



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

**8**

**AGENDA REPORT**  
 Consent | Information

June 3, 2019

**TO:** Commissioners

**FROM:** Robert Barry, Chief Policy Analyst  
 Linda Zambito, Analyst I  
 Alex Vidal, Analyst I

**SUBJECT: Current Proposals and Related Activities**

**SUMMARY**

The San Diego County Local Agency Formation Commission (LAFCO) will receive a report summarizing active proposals on file with the Commission as well as pending submittals. The item is for information only and concurrently satisfies LAFCO’s reporting requirement for special district proposals submitted by petition of registered voters or landowners. The notification starts a 60-day period in which the subject special districts may request termination of the proceedings due to financial or service related concerns.

**BACKGROUND**

**LAFCO Proceedings**

LAFCO proceedings for consideration of proposed changes of organization or reorganizations – which include incorporations, formations, annexations, detachments, mergers, consolidations, and service power activations or divestures – may be initiated by landowner/voter petition or resolution by local agencies. LAFCOs may also initiate proposals specific to forming, consolidating, or dissolving special districts if consistent with the recommendations of approved municipal service reviews. Following submittal, proposal applications are reviewed for completeness and status letters are sent to applicants within

<p><b>Administration</b>          Keene Simonds, Executive Officer          County Operations Center          9335 Hazard Way, Suite 200          San Diego, California 92123          T 858.614.7755 F 858.614.7766          www.sdlafco.org</p>	<p><b>Jim Desmond</b>          County of San Diego</p> <p><b>Vice Chair Dianne Jacob</b>          County of San Diego</p> <p><b>Greg Cox, Alternate</b>          County of San Diego</p>	<p><b>Mary Casillas Salas</b>          City of Chula Vista</p> <p><b>Bill Wells</b>          City of El Cajon</p> <p><b>Serge Dedina, Alternate</b>          City of Imperial Beach</p>	<p><b>Mark Kersey</b>          City of San Diego</p> <p><b>Chris Cate, Alternate</b>          City of San Diego</p>	<p><b>Chair Jo MacKenzie</b>          Vista Irrigation</p> <p><b>Barry Willis</b>          Alpine Fire Protection</p> <p><b>Erin Lump, Alternate</b>          Rincon del Diablo MWD</p>	<p><b>Andy Vanderlaan</b>          General Public</p> <p><b>Harry Mathis, Alternate</b>          General Public</p>
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30 days. If additional documentation is required, the proposal is deemed incomplete and the status letter will itemize any needed information. Once proposals are deemed complete they are scheduled for hearing. Proposals involving outside service extension requests follow separate proceedings and may be administratively approved by the Executive Officer if addressing documented public health or safety threats.

## DISCUSSION

This item is being presented for information only and identifies all active proposals currently on file with San Diego LAFCO. The report also – and for telegraphing purposes of future workload – identifies pending proposals staff anticipates being filed with LAFCO in the near term. A summary of active and pending proposals follows and further detailed in Attachment One. The information item also serves to concurrently satisfy the Commission’s reporting requirement to provide notice on agendas when proposals involving special districts are initiated by petition of landowners or registered voters.<sup>1</sup>

### Active Proposals

There are 26 active proposals currently on file with San Diego LAFCO as of date. The active proposals range in scope from pre-hearing to post-hearing with the latter category representing items already approved by the Commission but awaiting the completion of conducting authority proceedings (i.e., protest) or terms.

### Pending Proposals

There are eight potential new and substantive proposals staff expects to be submitted to San Diego LAFCO in the near-term from local agencies based on ongoing discussions with proponents.<sup>2</sup> Four of these pending proposals include city annexations in North County to accommodate relatively large subdivision projects and involve Safari Highlands (Escondido), Sager Ranch (Escondido), Rancho Lomas Verdes (Vista) and Otay Mesa Landfill (Chula Vista). The other pending proposals involve unincorporated residential development projects west of the City of Escondido – Valiano (Eden Hills) and Harmony Grove Village South – and would require annexations to one or more special districts. “Sweetwater Road Reorganization” is a potential annexation into National City for commercial development.

## ANALYSIS

San Diego LAFCO remains active in processing over two dozen jurisdictional change proposals and outside service requests. Details are provided as Attachment One.

