



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

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AGENDA REPORT
 Consent | Information

August 4, 2025

TO: Chair Whitburn and Commissioners

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

SUBJECT: **Notice of Administrative Approval |**
“Goodwin–Pine Valley Improvement Club Out-of-Agency Wastewater Services” with the San Diego County Sanitation District (OAS25-13)

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will receive notice of an administrative approval by the Executive Officer authorizing the San Diego County Sanitation District (County SD) to provide out-of-agency wastewater service to an unincorporated property located within its sphere of influence at 28890 Old Highway 80 in Pine Valley. The authorization applies to an existing commercial facility – Pine Valley Clubhouse – and is based on documentation of a public health and safety threat arising from the existing septic system's proximity to a non-conforming well on-site. Approval is limited to the existing commercial facility and is conditioned on the landowner submitting a complete annexation application within one calendar year, unless a time extension is granted. The Executive Officer has determined the project is exempt from further environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15269(c), which applies to emergency projects necessary to prevent or mitigate health and safety threats. This notice is provided for informational purposes in accordance with adopted Commission policy. The Commission may also pull the item for discussion and provide related feedback.

<p>Administration 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>Paloma Aguirre County of San Diego</p> <p>Joel Anderson County of San Diego</p> <p>Monica M. Steppe, Alt. County of San Diego</p>	<p>Kristi Becker City of Solana Beach</p> <p>Dane White City of Escondido</p> <p>John McCann, Alt. City of Chula Vista</p>	<p>Chair Stephen Whitburn City of San Diego</p> <p>Marni von Wilpert, Alt. City of San Diego</p>	<p>Vice Chair Barry Willis Alpine Fire Protection</p> <p>Jo MacKenzie Vista Irrigation</p> <p>David Drake, Alt. Rincon del Diablo</p>	<p>Vacant General Public</p> <p>Brigitte Browning, Alt. General Public</p>
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BACKGROUND

Overseeing Out-of-Agency Services

State statute requires all cities and special districts to request and receive written approval from LAFCOs to provide "out-of-agency" services by contract except for certain limited exemptions. The statute also provides 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 spheres, out-of-agency services may only be authorized in response to documented threats to public health and safety.

Delegation to the Executive Officer

San Diego LAFCO's policies authorize the Executive Officer to approve out-of-agency service requests involving water and wastewater in response to documented threats to public health, safety, or welfare. In such cases, the Executive Officer is required to inform the Commission of any administrative approvals at the next available meeting for informational purposes only. All other out-of-agency service requests require Commission approval.

Applicant Request and Administrative Approval

LAFCO received a request from County SD on July 21, 2025 for authorization to provide out-of-agency wastewater service to the Pine Valley Club and its commercial facility located at 28890 Old Highway 80. The subject territory comprises one legal parcel of approximately 0.7 acres developed with a 2,500-square-foot community clubhouse. The subject parcel is identified by the County Assessor as 410-120-07 and shown below.



County SD has requested authorization in coordination with the landowner (Pine Valley Improvement Club) to make clubhouse improvements and remedy restrictions caused by the septic system's proximity to a non-conforming well site and incompatibility with the County's 150-foot setback requirement. Upon receipt of the request, LAFCO staff coordinated with County SD and confirmed the agency is readily positioned to extend service utilizing existing on-site public infrastructure with the only improvement required being construction of a new sewer lateral to connect the clubhouse to the main line. The estimated average daily flow is 250 gallons per day and represents 0.83% of the existing available capacity at the Pine Valley Water Pollution Control Facility.¹ LAFCO staff also consulted with the County's Department of Environmental Health and Quality (DEHQ), which recommended the out-of-agency service request proceed to mitigate an ongoing threat to public health and safety involving the proximity of the existing septic system and on-site well. DEHQ further advised replacing the septic system is infeasible due to site constraints and any attempted repairs would likely be difficult and require use of a supplemental treatment system. Based on these considerations, the Executive Officer issued a conditional out-of-agency service approval on July 22, 2025.

DISCUSSION

This item is for San Diego LAFCO to receive notice of the Executive Officer's administrative approval authorizing County SD to provide wastewater service outside its jurisdictional boundary to 28890 Old Highway 80 on a contract basis as described above. The Executive Officer's approval and conditions are final under policy. However, and as needed, the Commission is invited to pull the item for discussion to inform future actions.

ANALYSIS

San Diego LAFCO's administrative approval authorizing County SD to provide out-of-agency wastewater service to the subject parcel at 28890 Old Highway 80 is consistent with applicable statutes and Commission policies. This includes the Executive Officer's authority to act in response to a reasonably documented and imminent threat to public health and safety, following confirmation of the availability and adequacy of the District's wastewater system. Approval is conditioned to limit service solely to the existing commercial building with no accommodation for additional structures. It is further conditioned on the landowner submitting a complete annexation application within one calendar year, unless a time extension is formally granted. The Executive Officer has also determined that the project qualifies as statutorily exempt from additional environmental review under State CEQA Guidelines Section 15269(c), as the activity is intended to prevent or mitigate a verified threat to public health and safety associated with the failed septic system on the property.

