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

August 3, 2026

TO: Chair Becker and Commissioners

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

SUBJECT: **Proposed "Turner – Oak Creek Drive Reorganization" | Annexation to the Lakeside Water District and Concurrent Detachment from Padre Dam Municipal Water District with Related Actions (File No. RO26-01)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a reorganization proposal initiated by resolution of the Lakeside Water District (WD) involving two adjoining and undeveloped parcels totaling 2.37 acres in the unincorporated community of Lakeside. The proposal follows prior fee waivers approved by the Commission for its processing fees and by Lakeside WD for its own annexation changes, and involves annexation to Lakeside WD, concurrent detachment from Padre Dam Municipal Water District (MWD), and conforming sphere amendments. The primary purpose of the proposal is to extend public potable water service to the undeveloped parcel at 10780 Oak Creek Drive (APN 379-040-66) for a planned single-family residence. Connection to Padre Dam MWD is not readily accessible and is cost-prohibitive while connection to Lakeside WD is readily available. The second parcel 10784 Oak Creek Drive (APN 379-040-67) is included as a boundary enhancement to align it with an adjoining parcel already within Lakeside WD. Staff recommends conditional approval of the proposal along with conforming sphere of influence amendments, waiver of protest proceedings, waiver of the municipal service review requirement under Policy L-106, and adoption of findings supporting an exemption under the California Environmental Quality Act (CEQA).

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BACKGROUND

Applicant Request

San Diego LAFCO received a reorganization proposal in February 2026 initiated by resolution of application from Lakeside WD on behalf of interested landowners, Alan Turner and George Youkhanna. The proposal requests annexation of approximately 2.37 acres of unincorporated territory to Lakeside WD. The affected territory, as submitted, comprises two parcels identified by the County of San Diego Assessor and Auditor-Controller's Office as APNs 379-040-66 (2.32 acres) and 379-040-67 (0.05 acres), with assigned situs addresses of 10780 and 10784 Oak Creek Drive, respectively. The primary purpose of the proposal is to extend public potable water service to the undeveloped parcel (APN 379-040-66), owned by Alan Turner, for a planned single-family residence. The second parcel (APN 379-040-67), owned by George Youkhanna, is included as a boundary enhancement given it comprises the backyard of his adjoining residential parcel (APN 379-040-35), which already lies within Lakeside WD. Its inclusion would correct an illogical boundary configuration and promote a more orderly District boundary.

Regional Setting

The affected territory is located in eastern San Diego County in the unincorporated community of Eucalyptus Hills, within the broader Lakeside area, and north of State Route 67. Principal access is provided by Oak Creek Drive. The territory lies within County Supervisorial District 2 (Joel Anderson), Assembly District 75 (Carl DeMaio), and Senate District 40 (Brian W. Jones). An aerial map of the affected territory and its regional setting is provided below, with a more detailed map depicting the subject parcels and their relationship to the Lakeside WD and Padre Dam MWD jurisdictional boundaries provided as Attachment One.



Google Earth

Subject Agencies

The proposed reorganization filed with San Diego LAFCO involves two subject agencies: Lakeside WD and Padre Dam MWD.[1] The following summarizes the subject agencies' governance, demographics, municipal functions, and financial standing.

- **Lakeside WD** is an independent special district governed by a five-member board of directors authorized to provide one municipal function: water (retail class). An appointed general manager – Brett Sanders – oversees day-to-day activities. Lakeside WD was initially organized as the Lakeside Irrigation District in 1924 with water sourced to local groundwater and supplemented by surface supplies from the Cuyamaca Water Company. Lakeside WD later transitioned to imported supplies from the Colorado River and later the State Water Project as a member of the San Diego County Water Authority (CWA), which formed in 1944. The current jurisdictional boundary totals approximately 12,800 acres, or 20 square miles, and includes the unincorporated communities of Lakeside, Moreno Valley, Muth Valley, and Wintergardens. LAFCO estimates the current population at 33,999. LAFCO established a sphere of influence for Lakeside WD in 1985. The sphere was most recently reviewed and affirmed in 2007 with a larger-than-agency designation to include 184 non-jurisdictional acres. Lakeside WD's audited net position is $38.9 million as of June 30, 2025, with an unrestricted balance of $16.05 million. This includes an ending cash balance of $2.2 million. Lakeside WD's total net position has changed by (0.4%) over the three prior audited years.

- **Padre Dam MWD** is an independent special district governed by a five-member board of directors authorized to provide four municipal functions: water, wastewater, recycled water, and parks and recreation services. An appointed general manager – Kyle Swanson – oversees day-to-day activities. The District was organized as the Rio San Diego MWD in 1955 and assumed its current name in 1976 upon the dissolution of the Santee County Water District, whose service responsibility it absorbed. It later took on the service responsibilities of the dissolved Crest Public Utility District in 1985 and Alpine Highlands Water District in 1986. Padre Dam is a member agency of CWA, which is the sole source of the District's imported potable water supply. The current jurisdictional boundary totals approximately 46,509 acres, or 73 square miles, and includes the City of Santee, a portion of the City of El Cajon, and the unincorporated communities of Lakeside, Crest, Harbison Canyon, Blossom Valley, and Alpine. LAFCO estimates the current population at 98,645. LAFCO approved a sphere of influence for Padre Dam MWD in 1985 with a larger-than-agency designation. The sphere was most recently reviewed and affirmed in 2007 with a larger-than-agency designation to include 853 non-jurisdictional acres. Padre Dam MWD's audited net position is $378.7 million as of June 30, 2025, with an unrestricted balance of $136.3 million, including an ending cash balance of $28.9 million. Total net position has changed by 11.3% over the prior three audited years.