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<sup>1</sup> Government Code Section 56857 directs LAFCOs to provide notice on agendas of any proposal involving special districts that have been initiated by landowners or registered voters. The agenda notification starts a 60-day period in which the affected special districts may request termination of the proceedings due to financial or service related concerns.

<sup>2</sup> Staff uses discretion in listing pending proposals and limits notice to only activities to be initiated by a local governmental agency. Pending proposals to be initiated by landowners and/or registered voters are not disclosed until an actual filing is made.

## RECOMMENDATION

This item is presented to San Diego LAFCO for information only. It is recommended the Commission review the report with the invitation to discuss and ask questions of staff.

## ALTERNATIVES FOR ACTION

This item is being presented for information only; no action.

## PROCEDURES

This item has been placed on the San Diego LAFCO's agenda as part of the consent calendar. A successful motion to approve the consent calendar will include taking affirmative action on the staff recommendation unless otherwise specified by the Commission.

On behalf of staff,



Linda Zambito  
Analyst I

Attachment:

- 1) Active and Pending Proposals as of June 3, 2019

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**SAN DIEGO LAFCO PROPOSAL SUMMARY**

File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
<b>ACTIVE PROPOSALS   <u>PENDING COMMISSION ACTION</u></b>			
1	DA08-10 "Avocado Way-Potter Annexation" - Vallecitos WD (Annexation)	Robert Barry	Proposal application submitted in March 2008 for annexation to Vallecitos WD for sewer service for two existing single-family residences along Avocado Way. Application deemed incomplete in April 2008 status letter. A new status letter was sent to the applicant in January 2018 stating the proposal will be considered abandoned unless notified otherwise. The current property owner has responded and conveyed their interest to proceed with the annexation. Ongoing discussions with Vallecitos WD as of 2018.
2	RO08-09 "South Mollison Ave-Snyder Reorganization" - City of El Cajon (Annexation)	Robert Barry	Proposal application submitted in May 2008 for annexation to the City of El Cajon. The annexation area includes approximately 1.25 acres and is subject to a proposed multi-family residential project. Application deemed incomplete in June 2008 status letter. A new status letter was sent in January 2018 to the applicant, new property owner, and City stating the proposal will be considered abandoned unless notified otherwise. No response to date.
3	RO08-15 SA08-15 "Crestlake Estates Reorganization" - San Diego County SD (Annexation) - Lakeside FPD (Annexation) - CSA 69 (Annexation)	Robert Barry	Proposal application submitted in May 2008 for annexation to San Diego County SD, Lakeside FPD, and CSA No. 69 to respectively provide sewer, fire protection, and emergency medical transport services to an approved Tentative Map involving development of 60 single-family residences. Application deemed incomplete in June 2008 status letter. A new status letter was sent to the applicant in February 2018 stating the proposal will be considered abandoned unless notified otherwise. No response to date.
4	DA12-02 "Lorch Annexation" - Borrego WD (Annexation)	Robert Barry	Proposal application submitted in March 2012 for annexation of one vacant parcel totaling approximately 9.4 acres to the Borrego Water District for water service. Application deemed incomplete in an April 2012 status letter. A new status letter was sent in January 2018 stating the proposal will be considered abandoned unless notified otherwise. Borrego WD responded and has reinitiated discussions with the landowner regarding possible service terms.
5	RO06-17 "Tobacco Road Reorganization" - City of Escondido (Annexation)	Robert Barry	Proposal application submitted in March 2006 for annexation of six unincorporated parcels to the City of Escondido for wastewater Service. The proposal application was deemed incomplete in an April 2006 status letter. In 2006, LAFCO approved two contractual wastewater service agreements between the City of Escondido and two of the six properties for extension of wastewater service to two single-family residences with failing septic systems located along Tobacco Road. A new status letter was sent in January 2018 stating the reorganization proposal will be considered abandoned unless notified otherwise. Two of the subject landowners have responded to the letter and are working with the City to determine if the other landowners are interested/willing to proceed with the annexation at this time.

