



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

**5g**

**AGENDA REPORT**  
 Consent | Information

February 3, 2025

**TO:** Commissioners

**FROM:** Keene Simonds, Executive Officer  
 Meghan Traynor, Analyst I

**SUBJECT:** Notice of Administrative Approval of “Hallam - Lovely Lane Out-of-Agency Wastewater Services” | 1515 Lovely Land & Buena Sanitation District (OAS25-01)

**SUMMARY**

The San Diego County Local Agency Formation Commission (LAFCO) will receive notice of an administrative approval by the Executive Officer for the Buena Sanitation District to provide out-of-agency services to an unincorporated property. The authorization is specific to wastewater service to an existing single-family residence at 1515 Lovely Lane and premised on abating a public health and safety threat given documentation of a failing septic system. The Executive Officer’s approval is limited to the existing primary residential dwelling unit developed on the affected territory as of January 22, 2025. Any additional development – including an accessory unit – would require an additional approval. The Executive Officer’s approval is also termed on the landowner submitting a complete annexation proposal within one calendar year unless a time extension is authorized. This notice is being provided for information consistent with adopted policy.

**BACKGROUND**

**Overseeing Out-of-Agency Services**

Government Code Section 56133 delegates LAFCOs the responsibility to authorize cities and special districts to provide new or extended services beyond their jurisdictional boundaries. The statute specifies cities and special districts must request and receive formal written approval from LAFCOs to provide “out-of-agency” services by contract or agreement less

<p><b>Administration</b>          Keene Simonds, Executive Officer          2550 Fifth Avenue, Suite 725          San Diego, California 92103          T 619.321.3380          E lafco@sdcountry.ca.gov          www.sdlafco.org</p>	<p><b>Joel Anderson</b>          County of San Diego</p> <p><b>Jim Desmond</b>          County of San Diego</p> <p><b>Vacant</b>          County of San Diego</p>	<p><b>Kristi Becker</b>          City of Solana Beach</p> <p><b>Dane White</b>          City of Escondido</p> <p><b>John McCann Alt.</b>          City of Chula Vista</p>	<p><b>Chair Stephen Whitburn</b>          City of San Diego</p> <p><b>Marni von Wilpert, Alt.</b>          City of San Diego</p>	<p><b>Vice Chair Barry Willis</b>          Alpine Fire Protection</p> <p><b>Jo MacKenzie</b>          Vista Irrigation</p> <p><b>David Drake, Alt.</b>          Rincon del Diablo</p>	<p><b>Harry Mathis</b>          General Public</p> <p><b>Brigitte Browning, Alt.</b>          General Public</p>
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certain and limited exemptions. The statute further specifies cities and special districts may only be authorized to provide out-of-agency services within their spheres of influence in anticipation of later annexations. If the affected territory lies beyond the subject agencies’ spheres, out-of-agency services may only be authorized in response to documented threats to public health and/or safety as determined by LAFCO.

### Delegation to the Executive Officer

San Diego LAFCO’s current policies authorize the Executive Officer to approve outside-of-agency services – involving water and/or wastewater services only – in response to documented health, safety, or welfare impacts. The Executive Officer is required to inform the Commission of all administrative approvals at the next available meeting for information only. Otherwise, all out-of-agency approvals require formal Commission action.<sup>1</sup>

### Applicant Request and Administrative Approval

San Diego LAFCO received a request from the Buena Sanitation District on behalf of interested landowner (Suzanne Hallam) on January 22, 2025 for approval to receive out-of-agency wastewater service from the Buena Sanitation District involving a 0.67-acre unincorporated parcel. The subject parcel is developed with an approximate 1,388 square foot single-family residence built in 1946 with a situs of 1515 Lovely Lane (183-060-22). The subject parcel lies adjacent to the Buena Sanitation District’s transitional sphere of influence.<sup>2</sup> The request ties to the residence’s existing septic system – which is reportedly pumped routinely to prevent backflow into residence – no longer functioning without continual attention and costs by the landowner.