RECOMMENDATION

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

¹ County SD's existing average day wastewater flow is .01 million gallons and equals 25% of overall capacity at its Pine Valley Water Pollution Control Facility.

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.

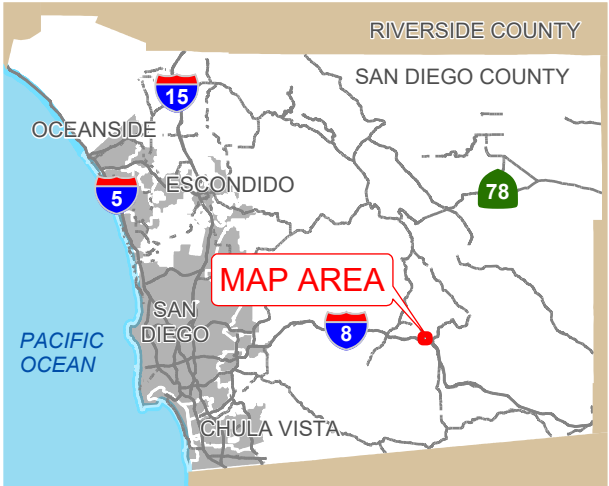
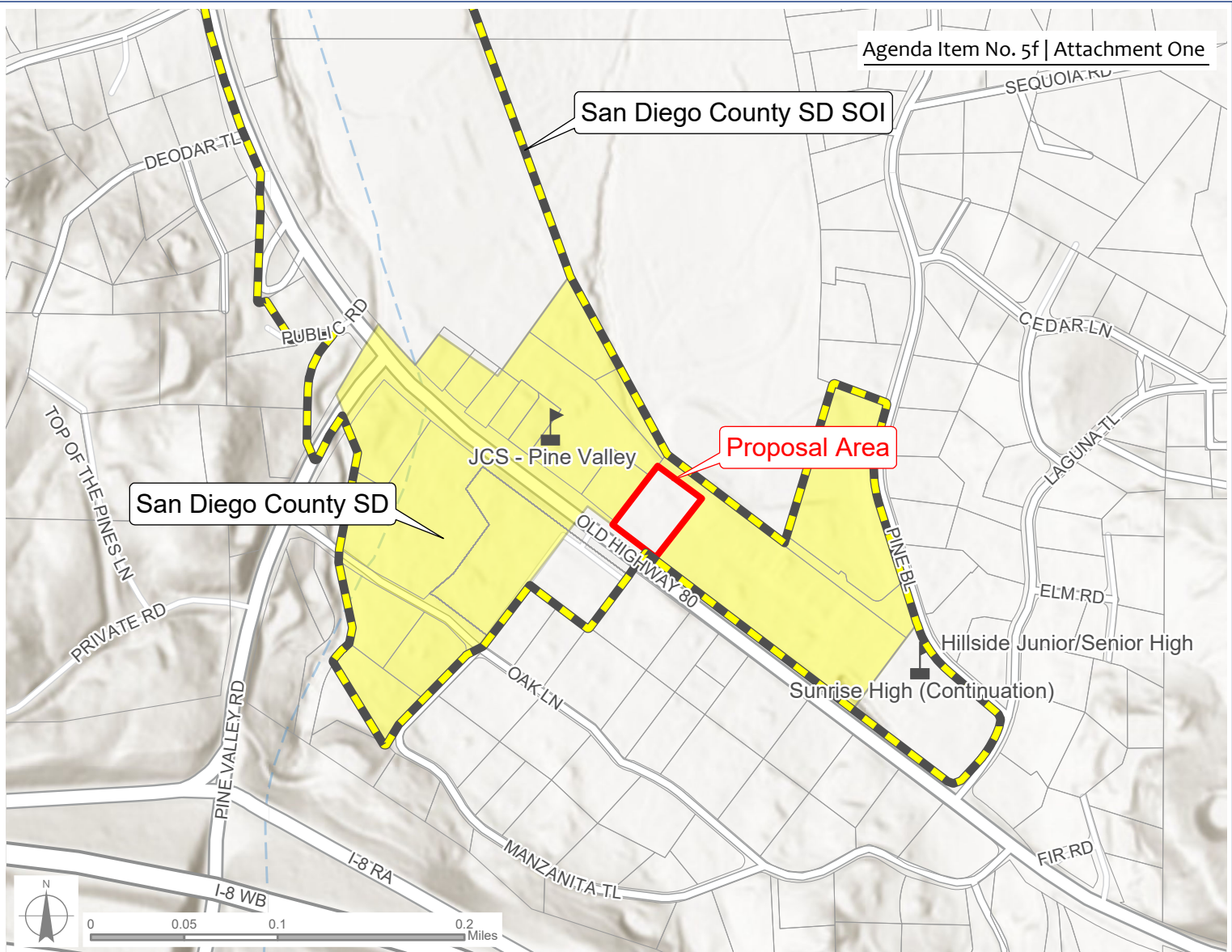
On behalf of the Executive Officer,

A handwritten signature in black ink that reads "Meghan Traynor". The signature is written in a cursive style.