## SAN DIEGO LAFCO PROPOSAL SUMMARY

6	DA16-10	<p>“CSA 17 Harmony Grove Annexation”</p> <ul style="list-style-type: none"> <li>- CSA 17 (Annexation)</li> </ul>	Linda Zambito	<p>Proposal submitted in May 2016 for annexation of approximately 3,600 acres to CSA 17 for ambulance transport services. Proposal submittal was required by LAFCO as cross-condition of approval for the Rancho Santa Fe FPD Reorganization involving dissolution of CSA No. 107 (Elfin Forest/Harmony Grove). The proposal application was deemed incomplete in a June 2016 status letter. The CSA 17 Advisory Committee has opposed the annexation. A negotiated property tax exchange agreement would be necessary. LAFCO staff met with the applicant in August 2018 to provide assistance.</p>
7	RO16-11	<p>“Rancho Hills Annexation”</p> <ul style="list-style-type: none"> <li>- Rancho Santa Fe CSD (Annexation)</li> </ul>	Robert Barry	<p>Proposal submitted in October 2016 for annexation of a portion of a 37-lot residential subdivision titled “Rancho Hills” to Rancho Santa Fe CSD for wastewater service. A concurrent latent power expansion for Olivenhain MWD is needed to accommodate sewer to the remaining project site. The proposal was deemed incomplete in November 2016 status letter. Applicant has requested the proposal processing be placed on hold. Staff has remained in contact with the applicant and is awaiting their confirmation to proceed.</p>
8	SA16-13 RO16-13	<p>“Windmill Construction Reorganization”</p> <ul style="list-style-type: none"> <li>- City of La Mesa (Annexation)</li> <li>- San Miguel FPD (Detachment)</li> <li>- CSA 135 (Detachment)</li> </ul>	Robert Barry	<p>Proposal submitted in October 2016 for annexation of one unincorporated parcel totaling approximately 0.13 acre to the City of La Mesa for development of one single-family residence. Proposal originally submitted as a contractual wastewater service agreement and subsequently transitioned into a reorganization as a City condition of wastewater service. The proposal application was deemed incomplete in a November 2016 status letter. City of La Mesa has approved a General Plan Amendment and established land use and rezoning designations for the affected territory. Staff is in contact with the applicant and City to address outstanding information needed to complete administrative review.</p>
9	SA17-07 RO17-07	<p>“San Marcos Highlands Reorganization”</p> <ul style="list-style-type: none"> <li>- City of San Marcos (Annexation)</li> <li>- San Marcos FPD (Annexation)</li> <li>- Vista FPD (Detachment)</li> <li>- Vallecitos WD (Sphere Amendment, Annexation)</li> <li>- Vista ID (Detachment)</li> <li>- Tri-City Healthcare District (Detachment)</li> <li>- Palomar Health Healthcare District (Annexation)</li> </ul>	Robert Barry	<p>Proposal submitted in June 2017 by resolution of the City of San Marcos. Involves annexation of approximately 125 acres to the City of San Marcos. The proposal also involves concurrent reorganizations between the San Marcos FPD and the Vista FPD for fire protection services, between the Vallecitos WD and Vista ID for the provision of water and wastewater services, and between the Tri-City HD and Palomar Health HD for healthcare services. San Marcos has approved development plans and environmental review for a proposed 189-SFR development on the affected territory titled “San Marcos Highlands.” Conditions of approval for the development requires the City and County to execute a habitat protection agreement with State and Federal agencies for the project area. The submitted proposal application is incomplete pending receipt of additional documentation – including the referenced habitat document – and information from the applicant to complete staff’s analysis.</p>
10	RO18-13 SA18-13	<p>“Pauma Valley Fire Reorganization”</p> <ul style="list-style-type: none"> <li>- CSA No. 135 (Latent Powers Expansion)</li> <li>- Pauma Valley MWD (Divestiture)</li> <li>- Yuima MWD (Divestiture)</li> <li>- Mootamai MWD (Divestiture)</li> </ul>	Linda Zambito	<p>Proposal submitted in August 2018 by resolution from Pauma Valley MWD, Yuima MWD, Mootamai MWD and CSA No. 135, involves divestiture of fire and EMS service responsibilities to CSA No. 135, and requires a latent power expansion and sphere amendment to include the affected territory. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.</p>