Upon receipt of the landowner’s request and related application materials, LAFCO staff coordinated with the Buena Sanitation District to assess the need and availability of public wastewater service for the affected territory. This includes confirming Buena Sanitation District is readily positioned to extend wastewater services using an existing collection line located within an adjacent right-of-way on Lovely Lane. Actual connection would involve the landowner constructing an approximate 40-foot lateral. The estimated average daily flow is 250 gallons and represents less than 0.0007% of Buena Sanitation District’s existing available allocated capacity at the Encina Water Pollution Control Facility in Carlsbad.

Capacity considerations aside, staff also confirmed with the County of San Diego’s Department of Environmental Health and Quality attesting their recommendation the out-of-agency service proceed to protect against the potential of a public health and safety threat. This recommendation ties to space limitations on the parcel and the unlikely case a new septic system would be able to support the residence based on current standards. The Executive Officer proceeded to issue a conditioned approval on January 22, 2025 and is attached for Commission review.

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<sup>1</sup> These policies also delegate discretion to the Executive Officer in determining whether public health, safety, or welfare threats exists on a case-by-case basis. Reference to Policy L-113.

<sup>2</sup> LAFCO approved a transitional sphere of influence for the Buena SD in 1984 and in doing so recognizing responsibility for service provision would eventually be assumed by the City of Vista. The sphere of influence approval includes provisions permitting unincorporated parcels requiring wastewater services to annex to the District, until such time as the Buena SD merges with the City of Vista.

## DISCUSSION

This item is for San Diego LAFCO to receive notice of the Executive Officer’s administrative approval authorizing the Buena Sanitation District to provide wastewater service outside its jurisdictional boundary as described above. The Executive Officer’s approval and conditions are final under policy, but the Commission is encouraged to discuss the item and provide feedback to staff on any related matters as it collectively deems appropriate.

## ANALYSIS

San Diego LAFCO’s administrative approval allowing the Buena Sanitation District to provide out- of-agency wastewater services to the subject parcel at 1515 Lovely Lane conforms to statute and Commission policies. This includes the Executive Officer taking action to proceed with an immediate solution to abate a reasonably documented threat to public health and safety and done so in step with confirming the availability and adequacy of Buena Sanitation District’s wastewater system as summarized in the preceding section. The administrative approval has been conditioned on limiting wastewater service to only the existing residence with no additional development being accommodated at this time. The approval has also been conditioned on the landowner submitting a complete annexation proposal within one calendar year unless a time extension is authorized.

## RECOMMENDATION

This item is presented to San Diego LAFCO for information only.

## ALTERNATIVES FOR ACTION

None.