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

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of ten (10) 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.[2]

- County of San Diego
- County Service Area No. 135 (Regional Communications)
- Grossmont Healthcare District
- Lakeside Fire Protection District
- Resource Conservation District of Greater San Diego County
- Padre Dam Municipal Water District
- Metropolitan Water District of Southern California
- San Diego County Water Authority
- San Diego County Flood Control District
- San Diego County Street Lighting 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: Grossmont Union High School District, Grossmont – Cuyamaca Community College District and Lakeside Union School District.

DISCUSSION

San Diego LAFCO will consider approving – with or without discretionary modifications – the reorganization proposal and its principal action to annex the affected territory to Lakeside WD with a secondary action to detach the territory from Padre Dam MWD. The Commission may also apply approval conditions, provided they do not directly regulate land use, property development, or subdivision requirements. The following discussion addresses the applicable statutory requirements and staff's analysis.

Proposal Purpose

The purpose of the proposed reorganization to annex two parcels spanning 2.37 acres of unincorporated territory to Lakeside WD is for the primary purpose of extending public potable water service to the undeveloped parcel (APN 379-040-66), owned by Alan Turner, in support of a planned single-family residence. The second parcel (APN 379-040-67), owned by George Youkhanna, is included as a boundary enhancement given it comprises the backyard of his adjoining residential parcel (APN 379-040-35), which already lies within Lakeside WD. Its inclusion would correct an illogical boundary configuration and promote a more orderly District boundary.

[2] 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 entirely unincorporated and subject to the County of San Diego's land use policies. Applicable development standards are established under the Lakeside Community Plan (2011), with advisory input from the Lakeside Community Planning Group. The affected territory is designated Semi-Rural Residential (SR-1) with a zoning assignment of A70 (Limited Agricultural Use Regulations), which establishes a minimum lot size of 1.0 acre and a maximum density of 1.0 dwelling unit per acre. Should the landowner choose to subdivide in the future, the zoning designation creates a theoretical maximum build-out potential of two single-family residences, each with the potential for one accessory dwelling unit (ADU) and one junior accessory dwelling unit (JADU), on the primary affected parcel (APN 379-040-66). The second parcel (APN 379-040-67) does not meet the minimum lot size requirement for subdivision.

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 analysis follows.

LAFCO Statute and Local Policy

Item No. 1 | Conforming Sphere of Influence Amendments

The proposed reorganization requires San Diego LAFCO to consider conforming sphere of influence amendments for the two subject agencies to achieve consistency with the requested jurisdictional changes as required under statute and Commission practice.[3] These amendments involve adding the affected territory to the Lakeside WD's sphere of influence and removing the affected territory from the Padre Dam MWD's sphere of influence. 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.

[3] 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

  Statute 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 series of municipal service reviews prepared by LAFCO germane to the affected territory and Lakeside WD and Padre Dam MWD were completed in 2007. Given the limited scope of the proposed sphere amendments, a new municipal service review does not appear warranted, and staff believes a waiver is appropriate. While the governing reviews are now nearly two decades old, three considerations support the waiver: the amendments are strictly conforming and add no territory beyond that already before the Commission; the affected territory totals 2.37 acres; and – as further addressed – projected demand at ultimate buildout represents approximately 0.0136% of Lakeside WD's net available supply. 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 two unincorporated parcels currently undeveloped within the community of Lakeside. The primary 2.32-acre parcel is requesting the provision of potable water services to facilitate the planned construction of one single-family residence. The second 0.05-acre parcel has no future development planned. The sphere amendment and associated annexation to Lakeside WD would establish permanent connection to potable water services. Removing the parcels from Padre Dam MWD's sphere facilitates the required detachment and ensures Lakeside WD serves as the primary provider of municipal services. 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**, there is an immediate need for a reliable source of potable water within the affected territory. While the territory falls within Padre Dam MWD's service area, water service from Padre Dam MWD is not readily accessible and is cost-prohibitive. Annexation to Lakeside WD with concurrent detachment from Padre Dam MWD, along with the proposed conforming sphere of influence amendments, will 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.

While the affected territory presently lies within Padre Dam MWD's service boundary, water service from that agency is not readily accessible and is cost-prohibitive given the location of its existing infrastructure and the associated connection costs. Lakeside WD has nearby infrastructure and sufficient capacity to serve the affected territory without adversely affecting existing customers. The conforming sphere amendments would recognize Lakeside WD as the appropriate service provider based on these existing service conditions.

- With respect to **social or economic communities of interest if relevant to the agencies**, the affected territory is immediately contiguous to Lakeside WD's existing sphere of influence and jurisdictional boundary. Amending the sphere to include the affected territory recognizes its preexisting social and economic ties to the District based on proximity and readily available potable water service. The concurrent removal from Padre Dam MWD's sphere reflects Lakeside WD is the more appropriate long-term water service provider based on existing conditions.

- 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 statute.

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

  San Diego LAFCO's L-102 guides spheres of influence 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 Lakeside WD and Padre Dam MWD 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 that Lakeside WD – rather than the Padre Dam MWD – is the appropriate service provider for the affected territory, with timing considerations addressed through the reorganization approval itself.

Item No. 2 |
Timing of the 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.[4] 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 consideration of multiple factors when reviewing jurisdictional changes, ranging from basic disclosures to discretionary policy analyses evaluating the proposal's relationship to community needs, service capacities, and the receiving agency's (Lakeside WD) financial resources. Staff's analysis addressing these core factors as they relate to Lakeside WD follows.