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11	RO19-01 SA19-01	“Lomas De Oro Court Change of Organization” - Leucadia Wastewater District (Detachment)	Robert Barry / Alex Vidal	Proposal submitted by landowner petition in February 2019. Involves detachment from the Leucadia WWD of two developed incorporated parcels totaling approximately 1.18 acres. Detachment from Leucadia WWD is requested as a City of Encinitas condition of wastewater service to the parcels. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.
12	RO19-02	“Salem – Snyder Road Change of Organization” - Otay Water District (Annexation)	Robert Barry / Alex Vidal	Proposal submitted in February 2019 by landowner petition. Involves annexation of one residential lot totaling approximately 1.49 acre for wastewater service. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.
13	Ro19-04	“Ortega – Olde Highway 80 Change of Organization” - San Diego County Sanitation District (Annexation)	Linda Zambito	Proposal submitted in February 2019 by landowner petition. Involves annexation of two residential lots totaling approximately 5.07 acres for wastewater service. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.
14	RO19-06	“Orchard Hills Reorganization” – Vista Irrigation District & Vallecitos Water District	Robert Barry	Proposal submitted in March 2019 by landowner petition. Involves detachment from Vista ID and annexation to Vallecitos WD of one parcel totaling approximately 12.5 acres for wastewater and water services. The affected territory is subject to a County of San Diego tentative map (TM5570) for a 20-lot residential subdivision. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis.
15	DA19-07 OAS19-07	“Rains – Acacia Avenue Change of Organization and Contractual Wastewater Service Agreement” - San Diego County Sanitation District (Annexation, OAS)	Robert Barry / Alex Vidal	Proposal submitted in April 2019 by landowner petition, involves the annexation of one parcel totaling approximately 0.45 acres for wastewater service due to a failing septic system. The County Department of Environmental Health has provided documentation regarding the failing status of the existing single-family residence’s septic system. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant to complete staff’s analysis. A temporary contractual wastewater service agreement was administratively approved by the Executive Officer on May 14, 2019 to allow an expedited connection in response to the documented health emergency to the residents.

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ACTIVE   <u>POST COMMISSION ACTION</u>				
16	DA16-15 SA16-15	<p>“Alpine Islands Annexation”</p> <ul style="list-style-type: none"> <li>- Alpine FPD (Annexation)</li> <li>- CSA 135 – LP Fire Area (Latent Powers Divesture)</li> </ul>	Robert Barry	<p>Proposal submitted November 2016 and involved the annexation of approximately 6,600+ acres of remaining non-jurisdictional lands within Alpine FPD’s existing sphere and as part of the continued draw-down following dissolution of Rural FPD. A negotiated property tax exchange agreement was created between the District and the County. The proposal was approved by the Commission on February 4, 2019 and is now pending recordation once all terms are satisfied. A noticed protest hearing was held on March 13, 2019 at the LAFCO office. No protest was received by affected registered voters or landowners.</p>
17	SA16-20 LP16-20	<p>“CSA 135 Islands Reorganization”</p> <ul style="list-style-type: none"> <li>- CSA 135 – LP Fire Area (Latent Powers Expansion)</li> <li>- Bonita-Sunnyside FPD (Annexation)</li> <li>- Lakeside FPD (Annexation)</li> <li>- San Miguel FPD (Annexation)</li> <li>- Ramona MWD (Annexation)</li> </ul>	Robert Barry	<p>Proposal submitted November 2016 and involved the annexation of remaining unserved Islands 2, 3, and 4 within Heartland area and reorganization of local fire service territory among five agencies: CSA 135; Bonita-Sunnyside FPD; Lakeside FPD; Ramona MWD; and San Miguel FPD. Reorganization proposal submitted by resolution of the San Diego County Fire Authority. Involves annexation to the subject agencies and expansion of CSA No. 135’s latent powers to provide fire protection and emergency medical services to three unincorporated and unserved island areas totaling approximately 21,048 acres. A concurrent amendment to add the affected territory to the subject agencies’ spheres of influence is also required to accommodate the proposed action. The proposal was approved by the Commission on February 4, 2018 and is now pending recordation once all terms are satisfied. A noticed protest hearing was held on March 13, 2019 at the LAFCO office. No protest was received by affected registered voters or landowners.</p>
18	SS17-10 LP17-10 RO17-10	<p>“Harmony Grove Village Reorganization”</p> <ul style="list-style-type: none"> <li>- Rincon Del Diablo (Latent Power Establishment)</li> <li>- San Diego County SD (Detachment)</li> </ul>	Robert Barry	<p>Proposal submitted November 2017 by resolution of the Rincon del Diablo Municipal Water District (MWD) and involved activation of the MWD’s latent power for sewer service within the approximate 450-acre Harmony Grove Village (HGV) service area of the San Diego County Sanitation District (SD). The HGV is presently located within the MWD’s service area and sphere of influence for water service. The proposed reorganization would detach the HGV area from the San Diego County SD, establish a service-specific sphere of influence for the detachment area, and activate the MWD’s latent sewer power to assume responsibility for the provision of sewer service within the HGV. The proposal was approved by the Commission on June 4, 2018 and is now pending recordation once all terms are satisfied.</p>
19	SA18-07 OAS18-07	<p>“Carmichael Drive – Wyman Service Agreement”</p> <ul style="list-style-type: none"> <li>- City of La Mesa (Sphere Amendment, OAS)</li> </ul>	Robert Barry	<p>Proposal involves an outside service extension for the City of La Mesa to provide sewer service to one developed single-family lot. The purpose of the request is to allow the landowner to proceed with an intensity improvement to develop an accessory workshop unit, which exceeds the permitted capacity of the onsite septic system. The proposal was approved by the Commission on April 8, 2018 and is now pending recordation once all terms are satisfied.</p>