## 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 the Executive Officer,

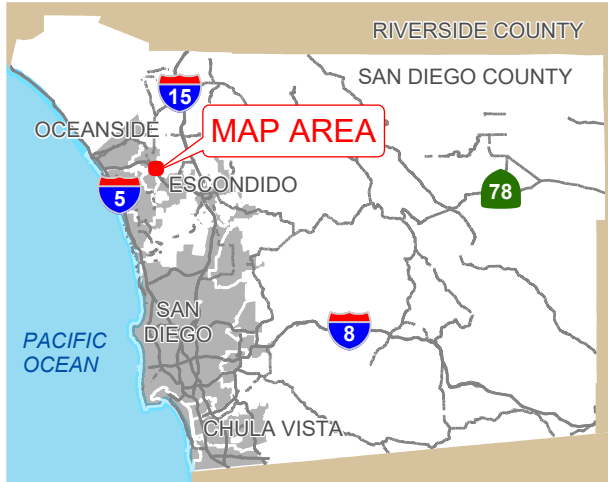
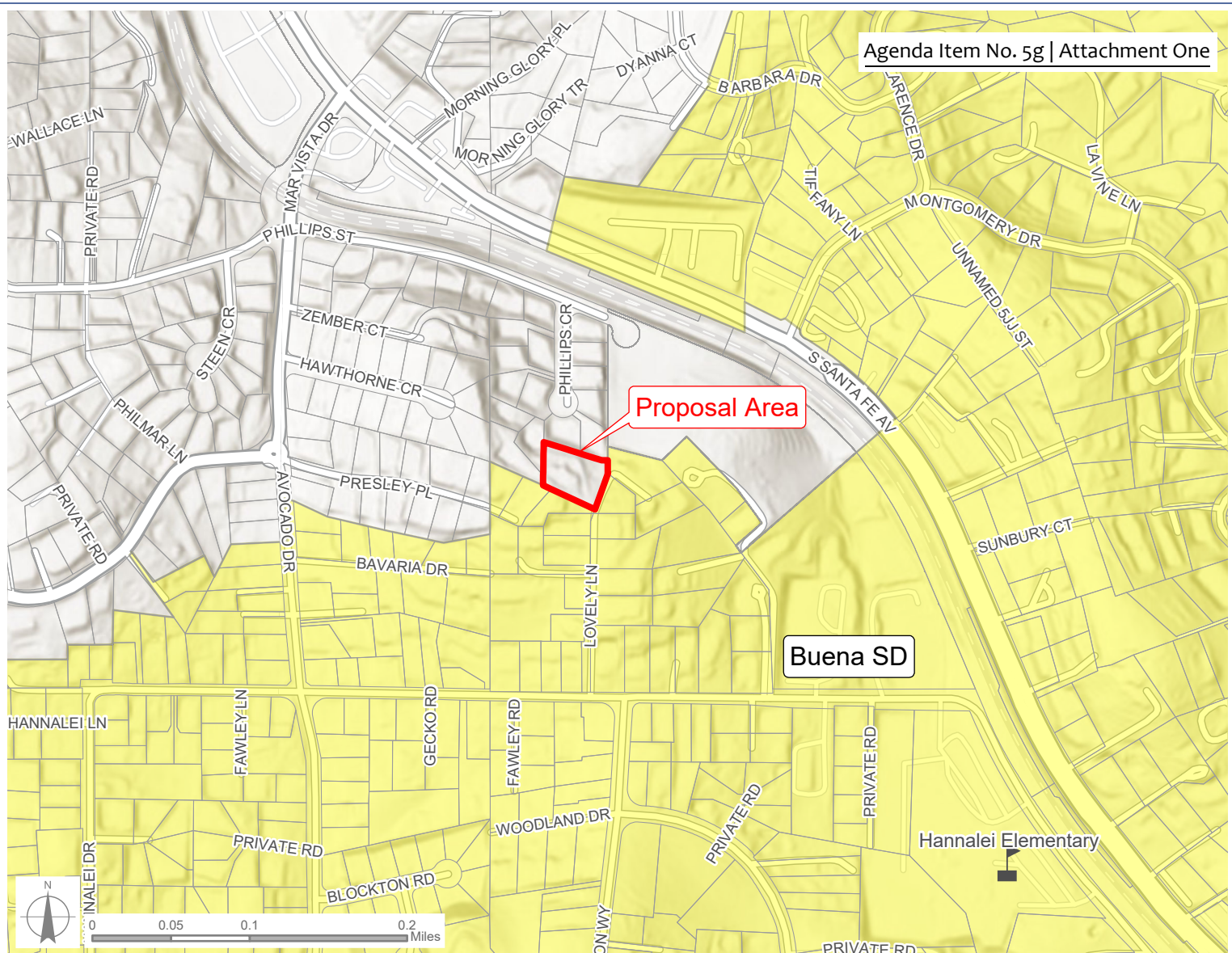


Meghan Traynor  
Analyst I

### Attachments:

- 1) Map of the Affected Territory
- 2) Certificate of Administrative Approval
- 3) Related Request Documents

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OAS25-01

**"HALLAM - LOVELY LANE OUT-OF-AGENCY  
WASTEWATER SERVICES" |  
BUENA SANITATION DISTRICT**

- Proposal Area
- Buena SD



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

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Created by Dieu Ngu -- 1/10/2025

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

January 22, 2025

**Delivered Electronically:**

Suzanne Hallam  
 1515 Lovely Lane  
 Vista, CA 92083  
[suzannehallam@yahoo.com](mailto:suzannehallam@yahoo.com)

