of 1974, (Government Code section 81000 et seq.). Applicable reports must be filed with the Secretary of State and the appropriate city or county clerk. Copies of the report must also be filed with the Executive Officer of San Diego LAFCO.
- A roster of current San Diego LAFCO commissioners is available from the LAFCO office: 2550 Fifth Ave, Suite 725, San Diego, CA 92103, (619) 321-3380, or from http://www.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-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. Vallecitos Water District

2. _____

3. _____

Detachment from: 1. N/A

2. _____

3. _____

	Date	Signature	Assessor's Parcel Number(s)
1.	7/30/24		219-022-33-00
2.	7/31/24		219-022-33-00
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.*

Anne Lopez — Anne Lopez

Signature of agency representative — ***Print name***

Engineering Technician II

Title

760-752-7141 — July 25, 2024

Telephone — ***Date***

A. JURISDICTIONAL INFORMATION:

Name of agency:
Vallecistos 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: _____

   _____
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)? 5 MGD Meadowlark Reclamation Facility plus 10.47 MGD (solids) & 7.67 MGD (liquids) & 7.67 MGD (ocean disposal) at Encina (EWPCF)

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 EDUs

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? _____

   (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 0 ft. sewer frontage feet.

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

   Adjacent to the property boundary

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):
   0 demand - They will connect to VID facilities

   (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): Customer will not connect to VWD facilities. they will connect to Vista Irrigation Water facilites ☐YES ☑NO

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 ~200 feet.

   (b) Describe the location of the connection to the agency's existing water system:
   none - Customer will connect to Vista Irrigation Water Facilities

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? No Transmission mains for reclaimed water.

7. Will the proposal territory be annexed to an improvement district? ☐YES ☑NO

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: Allow Vallecitos Water District to supply sewer and water to APN 219-022-33-00, Vista Irrigation will remain the water purveyor for this APN.

2. The reason(s) for the proposal are: to supply water and sewer mains to the planned single family residence from Vallecitos Water District

Ana Diaz Dhillon
Proponent's Name (print)

Signature of proponent or representative

3334 Linda Vista Dr.
Proponent's Address

San Marcos, CA 92078
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

_____
Executive Officer (Print and Sign)

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 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: Vista Irrigation District to Vallecitos Water District

(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: VID to remain water purveyor within Vallecitos jurisdiction

(d) The reason(s) for the proposal is/are: future Single Family Residence.

(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. Ana Diaz Dhillon — P.O. Box 1063, Cardiff, CA 92007
   Name of chief proponent (print) — mailing address
2. _____
   Name of chief proponent (print) — mailing address
3. _____
   Name of chief proponent (print) — mailing address

(g) It is requested that proceedings for this proposal be taken in accordance with Section 56000 et seq. of the Government Code.

(h) This proposed change of organization (select one) ☑ is ☐ is not consistent with the sphere-of-influence of any affected city or district.

(i) The territory included in the proposal is (select one) ☐ inhabited (12 or more registered voters) ☑ uninhabited (11 or less registered voters).

(j) If the formation of a new district(s) is included in the proposal:

1. The principal act under which said district(s) is/are proposed to be formed is/are: N/A
2. The proposed name(s) of the new district(s) is/are: N/A

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

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

1. The name of the proposed city is: N/A
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: N/A

Part IVa: REGISTERED VOTER PETITION

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

Each of the undersigned states:

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

Name of Signer	Residence Address	Date Signed	Official Use
Sign Ana Diaz Dhillon Print Ana Diaz Dhillon	1388 Temple Heights Dr Oceanside, CA 92056	11/5/24	
Sign Deana Dhillon Print Deana Dhillon	PO Box 1063 Cardiff CA 92007	11/5/24	
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
Sign _____ Print Ana Diaz Dhillon	219-022-33-00	11/5/24	
Sign _____ Print Deana Dhillon	219-022-33-00	11/5/2024	
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).