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20	RO18-09	<p>“Julian – Cuyamaca FPD Reorganization”</p> <ul style="list-style-type: none"> <li>- Julian – Cuyamaca FPD (Dissolution)</li> <li>- CSA 135 (Latent Power Expansion)</li> </ul>	John Traylor	<p>Proposal submitted April 2018 involved the dissolution of the approximate 52,100 acre Julian-Cuyamaca FPD and concurrent authorization for CSA No. 135 to assume fire protection and emergency medical services for the approximate 51,800 acre affected territory. The proposal was approved by the Commission on September 10, 2018 with a subsequent protest hearing held on October 16, 2018. Submitted written protest from registered voters was sufficient to require an election. The election was held by mail ballot and resulted in 54% of the registered voters approving dissolution of the District and transfer of authority to CSA 135. LAFCO has filed a Certificate of Completion; however, the proposal is under judicial review due to litigation filed by opponents and accordingly remains “active” for reporting purposes.</p>
21	DD18-10	<p>“Pala Band of Mission Indians Detachment”</p> <ul style="list-style-type: none"> <li>- San Luis Rey MWD (Detachment)</li> </ul>	Robert Barry	<p>Proposal submitted April 2018 by petition of the landowners for detachment of approximately 338.03 acres from the San Luis Rey Municipal Water District. The proposal area includes 13 unincorporated parcels that are owned by the Pala Band of Mission Indians but are not part of the Pala Reservation area. The proposal was approved by the Commission on May 6, 2019 and is now pending recordation once all terms are satisfied. The proposal was approved by the Commission on May 6, 2019 and is now pending recordation once all terms are satisfied.</p>
22	DA18-15	<p>“Menchaca-St. Paul St Annexation”</p> <ul style="list-style-type: none"> <li>- Vallecitos Water District (Annexation)</li> </ul>	Linda Zambito	<p>Proposal submitted in September 2018 by landowner petition from Vallecitos Water District, involves the annexation of an approximately 1.59 acre lot. The proposal was approved by the Commission on March 4, 2018 and is now pending recordation once all terms are satisfied.</p>
23	RO18-16	<p>“Stonemark Estates Reorganization”</p> <ul style="list-style-type: none"> <li>- City of Vista (Annexation)</li> <li>- Buena SD (Detachment)</li> <li>- Vista FPD (Detachment)</li> </ul>	Robert Barry	<p>Proposal submitted in October 2018 by resolution from the City of Vista, involves annexation of approximately 31.75 acres and concurrent detachment from Buena Sanitation District and Vista Fire Protection District. The proposal was approved by the Commission on May 6, 2019 and is now pending recordation once all terms are satisfied.</p>
24	CO18-17 DA18-17	<p>“Nordahl Road-Diaz Change of Organization”</p> <ul style="list-style-type: none"> <li>- Vallecitos Water District (Annexation)</li> </ul>	Robert Barry	<p>Proposal submitted in October 2018 by landowner petition, involves the annexation of an approximately 3.8 acre lot. The proposal was approved by the Commission on March 4, 2018 and is now pending recordation once all terms are satisfied.</p>
25	CO18-18 DA18-18	<p>“Eolus Avenue – Ryan Change of Organization”</p> <ul style="list-style-type: none"> <li>- Leucadia Wastewater District (Annexation)</li> </ul>	Linda Zambito	<p>Proposal submitted by resolution from Leucadia Wastewater District in December 2018 and involves the annexation of an approximately 0.69 acre lot. The proposal was approved by the Commission on April 8, 2018 and is now pending recordation once all terms are satisfied.</p>
26	RO19-03	<p>“Bonsignore – Guava Lane Change of Organization”</p> <ul style="list-style-type: none"> <li>- Otay Water District (Annexation)</li> </ul>	Linda Zambito	<p>Proposal submitted in February 2019 by landowner petition, involves annexation of one approximately 0.98 acre residential lot for wastewater service. The proposal was approved by the Commission on May 6, 2019 and is now pending recordation once all terms are satisfied.</p>