**SUBJECT: Notice of Administrative Approval:  
 Contractual Wastewater Service Agreement for the Buena Sanitation District to serve 1515 Lovely Lane (Assessor Parcel Number 183-060-22-00) | (LAFCO File No. OAS25-01)**

Ms. Hallam:

This letter serves as formal notice of San Diego County Local Agency Formation Commission’s (LAFCO) administrative approval for the Buena Sanitation District to establish contract wastewater service for the property located at 1515 Lovely Lane. This approval is authorized under my powers pursuant to Government Code Section 56133 and adopted LAFCO policy and substantiated based on a review of written documentation showing the existing septic system has failed and poses a threat to public health. The approval extends one calendar year and follows a written recommendation and request from the County of San Diego Department of Environmental Health & Quality to immediately transition the property to public wastewater. Approval is limited to authorizing the Buena Sanitation District to provide wastewater services to the existing residential dwelling unit comprising the affected territory as of date. A Certificate of Administrative Approval is attached for your records.

At the conclusion of the one-year authorization, and unless a time extension is requested and approved, it is LAFCO’s expectation that you – as the landowner – will have completed and submitted an application to annex the affected territory into Buena Sanitation District. Application materials are available online at [www.sdlafco.org](http://www.sdlafco.org). This includes providing LAFCO with an application fee in the amount of \$1,601.25. This amount reflects a 75% fee reduction given documentation of a public health threat.

<p><b>Administration</b>                  Keene Simonds, Executive Officer                  2550 Fifth Avenue, Suite 725                  San Diego, California 92103                  T 619.321.3380                  E <a href="mailto:lafco@sdcounty.ca.gov">lafco@sdcounty.ca.gov</a>                  www.sdlafco.org</p>	<p><b>Joel Anderson</b>                  County of San Diego</p> <p><b>Jim Desmond</b>                  County of San Diego</p> <p><b>Vacant</b>                  County of San Diego</p>	<p><b>Kristi Becker</b>                  City of Solana Beach</p> <p><b>Dane White</b>                  City of Escondido</p> <p><b>John McCann Alt.</b>                  City of Chula Vista</p>	<p><b>Chair Stephen Whitburn</b>                  City of San Diego</p> <p><b>Marni von Wilpert, Alt.</b>                  City of San Diego</p>	<p><b>Vice Chair Barry Willis</b>                  Alpine Fire Protection</p> <p><b>Jo MacKenzie</b>                  Vista Irrigation</p> <p><b>David Drake, Alt.</b>                  Rincon del Diablo</p>	<p><b>Harry Mathis</b>                  General Public</p> <p><b>Brigette Browning, Alt.</b>                  General Public</p>
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**San Diego LAFCO**

Notice of Approval: Outside Wastewater Service Agreement between Buena Sanitation District and 1515 Lovely Lane  
January 22, 2025

Should you have any questions in the interim, please contact me by telephone at (858) 298-7280 or email at [meghanc.traynor@sdcounty.ca.gov](mailto:meghanc.traynor@sdcounty.ca.gov).

On behalf of the Executive Officer,



Meghan Traynor  
Local Government Analyst I

Attachments: as stated

cc: Steve Nowak, Buena Sanitation District  
Tony Tirado, City of Vista  
Conner Jordan, County of San Diego – DEHQ  
Keene Simonds, San Diego LAFCO  
Priscilla Mumpower, San Diego LAFCO  
Erica Sellen, San Diego LAFCO



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

**CERTIFICATE OF ADMINISTRATIVE APPROVAL OF A  
 CONTRACTUAL WASTEWATER SERVICE AGREEMENT**

**Buena Sanitation District / Suzanne Hallam  
 (LAFCO File No. OAS25-01)**

**January 17, 2025**

In accordance with California Government Code Section 56133, the San Diego County Local Agency Formation Commission (LAFCO) authorizes the Buena Sanitation District to immediately provide extraterritorial wastewater service by contract to 1515 Lovely Lane. The subject property is owned by Suzanne Hallam and comprises one unincorporated parcel identified by the County of San Diego Assessor’s Office as 183-060-22-00. The authorized service is limited to supporting the approximate 1,388 square foot single-family residence currently developed on the subject property.