  - With respect to **need**, the existing and planned residential uses within the affected territory warrant access to a reliable potable water supply. While the affected territory currently lies within Padre Dam MWD's jurisdictional boundary, a potable water connection from that agency is not readily accessible and is cost-prohibitive. By contrast, Lakeside WD has readily available capacity and infrastructure to serve. Annexation to Lakeside WD, with concurrent detachment from Padre Dam MWD, would facilitate potable water service and accommodate the planned construction of a single-family residence. Inclusion of the second parcel, which functions as the backyard of an adjoining residential parcel already within and served by Lakeside WD, would align the District boundary with the existing property configuration and correct the associated jurisdictional inconsistency. The proposal also advances environmental justice considerations by making regulated public drinking water available within an area showing elevated levels of drinking-water-contaminants. Additional details are provided in Appendix A. Collectively, these factors support both the need for and timing of the proposed reorganization.

  - With respect to **service availability and capacities**, Lakeside WD has available and sufficient capacities to accommodate projected water demands in the affected territory at its current and planned maximum uses. Additional details follow.

    An existing Lakeside WD distribution main is located along the western edge of Oak Creek Drive – approximately 10 feet from the affected territory. Development of one single-family residence within the affected territory is projected to generate an average water demand of 400 gallons per day, or approximately 0.4478 acre-feet annually. This demand can be readily accommodated and represents

[4] 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).

approximately 0.0034% of Lakeside WD's net available supply. For a potential ultimate buildout, two single-family residences, each with the potential for one ADU and one (JAD), on the primary parcel would generate an estimated demand of 1,600 gallons per day, or approximately 1.7912 acre-feet annually – equivalent to approximately 0.0136% of the District's net available supply – a negligible fraction of the agency's overall capacity.[5]

- With respect to **related financial considerations**, staff's review of Lakeside WD's recent audited statements identifies one indicator warranting disclosure. The average total margin over the last three audited fiscal years (FY2023 to FY2025) has been negative at (13.7%), and its total net position declined by (0.4%) over the same period. Three considerations moderate the significance of the trend for this proposal. First, it reversed in the most recent audited year: total revenues exceeded total expenses in FY2024-2025, producing a positive total margin of 4.4%. Second, the District's underlying balance sheet remains strong in both the short and long term, reflected in an ending current ratio of 10.85 to 1.0 (i.e., $10.85 in current assets for every $1.00 in current liabilities) and a debt ratio of 6.7% (i.e., $6.70 of every $100.00 in assets is financed by debt). Third, and most directly, the incremental service obligation at issue is relatively minimal. Accordingly, on these bases, staff concludes Lakeside WD has adequate financial resources and related administrative controls to provide retail water service to the affected territory without materially affecting existing operations or service levels.

- 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. No jurisdictional disputes have been disclosed by Lakeside WD or Padre Dam MWD through the administrative review with LAFCO. Similarly, LAFCO staff has not identified any disputes or related concerns in the administrative review.

CONCLUSION | MERITS OF REORGANIZATION

The timing of the reorganization to annex the affected territory to Lakeside WD and concurrent detachment from Padre Dam MWD to facilitate the establishment of potable water service is sufficiently warranted. Justification is marked by the preceding analysis, including the demonstrated need for public water service, Lakeside WD's nearby infrastructure and sufficient capacity to serve the territory, Padre Dam MWD's determination that it cannot feasibly provide service, and its consent to the proposed reorganization. Additional supporting analysis is provided in Appendix A.

[5] Consistent with LAFCO practice, JADUs are excluded from water demand projections. Unlike accessory dwelling units, JADUs are limited in size and use, are contained within the walls of an existing single-family residence, and typically share plumbing fixtures with the primary dwelling – making any incremental water footprint negligible and impractical to measure discretely.

Item No. 3 |
Modifications and Terms

San Diego LAFCO staff has identified no modifications to the submitted reorganization warranting Commission consideration. As proposed, the reorganization would not create corridors or illogical jurisdictional boundaries and would instead correct an existing boundary irregularity. The Commission approved a full waiver of LAFCO processing fees in December 2025; however, the District – as applicant – remains responsible for charges outside LAFCO's adopted fee schedule, including applicable State Board of Equalization and County Clerk filing fees associated with CEQA.

CONCLUSION |
MERITS OF ANY MODIFICATIONS OR TERMS

No modifications to the submitted reorganization proposal appear warranted. Standard terms of approval are recommended, including payment of all remaining charges required to process the proposal through recordation. These charges exclude LAFCO processing fees, which the Commission waived in December 2025, but include all charges imposed outside LAFCO's fee schedule.

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 may approve a jurisdictional change involving annexation or detachment, unless an applicable master agreement is in place. In 1982, the County of San Diego adopted the Master Enterprise District Resolution for proposals involving water and sewer districts with no property tax exchange. The County expanded the resolution in 2009 to address proposals involving the transfer of property tax revenue between districts.

Under the applicable master agreement, $5.02 in property tax base revenue would transfer from Padre Dam MWD to Lakeside WD, along with $25.44 from Padre Dam MWD Improvement District C, for a total transfer of $30.46. As the properties are reassessed, the amount of transferable property tax will adjust accordingly.

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.

- Lakeside WD's initiating actions involving the proposal require it to assess potential impacts and specifically the annexation and extension of public water service to the affected territory as lead agency under CEQA. In this role as lead agency, Lakeside WD has made findings that the proposal qualifies as a project but is exempt from further review under State CEQA Guidelines Section 15300.1 and 15320. Staff independently concurs that section 15320 applies given the underlying action involves the transfer an existing municipal service function between agencies without adding new powers or expanding the geographic area eligible to receive water service.

- San Diego LAFCO serves as the lead agency for assessing potential environmental impacts under CEQA for the proposed detachment of the affected territory from Padre Dam MWD. Staff believes the proposal qualifies as a project under CEQA but is categorically exempt from further environmental review under State CEQA Guidelines Section 15320 given the underlying action involves the transfer an existing municipal service function between agencies without adding new powers or expanding the geographic area eligible to receive water service.