EXHIBIT A
ANNEXATION NO. 2024-XXX
TO THE VALLECITOS WATER DISTRICT,
SAN MARCOS

GEOGRAPHIC DESCRIPTION

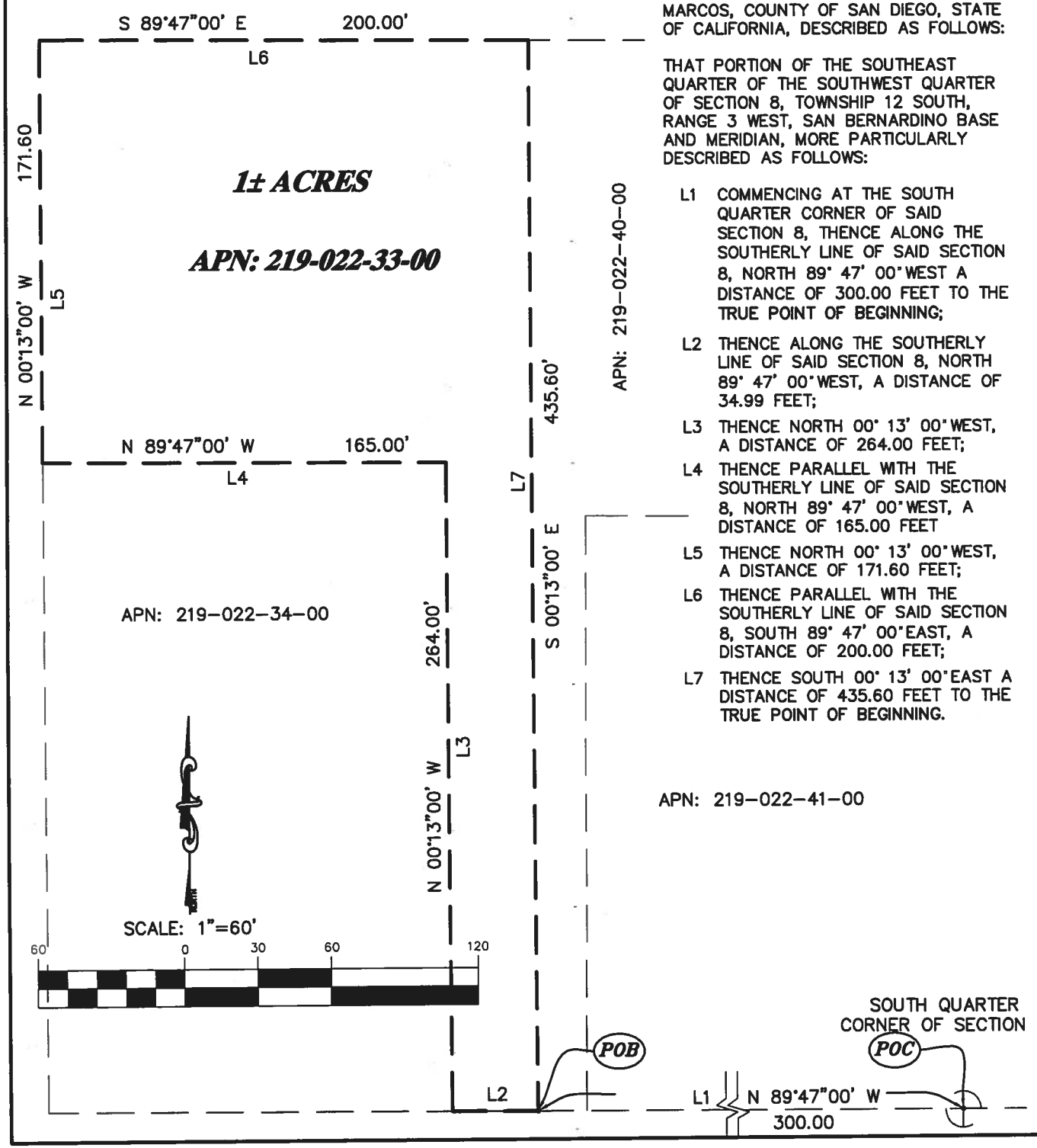
REAL PROPERTY IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