The contracted wastewater service agreement authorization terms in one year – January 17, 2026 – from the date of its administrative approval by the LAFCO Executive Officer unless an extension is approved. In the interim, the landowner of the subject property shall proceed with filing an annexation with LAFCO as the permanent means for the Buena Sanitation District to provide wastewater service.

Confirmation:

**KEENE SIMONDS**  
 Executive Officer

January 17, 2025

<b>Administration</b> Keene Simonds, Executive Officer 2550 Fifth Avenue, Suite 725 San Diego, California 92103 T 619.321.3380 E lafco@sdcountry.ca.gov www.sdlafco.org	<b>Joel Anderson</b> County of San Diego  <b>Jim Desmond</b> County of San Diego  <b>Vacant</b> County of San Diego	<b>Kristi Becker</b> City of Solana Beach  <b>Dane White</b> City of Escondido  <b>John McCann Alt.</b> City of Chula Vista	<b>Chair Stephen Whitburn</b> City of San Diego  <b>Marni von Wilpert, Alt.</b> City of San Diego	<b>Vice Chair Barry Willis</b> Alpine Fire Protection  <b>Jo MacKenzie</b> Vista Irrigation  <b>David Drake, Alt.</b> Rincon del Diablo	<b>Harry Mathis</b> General Public  <b>Brigette Browning, Alt.</b> General Public
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## CONTRACTUAL SERVICE AGREEMENT APPLICATION FORM

*In addition to the materials required for any change(s) of organization, submit the following items:*

1. One copy of either an approved Resolution of the City Council/District Board of Directors or a letter from the City Manager/District General Manager requesting approval for a contractual service agreement.
2. One copy of the contract or agreement stipulating the terms and conditions of extending service to the property signed by the property owner(s) and the agency that is to provide the service.
3. LAFCO processing fee. Contact the LAFCO office or refer to fee schedule.

Print/Type Name: Buena Sanitation District / Suzanne Hallam

Property Address: 1515 Lovely Ln, Vista, CA 92083

Phone #: 760-643-5403 Date: 1-9-25

This application is used by LAFCO staff to provide supplemental information for contractual service agreement requests.

1. What type or types of public service(s) will be provided? Sewer
2. Why is the service needed? If the service agreement is in response to an emergency health and safety situation, such as a failed septic system, provide information documenting the circumstances (e.g., letter from the County Department of Environmental Health). Failing Septic - See DEH Letter
3. If a jurisdictional change, such as annexation, is not possible at this time, explain the circumstances that prevent annexation and when the jurisdictional change is anticipated. Annexation is possible, but not timely due to failing septic.
4. Are there any jurisdictional issues associated with the  YES  NO  
(If yes, please complete the LAFCO [Policy L-107 form](#))

**San Diego Local Agency Formation Commission**  
2550 Fifth Ave., Suite 725  
San Diego, CA 92103  
(619) 321-3380



**RECEIVED**

January 7, 2025

**JAN 13 2025**

San Diego County LAFCO  
Attn: Keene Simonds  
2550 Fifth Avenue, Suite 725  
San Diego, California 92103

**SAN DIEGO LAFCO**

Re: Out of Area Service Agreement Request - 1515 Lovely Lane

Dear Mr. Simonds,

The Buena Sanitation District is requesting approval from San Diego LAFCO to provide wastewater services to an existing single-family residence at 1515 Lovely Lane (APN 183-060-22) which is outside of the Buena Sanitation District boundary. The County of San Diego Department of Environmental Health has issued a letter stating that the existing septic system has failed and requesting that BSD provide sewer service to the property to minimize the threat to public health and safety.

Buena Sanitation District public sewer infrastructure is readily available and has adequate capacity to provide service to the property. Due to health and safety concerns associated with the existing failing septic system, the City is amenable to offering out-of-agency sewer service to the property. The agreement will be memorialized with an Out-of-Area Sewer Service Agreement, recorded in the office of the County Recorder.