## SAN DIEGO LAFCO PROPOSAL SUMMARY

### PENDING PROPOSAL SUBMITTALS

(No project manager; inquiries should be direct to Robert Barry)

27	Pending	“Safari Highlands Reorganization” - City of Escondido		This anticipated reorganization proposal is currently undergoing development and environmental review by the City of Escondido with an expected submittal to LAFCO later in 2018. The anticipated proposal involves annexation of approximately 1,098 acres to the City for the primary purpose of developing a 550-lot residential subdivision. All of the affected territory lies outside the current City sphere. Due to the scope of the proposal area a comprehensive update of the City’s sphere is warranted along with preparing the supporting municipal service review document. These and issues have been communicated to the City and are currently under joint-review with other stakeholders.
28	Pending	“Rancho Lomas Verde Reorganization” - City of Vista		This anticipated reorganization involves annexation of approximately 300 acres to the City of Vista and concurrent detachments from CSA 135 and the Vista FPD to facilitate a 153-lot residential development. Close to three-fourths of the project area lies outside the current City sphere. Due to the scope of the proposal area a comprehensive update of the City’s sphere is warranted along with preparing the supporting municipal service review document. These and issues have been communicated to the City and are currently under joint-review with other stakeholders.
29	Pending	“Sager Ranch Reorganization” - City of Escondido		This anticipated reorganization involves annexation of approximate 1,800 acres to the City of Escondido and concurrent detachments from CSA 135 and the Valley Center FPD. The reorganization would facilitate the development of approximately 200 acres to include 203 residential units and a 225-room resort. Portions of the project area lies outside the current City sphere. Due to the scope of the proposal area a comprehensive update of the City’s sphere is warranted along with preparing the supporting municipal service review document. These and issues have been communicated to the City and are currently under joint-review with other stakeholders.
30	Pending	Valiano Specific Plan (TM-5575) – Rincon del Diablo MWD (wastewater) or City of Escondido (Wastewater OAS)		This anticipated proposal involves the Eden Hills project and specific to accommodating sewer services (among a variety of options) for the planned development of approximately 239 acres to include 326 residential units. Wastewater service would be either via contractual agreement with City of Escondido or expansion of RDDMWD wastewater LP area and sphere.
31	Pending	Harmony Grove Village South (TM-626) – Rincon del Diablo MWD (Wastewater)		This anticipated reorganization involves expansion of the Rincon del Diablo MWD’s activated latent wastewater sphere and service area to include the Harmony Grove Village South project and specific to accommodating sewer services (among a variety of options) for the planned development of approximately 111 acres to include 453 residential units.
32	Pending	Otay Mesa Landfill – City of Chula Vista		This anticipated reorganization involves annexation of the Otay Mesa Landfill to the City of Chula Vista.

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33	Pending	“Wilmott – Champagne Blvd. Reorganization” – Vallecitos Water District & Valley Center Municipal Water District		This anticipated reorganization involves detachment from Vallecitos WD and annexation to Valley Center MWD for water service to one parcel developed with a single-family residence experiencing a failed well. County DEH has provided a letter on the well status recommending connection to public water.
34	Pending	“Sweetwater Road Reorganization” – City of National City, Lower Sweetwater FPD, and CSA No. 135		This anticipated reorganization involves annexation of two parcels to the City of National City for commercial development. Includes concurrent detachments from Lower Sweetwater FPD and CSA No. 135 (Regional Communications).

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