- San Diego LAFCO serves as lead agency under CEQA for the conforming sphere amendments. Staff recommends the Commission find that amending Lakeside WD's sphere to include the affected territory and Padre Dam MWD'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 given spheres 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 12 registered voters), the subject agencies have not filed an objection to the waiver, and the two landowners have provided written consent.[6]

RECOMMENDATION

Staff recommends San Diego LAFCO conditionally approve the reorganization proposal as submitted, along with the conforming sphere of influence amendments and other related findings as detailed. This recommendation is consistent with the action outlined as Alternative One in the following section, and would be subject to a 30-day reconsideration period.

[6] LAFCO law defines uninhabited as territory in which less than 12 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 Lakeside WD and Padre Dam MWD. The following sub actions are also provided within the draft resolution:

a) Waiver of the municipal service review requirement under Policy L-106
b) Waiver of protest proceedings
c) CEQA findings

Alternative Two:
Continue consideration of the item to the next regular meeting with direction to staff as needed.

Alternative Three:
Disapprove 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. Close the public hearing.
5. Discuss item and consider the staff recommendation.

On behalf of the Executive Officer,

Joelle Burila

Joelle Burila
Local Governmental Analyst I

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 two parcels totaling approximately 2.37 acres – a 2.32-acre primary parcel and a 0.05-acre secondary parcel. The subject parcels are located in unincorporated territory within the community of Eucalyptus Hills in the broader Lakeside area, which is characterized as semi-rural residential. The primary parcel (APN 379-040-66) is currently undeveloped, and the secondary parcel (APN 379-040-67) is adjacent to a developed parcel with a single-family residence. The County of San Diego Assessor's Office identifies the subject parcels with a total assessed land value of $186,165. The last recorded transaction for APN 379-040-66 was in July 2022, and for APN 379-040-67 in March 2016.

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. A pertinent service provider includes Lakeside Fire Protection District (fire protection and emergency medical). The timing of the proposal is specific to the need for potable water services and is the focus of the succeeding analysis.

- **Extending Public Water to Affected Territory**
  An existing Lakeside WD distribution main is located along the western edge of Oak Creek Drive – approximately 10 feet from the affected territory. Development of one single-family residence within the affected territory is projected to generate an average water demand of 400 gallons per day, or approximately 0.4478 acre-feet annually. This demand can be readily accommodated and represents approximately 0.0034% of Lakeside WD's net available supply. For a potential ultimate buildout, two single-family residences, each with the potential for one accessory dwelling unit (ADU) and one junior accessory dwelling unit (JADU), on the primary parcel would generate an estimated demand of 1,600 gallons per day, or approximately 1.7912 acre-feet annually – equivalent to approximately 0.0136% of the District's net available supply – a negligible fraction of the district's overall 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 strengthen the affected territory's social and economic ties to Lakeside WD by aligning jurisdictional boundaries with existing infrastructure and available water service.

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 would facilitate the orderly and otherwise modest expansion of the District's jurisdictional boundary and align with existing infrastructure. 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 potable water services to the affected territory and in doing so accommodate its current residential uses. The anticipated outcomes do not generate any known conflicts with *2025 Regional Plan*, the regional transportation plan adopted by the San Diego Association of Governments.

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

See 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 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 July 24, 2026.

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 the Lakeside WD has overall sufficient and available financial resources and administrative controls therein relative to serving the affected territory without adversely impacting existing constituents. This statement is supported by the following factors.

- Lakeside WD's last audit covers FY 2024-2025 and shows the District finished with strong liquidity levels with an agency-wide current ratio of 10.8 to 1 (i.e., $10.85 in current assets for every $1.00 in current liabilities).
- Lakeside WD finished FY 2024-2025 with strong capital levels and marked by a low debt ratio of 6.7% (i.e., $6.70 out of every $100.00 in net assets are financed).
- Lakeside WD finished FY 2024-2025 with an overall total margin of 4.4%.

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

The affected territory presently lies within Padre Dam MWD, which receives wholesale water supplies through the San Diego County Water Authority and the Metropolitan Water District of Southern California. However, connection to Padre Dam MWD's potable water system is

not currently feasible. Annexation to Lakeside WD would make potable water service readily available by transferring service responsibility between the agencies. No changes to existing wholesale supply arrangements, relationships, or commitments are proposed.

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 expected to have a positive impact on environmental justice by making public potable water service available 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 66th percentile with an internal range between 0 and 98th percentiles. Seven pollution burden measurements exceed the 50th percentile and are considered noteworthy and otherwise high: ozone, drinking water contaminants, lead in housing, groundwater threats, hazardous waste, impaired waters, and solid waste. Impaired waters and solid waste exceed the 90th percentile, indicating elevated burdens. The proposed reorganization would make regulated public drinking water available to the affected territory, and relevant given the elevated drinking-water-contaminant indicator identified for the census tract in which the subject parcels are located.

- The affected territory's **composite susceptible population ranking** falls in the 24th percentile with an internal range between the 3rd and 69th percentiles. Low Birth Rate exceeds the 60th percentile, indicating a high impact.