Pursuant to direction received from your office, a check for \$480.38 is included with this request.

I appreciate your consideration in this manner. Please feel free to reach out to Steve Nowak at 760-643-5403 or [snowak@ci.vista.ca.us](mailto:snowak@ci.vista.ca.us) with any questions you may have.

Sincerely,

  
John Conley  
District Manager

RECORDING REQUESTED BY:  
**BUENA SANITATION DISTRICT**

WHEN RECORDED MAIL TO:

**BUENA SANITATION DISTRICT  
200 CIVIC CENTER DRIVE  
VISTA, CA 92084-6275  
ATTN: DISTRICT CLERK**

Fee Exempt: Government Code Section 27383

**APN: 183-060-22**

**IRREVOCABLE OFFER OF ANNEXATION TO THE DISTRICT OF VISTA,  
AGREEMENT TO PAY FUTURE ANNEXATION FEES, AND  
OUT OF AREA SEWER SERVICE AGREEMENT  
1515 Lovely Ln.**

THIS AGREEMENT is entered into as of January 7, 2025 ("Agreement Date"), by and between the **BUENA SANITATION DISTRICT**, a county sanitation district, ("District") and, **Suzanne Hallam, a single woman** ("Owner/Developer").

**RECITALS**

1. Owner/Developer has applied to District for sewer service for the real property hereinafter described ("Property") now under Owner/Developer's ownership in response to a failing septic system.
2. The Property is outside the District limits. LAFCO has provided approval for the out of area sewer service at the Property, as provided in Exhibit B.
3. It has been determined to be in the public interest to provide sewer service to this Property.
4. An irrevocable offer of annexation of the Property to the District is a requirement for the provision of sewer service by the District.

**NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:**

SECTION 1. Owner/Developer makes an irrevocable offer to annex the Property to the District and to take all actions necessary to accomplish that annexation upon request by District. For purposes of calculating any votes or protests, this Agreement shall constitute and shall be counted as a written approval or consent to an annexation application initiated by the District or which has received the written support of the Buena Sanitation District Manager or Board. Additionally, Owner/Developer agrees to pay all applicable annexation fees (including District fees, LAFCO fees, and State Board of Equalization fees) at the time the annexation is initiated by the Vista District Council, or at such other time as shall be authorized by the District in advance of the annexation of the Property. These fees, without limitation, include all application fees and processing fees as shall be amended from time to time ("Property Agreement"). Owner/Developer agrees and accepts that the payment of such fees, unless waived by the District, constitutes a precondition to the annexation of the Property.

SECTION 2. Owner/Developer shall acquire any necessary off-site easements, shall construct the mainline sewer and lateral to a point on the Property as determined by District's Department of Engineering, and shall be responsible for all costs including engineering, permits, inspection and any other costs related to the physical construction of the sewer. Owner/Developer shall comply will all rules, regulations, ordinances or statutes

**Irrevocable Offer of Annexation to Buena Sanitation District, Agreement to Pay Future Annexation Fees, and Out-of-Area Sewer Service Agreement**

**1515 Lovely Ln**

**APN: 183-060-22**

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currently in effect or as may be amended from time to time. Owner/Developer agrees to indemnify, defend and hold harmless District for any loss, damage, or claim of damage resulting from an alleged or actual failure of the domestic sewer lateral or the District sewer main.

SECTION 3. Owner/Developer shall pay sewer capacity fees, sewer service fees, and permit fees to District as required by District from time to time. Sewer service charges will be billed as determined by District and shall be paid within thirty (30) days of the billing date. If within that 30 day period, such charges have not been paid, Owner/Developer and its successors in interest hereby authorize the filing of a law suit in a court of competent jurisdiction by District. Parties refusing to pay their sewer service charge within the specified time shall, in addition be liable for any and all cost of suit and reasonable attorney's fees incurred by District in initiating any legal action pursuant to the terms of this Agreement.