L1 **COMMENCING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 8, THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 8, NORTH 89° 47' 00" WEST A DISTANCE OF 300.00 FEET TO THE **TRUE POINT OF BEGINNING**;
L2 THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 8, NORTH 89° 47' 00" WEST, A DISTANCE OF 34.99 FEET;
L3 THENCE NORTH 00° 13' 00" WEST, A DISTANCE OF 264.00 FEET;
L4 THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION 8, NORTH 89° 47' 00" WEST, A DISTANCE OF 165.00 FEET
L5 THENCE NORTH 00° 13' 00" WEST, A DISTANCE OF 171.60 FEET;
L6 THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION 8, SOUTH 89° 47' 00" EAST, A DISTANCE OF 200.00 FEET;
L7 THENCE SOUTH 00° 13' 00" EAST A DISTANCE OF 435.60 FEET TO THE **TRUE POINT OF BEGINNING.**

THE AREA CONTAINS **1** ACRE 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.

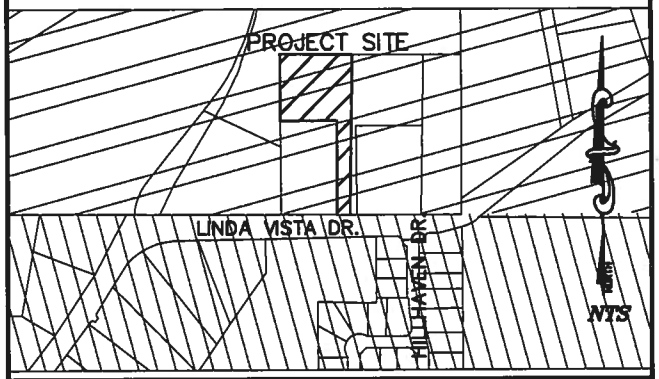


REAL PROPERTY IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- L1 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8, THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 8, NORTH 89° 47' 00" WEST A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING;
- L2 THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 8, NORTH 89° 47' 00" WEST, A DISTANCE OF 34.99 FEET;
- L3 THENCE NORTH 00° 13' 00" WEST, A DISTANCE OF 264.00 FEET;
- L4 THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION 8, NORTH 89° 47' 00" WEST, A DISTANCE OF 165.00 FEET
- L5 THENCE NORTH 00° 13' 00" WEST, A DISTANCE OF 171.60 FEET;
- L6 THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION 8, SOUTH 89° 47' 00" EAST, A DISTANCE OF 200.00 FEET;
- L7 THENCE SOUTH 00° 13' 00" EAST A DISTANCE OF 435.60 FEET TO THE TRUE POINT OF BEGINNING.

VICINITY MAP -- SAN MARCOS, CALIFORNIA



LEGEND:

- PROPOSED VALLECITOS WATER DISTRICT BOUNDARY
- PARCEL LINE
- VALLECITOS WATER DISTRICT
- VISTA IRRIGATION WATER DISTRICT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

DISCLAIMER:

"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."

ASSESSOR PARCEL NUMBER	AREA (ACRES)
219-022-33-00	1 ±

DATE:	SCALE	JTE JOB No.
07-12-2024	1"=60'	1624

EXHIBIT B
ANNEXATION NO. 2024-XX
TO THE VALLECITOS WATER
DISTRICT, SAN MARCOS

JT ENGINEERING
ENGINEERING TECHNOLOGY
*Civil/Structural Engineering * Planning * Land Surveying*
33336 N. Agua Dulce Cyn. Rd, #103, Agua Dulce, CA 91390
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www.jtengineering.com

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