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

Census Tract No. 6073016901 Pollution Burdens and Susceptible Population (Source: California Environmental Protection Agency and SD LAFCO)	
	Affected Territory + Surrounding Lands
Census Tract No.	6073016901
Estimated Population	7,427
Pollution Burden	Weighted Percentile
… Percentile	66.16
Indicator | Air Quality: Ozone	**66.96**
Indicator | Air Quality: PM 2.5:	37.55
Indicator | Air Quality: Diesel PM:	11.64
Indicator |Pesticides:	0.0
Indicator | Toxic Releases:	23.07
Indicator |Traffic:	39.10
Indicator | Drinking Water Contaminants:	**63.73**
Indicator | Lead in Housing:	**52.29**
Effects | Cleanup Sites:	23.50
Effects | Groundwater Threats:	**83.99**
Effects | Hazardous Waste:	**57.46**
Effects | Impaired Water:	**94.56**
Effects | Solid Waste:	**98.17**
Sensitive Population	Weighted Percentile
… Percentile	24.17
Population | Asthma:	38.12
Population | Low Birth Weight:	**69.99**
Population | Cardiovascular Disease:	37.59
Population | Education:	18.81
Population | Linguistic Isolation:	3.74
Population | Poverty:	35.93
Population | Unemployment:	23.75
Population | Housing Burden:	3.76

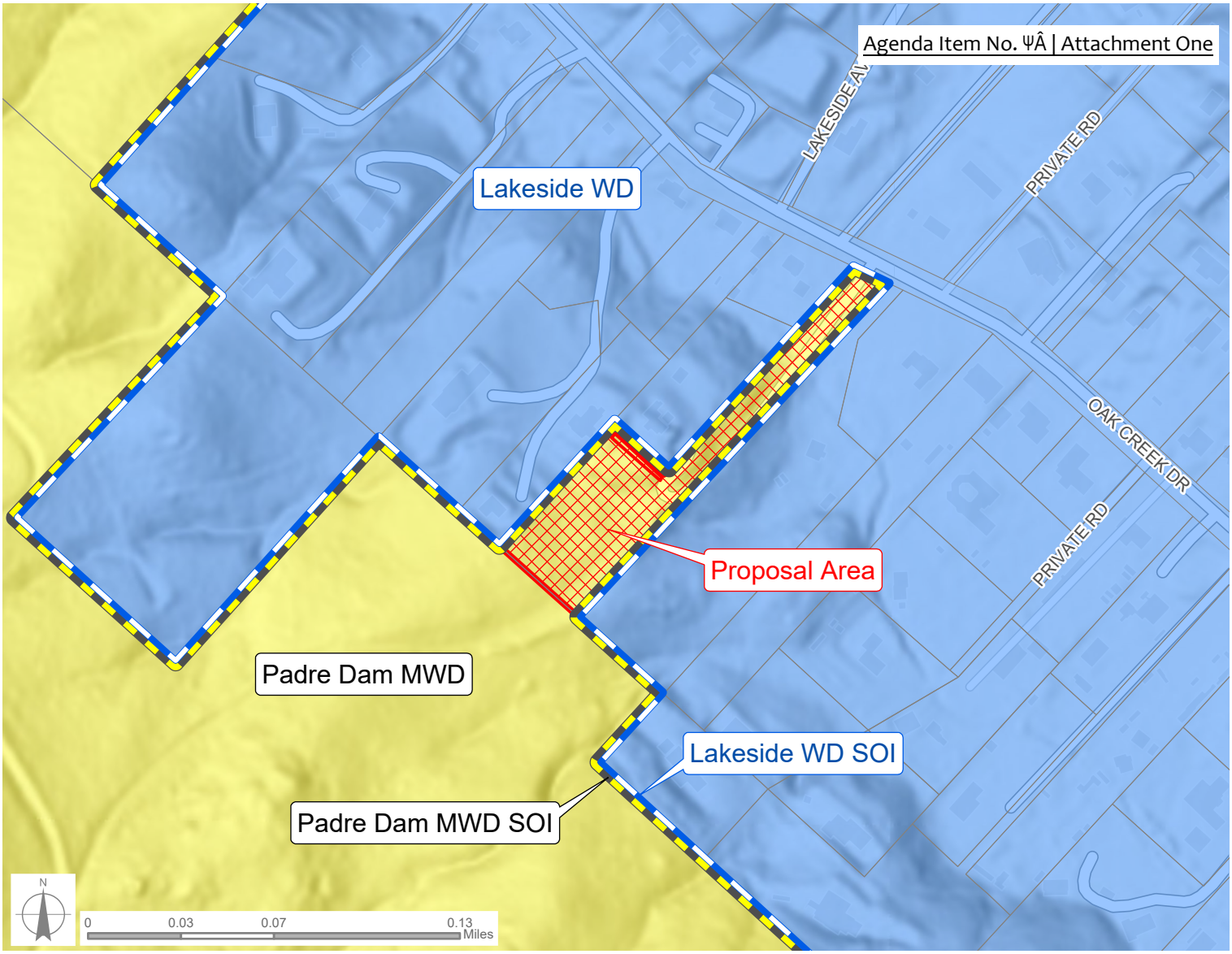
q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information 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 "very high" fire hazard severity zone, a "low" earthquake hazard zone, and located outside both the tsunami hazard zones and 100-year floodplain.

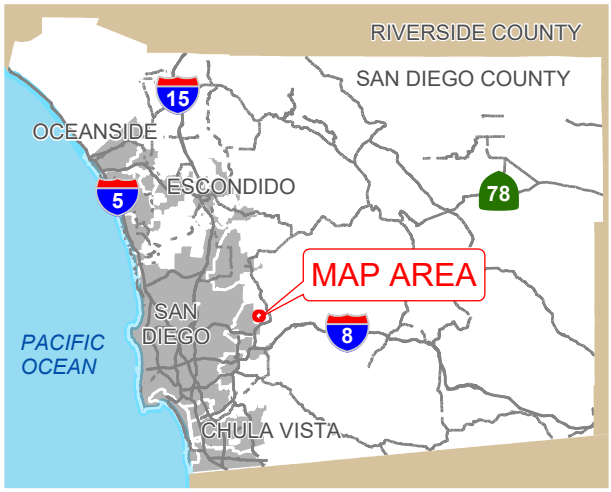
r) Section 56668.3(a)(1) Whether the proposed annexation will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annex to the district.