SECTION 4. Owner/Developer irrevocably agrees to grant to District, without compensation, an on-site sanitary sewer easement, if necessary in the sole discretion of District, for the future extension of the sewer.

SECTION 5. Subdivision and/or development shall be compatible with District's General Plan and shall be in conformance with District development standards, including District review and approval of the site development plan and payment of any development fees not required by the County but required by District, such as drainage fees and traffic mitigation fees.

SECTION 6. District will provide sewer service upon satisfaction of the conditions set forth in this Agreement, applicable law, and other requirements which are standard preconditions to the provision of sewer service.

SECTION 7. A description of the Property upon which said irrevocable offer of annexation is imposed is described in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 8. The obligations of this Agreement shall constitute covenants or servitudes which shall run with the land comprising the Property and shall be binding on the successors and assigns of Owner/Developer, including all estates and interests in the Property. Notwithstanding the foregoing, the decision to initiate or support an application for annexation to the Local Agency Formation Commission ("LAFCO") is reserved to the sole discretion of District, and this Agreement does not contain any representation or commitment that District will initiate or support such an application in the future. LAFCO must approve any annexation to District.

SECTION 9. This Agreement shall continue in effect until such time as the Property is annexed to the District or this Agreement is terminated as hereinafter specified, whichever occurs first.

SECTION 10. This Agreement may be terminated by the District by giving Owner/Developer, its heirs, successors or assigns, five (5) days advance written notice if [1] Owner/Developer fails to pay the fees described in paragraphs One (1), Two (2), Three (3) or Five (5) above, or [2] the annexation is not approved for any reason.

[Continued on page 3.]

**Irrevocable Offer of Annexation to Buena Sanitation District, Agreement to Pay Future Annexation Fees, and Out-of-Area Sewer Service Agreement**

**1515 Lovely Ln**

**APN: 183-060-22**

Page 3

SECTION 11. This Agreement is subject to the LAFCO review and approval. It shall be effective following execution by the parties and upon approval by LAFCO. Should LAFCO fail to approve this Agreement it shall be of no further force or effect.

SECTION 12. This Agreement contains the entire agreement between the parties, and neither party relies upon any warranty or representation made by either party if not contained in this Agreement.

**IN WITNESS, WHEREOF,** the parties hereto have executed this Agreement as of the Agreement Date.

“DISTRICT”

“OWNER/DEVELOPER”

**BUENA SANITATION DISTRICT**, a county sanitation district

**Suzanne Hallam, an unmarried woman**

By: \_\_\_\_\_  
JOHN CONLEY, DISTRICT MANAGER

By: \_\_\_\_\_  
\_\_\_\_\_  
NAME/TITLE

BY: \_\_\_\_\_  
\_\_\_\_\_  
Name/Title

(When signing as Corporation necessary signatures are President OR Vice President AND Secretary OR Assistant Secretary.)

*NOTE: A CALIFORNIA ALL PURPOSE NOTARY ACKNOWLEDGMENT MUST BE ATTACHED FOR ALL SIGNATURES ABOVE*

ATTEST:  
KATHY VALDEZ, DISTRICT CLERK

By: \_\_\_\_\_

APPROVED AS TO FORM:  
WALTER CHUNG, DISTRICT ATTORNEY

By: \_\_\_\_\_

APPROVED  
Amanda L. Guy  
20250108090947

EXHIBIT "A"

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF SECTIONS 29 AND 32, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH  $00^{\circ} 28' 12''$  EAST, ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, 537.40 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 14 OF ORLEAVO HEIGHTS, ACCORDING TO MAP THEREOF NO. 1944, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE SOUTH  $65^{\circ} 21' 00''$  EAST, 191.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH  $01^{\circ} 00' 10''$  EAST, 652.49 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE SOUTH  $68^{\circ} 15' 30''$  EAST ALONG SAID RIGHT OF WAY LINE, 212.00 FEET; THENCE LEAVING SAID LINE, SOUTH  $00^{\circ} 20' 00''$  EAST, 552.00 FEET; THENCE SOUTH  $20^{\circ} 00' 00''$  WEST, 128.46 FEET; THENCE NORTH  $65^{\circ} 21' 00''$  WEST 191.94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF THE LAST ABOVE DESCRIBED LAND; THENCE NORTH  $20^{\circ} 00' 00''$  EAST, 128.46 FEET TO AN ANGLE POINT IN SAID LAND; THENCE NORTH  $00^{\circ} 20' 00''$  WEST, 43.09 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH  $89^{\circ} 40' 00''$  EAST, 20.00 FEET; THENCE NORTH  $72^{\circ} 29' 40''$  WEST, 203.66 FEET TO THE WESTERLY LINE OF THE FIRST ABOVE DESCRIBED LAND.

PARCEL 2:

AN EASEMENT FOR ROAD PURPOSES ONLY OVER THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO U.S. GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH  $0^{\circ} 28' 12''$  EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 537.40 FEET TO A POINT ON SAID WEST LINE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 14 OF ORLEAVO HEIGHTS, ACCORDING TO MAP THEREOF NO. 1944, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, THENCE SOUTH  $65^{\circ} 21'$  EAST, 356.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH  $65^{\circ} 21'$  EAST, 27.25 FEET; THENCE SOUTH  $20^{\circ} 00'$  WEST, 39.56 FEET; THENCE SOUTH 23.00 FEET; THENCE NORTH  $46^{\circ} 25'$  WEST, 32.00 FEET; THENCE NORTH  $13^{\circ} 30'$  EAST, 50.92 FEET TO THE TRUE POINT OF BEGINNING.

A.P.N. NO.: 183-060-22-00

## EXHIBIT B – LAFCO APPROVAL



# County of San Diego

**AMY HARBERT**  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
Phone: (858) 505-6700 or (800) 253-9933 Fax: (858) 505-6786  
[www.sdcdeh.org](http://www.sdcdeh.org)

**HEATHER BUONOMO, REHS**  
DIRECTOR OF ENVIRONMENTAL HEALTH

December 16, 2024

Steven Nowak  
Buena Sanitation District  
200 Civic Center Dr.  
Vista, CA 92084

Suzanne Hallam  
Property Owner  
1515 Lovely Ln.  
Vista, CA. 92083

Site Address: 1515 Lovely Ln. Vista, CA. 92083

APN: 183-060-22-00

Dear Mr. Nowak,

On December 09, 2024, staff from the San Diego County Department of Environmental Health and Quality (DEHQ), conducted a site consultation at the parcel listed above to evaluate the feasibility of repairing the existing septic vs. connecting the residence to the public sewer system.

DEHQ has no records that indicate the current size or location of the existing septic system. The owner reports that the system is over sixty years old and on its second repair. The active leach lines are for the most part covered by an asphalt driveway; nearly all the space on the property has been paved over or impacted by grading in one way or another that would make installing an onsite wastewater treatment system (OWTS) to code nearly impossible. The site conditions will likely force the owner into an extremely costly advanced treatment system (ATS). Given an evaluation of the suspected remaining space on the parcel, an ATU may not meet current code.

The property owner reports that the septic system is failing with the wastewater backing into the house in times of light to moderate use, (i.e. using the washing machine) this is a strong indication that the system is on the verge of a complete failure. They were given an estimate for an ATS for about 100 thousand dollars. The parcel has sewer available directly behind the house within ten feet of the property line, and within forty feet of the front of the house. Connecting to sewer would allow for future development on the parcel, and save the current owner some financial hardship.

Given that the current septic system is in jeopardy of imminent failure and replacing it with another alternative system would be a costly gamble for the owner, DEHQ requests that parcel be annexed into Buena Sanitation's wastewater district. Facilitating a sewer connection as soon as possible will minimize the threat to public health and safety.

Thank you for your time, if you have any questions I can be reached at 619-366-1590, or [conner.jordan@sdcounty.ca.gov](mailto:conner.jordan@sdcounty.ca.gov)

Sincerely,

**Jordan, Conner**

Digitally signed by Jordan,  
Conner

Date: 2024.12.17 07:39:36 -08'00'

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Cc: S. Hallam

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