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 potable water service going forward.

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RO26-01

"TURNER - OAK CREEK DRIVE REORGANIZATION" | ANNEXATION TO THE LAKESIDE WD AND CONCURRENT DETACHMENT FROM PADRE DAM MWD WITH RELATED SPHERE ACTIONS

SOI = Sphere of Influence

- Proposal Area
- Lakeside WD
- Lakeside WD SOI
- Padre Dam MWD
- Padre Dam MWD SOI

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

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Created by Dieu Ngu -- 7/22/2026

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RESOLUTION NO. _____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING REORGANIZATION

"TURNER – OAK CREEK DRIVE REORGANIZATION"
ANNEXATION TO THE LAKESIDE WATER DISTRICT AND CONCURRENT DETACHMENT FROM PADRE DAM MUNICIPAL WATER DISTRICT WITH RELATED ACTIONS
(LAFCO FILE NO: RO26-01)

WHEREAS, on February 4, 2026, Lakeside Water District filed a reorganization proposal and resolution, on behalf of interested landowners Alan Turner and George Youkhanna, to initiate proceedings and an application with the San Diego County Local Agency Formation Commission, hereinafter referred to as "Commission", pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the application before the Commission seeks approval of a reorganization involving the annexation of approximately 2.37 acres of unincorporated territory within the community Lakeside to Lakeside Water District with concurrent detachment from Padre Dam Municipal Water District; and

WHEREAS, the affected territory as proposed comprises two parcels identified by the County of San Diego Assessor and Auditor-Controller's Office as APN 379-040-66-00 (2.32 acres) and APN 379-040-67-00 (0.05 acres), with assigned situs addresses of 10780 and 10784 Oak Creek Drive, respectively; and

WHEREAS, in December 2025 the Commission approved a full waiver of LAFCO application processing fees in the amount of $18,894.75; and

WHEREAS, in 1982, the County of San Diego adopted the Master Enterprise District Resolution for proposals involving water and sewer districts with no property tax exchange, and subsequently expanded the resolution in 2009 to address proposals involving the transfer of property tax revenue between districts, the latter of which applies to the proposed 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 August 3, 2026; and

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

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

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

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

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

    - Lakeside WD's initiating actions involving the proposal require it to assess potential impacts and specifically the annexation and extension of public water service to the affected territory as lead agency under CEQA. In this role as lead agency, Lakeside WD has made findings that the proposal qualifies as a project but is exempt from further review under State CEQA Guidelines Section 15300.1 and 15320. The Commission concurs that section 15320 applies given the underlying action involves the transfer an existing municipal service function between agencies without adding new powers or expanding the geographic area eligible to receive water service.

    - San Diego LAFCO serves as the lead agency for assessing potential environmental impacts under CEQA for the proposed detachment of the affected territory from Padre Dam MWD. The Commission finds the proposal qualifies as a project under CEQA but is categorically exempt from further environmental review under State CEQA Guidelines Section 15320 given the underlying action involves the transfer of an existing municipal service function between agencies without adding new powers or expanding the geographic area eligible to receive water service.

    - San Diego LAFCO serves as lead agency under CEQA for the conforming sphere of influence amendments. The Commission finds that amending Lakeside WD's sphere to include the affected territory and Padre Dam MWD'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 given spheres are State planning policies that do not directly change the environment or authorize new uses or services.

4. The Commission <u>CONDITIONALLY APPROVES</u> the conforming sphere of influence amendments to include the affected territory in Lakeside Water District's sphere and remove the affected territory from Padre Dam Municipal Water District'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 subject to conditions as provided and subject to recordation of a Certificate of Completion for the proposal. Approval involves all the following:

   a) Annexation of the affected territory to the Lakeside Water District and concurrent detachment from Padre Dam Municipal Water District as shown in "Exhibit A" and described in "Exhibit B".

6. The Commission CONDITIONS all approvals on the following terms being satisfied by August 3, 2027 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 $1,256.13 to reimburse for the actual costs of noticing the proposal for public hearing in the San Diego Union Tribune.

      - A check made payable to LAFCO in the amount of $150.00 for the County of San Diego-Clerk Recorder to reimburse for filing three 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 $350.00.

d) Written consent and related authorizations from the landowners and Padre Dam Municipal Water District to remove the subject parcel from Padre Dam MWD's Improvement District "C".

e) Written confirmation from Padre Dam MWD that all terms required of their Board involving the reorganization are satisfied.

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

   "Turner – Oak Creek Drive Reorganization".

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 District's are a registered-voter district.

11. The District's utilize the County of San Diego assessment roll.

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

13. 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.

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 August 3, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

**

ATTEST:

_____
Keene Simonds
Executive Officer

EXHIBIT A
MAP OF AFFECTED TERRITORY

-Placeholder-

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EXHIBIT B
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

-Placeholder-

SECRETARY'S CERTIFICATE

I, Brett Sanders, Secretary of the Board of Directors of Lakeside Water District, County of San Diego, California, hereby certify as follows:

The attached is a full and correct copy of **Resolution 2025-02** adopted at a meeting of the Board of Directors of the District duly held at the regular meeting place thereof on February 4, 2025, by the following vote:

AYES:	Hilliker, Jenkins, Johnson, Neumeister, Robak
NOES:	None
ABSTAIN:	None
ABSENT:	None

An agenda of the meeting was posted at least 72 hours before the meeting at 10375 Vine Street, Lakeside, California, a meeting freely accessible to members of the public, and a brief description of the resolution appeared on the agenda.

The resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

Dated: February 4, 2025

Brett Sanders
Secretary of the Board of Directors of
Lakeside Water District

RESOLUTION NO. 2025-02

RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKESIDE WATER DISTRICT REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS TO DE-ANNEX PADRE DAM MUNICIPAL WATER DISTRICT PARCELS APN 379-040-66-00 and 379-040-67-00 and CONCURRENTLY ANNEX INTO THE LAKESIDE WATER DISTRICT

RESOLVED, by the Board of Directors of the Lakeside Water District, that

WHEREAS, the Board of Directors of the Lakeside Water District desires to initiate proceedings pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code, for the "Padre Dam Municipal Water District Parcel APN 379-040-66-00 and 379-040-67-00 De-Annexation and Concurrent Annexation in Lakeside Water District"; and

WHEREAS, the proposed reorganization includes the following changes of organization:

Concurrent annexation of property to Lakeside Water District, and detachment from the Padre Dam Municipal Water District; and

WHEREAS, the proposed reorganization area is presently located within the adopted sphere of influence for the Lakeside Water District; and

WHEREAS, the purpose for this proposed annexation is to provide water service to the land to be annexed.

WHEREAS, the land subject to the proposed annexations are vacant unincorporated parcels with the Assessor's Parcel Numbers 379-040-66-00 and 379-040-67-00 and a total of 2.24 acres, and a legal description of the land is set forth in Exhibit "A", attached hereto and by this reference incorporated herein; and

WHEREAS, it is in the interest of the Lakeside Water District to obtain the annexation of said territory to the Lakeside Water District, and

WHEREAS, the District requests that the proposed annexation be subject to the following terms and conditions:

1. Lakeside Water District will pay all reorganization and processing fees.
2. Water service by Lakeside Water District to the Annexation Area shall be subject to and in accordance with the rules and regulations of Lakeside Water District.

NOW, THEREFORE, this Resolution of Application is hereby adopted and approved by the Board of Directors of the Lakeside Water District. The Local Agency Formation Commission of San Diego County is hereby requested to take proceedings for the proposed change of organization that include the territory as described in Exhibit A, according to the terms and conditions stated above and in the manner provided by the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED by the Board of Directors of the Lakeside Water District at a regular meeting held on February 4, 2025, by the following vote to wit:

AYES:	Hilliker, Jenkins, Johnson, Neumeister, Robak
NOES:	
ABSENT:	
ABSTAINED:	

Eileen Neumeister, President
Board of Directors

Attest:

Brett Sanders, Secretary
Lakeside Water District

PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY

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

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

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

(Please list all proposed actions)

Annexation to: 1. Lakeside Water District

2. _____

3. _____

Detachment from: 1. Padre Dam Municipal Water District

2. _____

3. _____

	Date	Signature	Assessor's Parcel Number(s)
1.	02/03/2025		379-040-66-00
2.	02/03/202		
3.			
4.			
5.			

Attach additional sheets if necessary

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. Lakeside Water District

2. _____

3. _____

Detachment from: 1. Padre Dam Municipal Water District

2. _____

3. _____

	Date	Signature	Assessor's Parcel Number(s)
1.	1-22-25		379-040-67-00
2.	1/22/25		
3.			
4.			
5.			

Attach additional sheets if necessary

ANNEXATION NO. _____
"LAKESIDE PARCEL CHANGE OF ORGANIZATION"
ANNEXATION TO LAKESIDE WATER DISTRICT

GEOGRAPHIC DESCRIPTION

PARCEL B & A PORTION OF PARCEL A OF CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 17, 2015 AS INSTRUMENT NO. 2015-0645762 OF OFFICIAL RECORDS BEING THAT PORTION OF LOTS 70 AND 71, OF LAKESIDE FARMS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1204, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 1, 1909, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 70;

1. THENCE LEAVING SAID WESTERLY CORNER, **NORTH 42°00'00" EAST** ALONG THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF **314.99 FEET**;

2. THENCE SOUTHEASTERLY AT RIGHT ANGLES, **SOUTH 48°00'00" EAST,** A DISTANCE OF **132.99 FEET**;

3. THENCE **NORTH 42°00'00" EAST** A DISTANCE OF **505.92 FEET** TO THE NORTHEASTERLY LINE OF SAID LOT 71;

4. THENCE **SOUTH 64°30'00" WEST** ALONG NORTHEASTERLY LINE OF SAID LOT 71 A DISTANCE OF **69.88 FEET** TO THE MOST EASTERLY CORNER OF SAID LOT 71;

5. THENCE **SOUTH 42°00'00" WEST** ALONG SOUTHEASTERLY LINE OF SAID LOT 71 A DISTANCE OF **840.76 FEET** TO THE MOST SOUTHERLY CORNER OF SAID LOT 71;

6. THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINES OF SAID LOT 71 AND 70, **NORTH 47°59'57" EAST** A DISTANCE OF **199.99 FEET** TO THE POINT OF **BEGINNING.**

CONTAINING TOTAL 2.24 ACRES, MORE OR LESS.

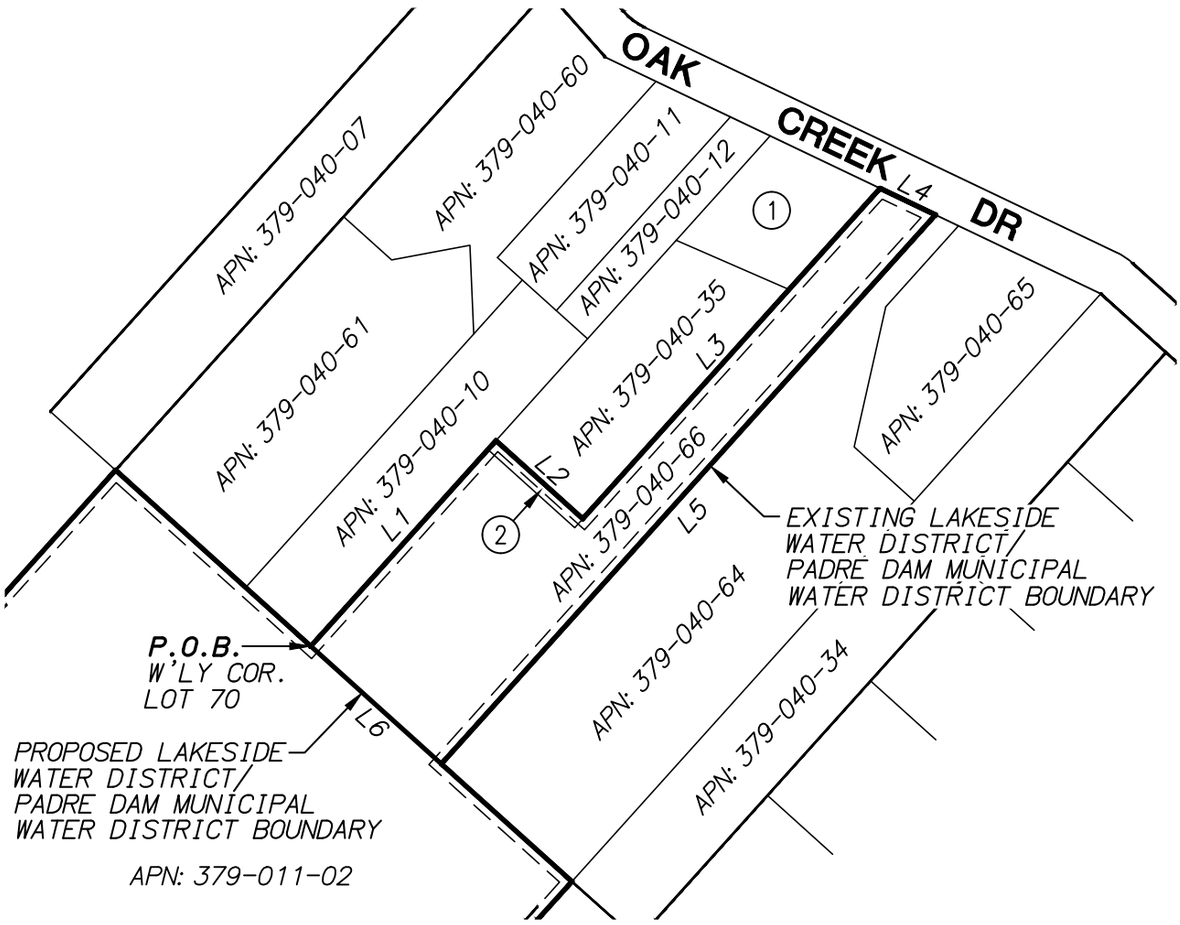
For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of land described.

1/6/26

WILLIAM A. SNIPES, LS 8034 DATED



ANNEXATION NO. DA25-
ANNEXATION TO LAKESIDE WATER DISTRICT



ASSESSORS PARCEL NUMBER:

(1) 379-040-36

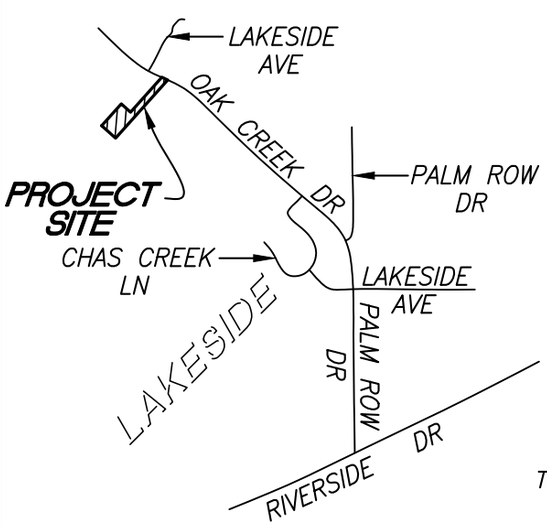
(2) 379-040-67

PARCEL A COURSES:

APN: 379-040-66 & 379-040-67

NO.	BEARING	LENGTH
L1	N42°00'00"E	314.99'
L2	S48°00'00"E	132.99'
L3	N42°00'00"E	505.92'
L4	S64°30'00"E	69.88'
L5	S42°00'00"W	840.76'
L6	N47°59'57"W	199.99'

PARCEL: 2.24 ACRES



LOCATION MAP
NO SCALE

THOMAS BROS. 1231 (G-1)

EXISTING LAKESIDE WATER DISTRICT/PADRE DAM MUNICIPAL WATER DISTRICT BOUNDARY

PROPOSED LAKESIDE WATER DISTRICT/PADRE DAM MUNICIPAL WATER DISTRICT BOUNDARY

LICENSED LAND SURVEYOR
WILLIAM A. SNIPES
Exp.12-31-26
No. 8034
STATE OF CALIFORNIA

WILLIAM A. SNIPES, L.S.8034

1/6/26
DATE

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."

N

200 100 0 200

SCALE: 1"=200'

ASSESSOR'S PARCEL NUMBER:	LAFCO RESOLUTION NO.	ACREAGE:	DATE:	SCALE:
379-040-66-00 379-040-67-00	DA25-	2.24	1/6/2026	1"=200'

LAKESIDE WATER DISTRICT
PORTION OF LOTS 70 AND 71, OF LAKESIDE FARMS ACCORDING TO MAP NO. 1204
COUNTY OF SAN DIEGO.

SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, SUITE G
LA MESA, CA 91942
(619) 697-9234

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