Meghan Traynor
Analyst I

Attachments:

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



OAS25-13 "PINE VALLEY IMPROVEMENT CLUB
OUT-OF-AGENCY WASTEWATER SERVICES" |
SAN DIEGO COUNTY SANITATION DISTRICT

-  Proposal Area
 -  San Diego County SD
 -  San Diego County SD SOI
- SOI = Sphere of Influence



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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

San Diego County Sanitation District / Pine Valley Improvement Club
(LAFCO File No. OAS25-13)

July 22, 2025

In accordance with California Government Code Section 56133, the San Diego County Local Agency Formation Commission (LAFCO) authorizes the San Diego County Sanitation District to immediately provide extraterritorial wastewater service by contract to 28890 Old Highway 80, Pine Valley, CA 91962. The subject property is owned by the Pine Valley Improvement Club and comprises one unincorporated parcel identified by the County of San Diego Assessor's Office as 410-120-07-00. The authorized service is limited to supporting the approximate 2,500 square foot commercial building - comprising the Pine Valley Clubhouse - currently developed on the subject property.

The contracted wastewater service agreement authorization terms in one year - July 22, 2026 - from the date of its administrative approval by the LAFCO Executive Officer unless an extension is approved. In the interim, the Pine Valley Improvement Club shall proceed with filing an annexation with LAFCO as the permanent means for the San Diego County Sanitation District to provide wastewater service.

Confirmation:

Handwritten signature of Keene Simonds

KEENE SIMONDS
Executive Officer

July 22, 2025

Table with 6 columns listing administrative staff: Administration (Keene Simonds), Joel Anderson, Kristi Becker, Chair Stephen Whitburn, Vice Chair Barry Willis, and Vacant 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: Pine Valley Improvement Club

Property Address: 28890 Old Hwy 80 Pine Valley, CA 91962

Phone #: [REDACTED] Date: 6/16/2025

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? Community Center
Meeting Hall/Rental
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).
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. EMERGENCY DAS PUBLIC Safety threat
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

Revised November 2022

RECEIVED
JUL 21 2025
SAN DIEGO LAFCO



PUBLIC WORKS

MARISA K. BARRIE, PE
DIRECTOR

5510 OVERLAND AVENUE, SUITE 410, SAN DIEGO, CALIFORNIA 92123-1237
(858) 694-2212

June 17, 2025

To: Keene Simonds, Executive Officer
Local Agency Formation Commission (MS 216)

From: Anthony Hooper, LUEG Program Manager
San Diego County Sanitation District
Department of Public Works (MS O384)

REQUEST FOR ADMINISTRATIVE APPROVAL OF A TEMPORARY CONNECTION AGREEMENT FOR MIKE GOODWIN VICE PRESIDENT OF PINE VALLEY IMPROVEMENT CLUB, SAN DIEGO COUNTY SANITATION DISTRICT (PINE VALLEY SERVICE AREA), APN 410-120-07-00

In accordance with Government Code section 56133(c), the San Diego County Sanitation District (District) seeks approval of the San Diego Local Agency Formation Commission (LAFCO) of a Temporary Connection Agreement (Agreement), to provide sewer service to a Commercial property located at 28890 Old Highway 80, Pine Valley, CA 91962-4400 and more particularly identified by APN 410-120-07-00 (Property) with an impending threat to the health or safety of the public with existing onsite wastewater treatment system. This letter will serve to provide LAFCO with documentation of a threat to the health and safety of the public or affected residents justifying the approval of the Agreement by LAFCO.

As detailed in the attached letter from the Department of Environmental Health dated May 24th, 2025, the existing onsite wastewater treatment system on the Property was encountered during the site visit and is not up to code. The property has a supply well (DEH1991-LWELL-9245 records attached) for the Pine Valley Mutual Water Company (PVMWC) located in the NE corner of the property. PVMWC provides potable water to 691 metered connections within Pine Valley. This well requires a minimum 150' setback, per the current Local Agency Management program, for any portion of the onsite wastewater treatment system and any future repairs. This setback is not currently being met, as previous setback requirements differed from current setback requirements. In the event of a failure of the existing onsite wastewater treatment system it would be difficult and costly to install a compliant repair to the onsite wastewater treatment system. The repair would almost certainly require the use of a supplemental treatment system.

Pine Valley Improvement Club, owner of the Property has requested that the District enter into the attached Agreement to allow for the provision of sewer service by the District. The District believes and requests that service be approved without first requiring annexation pursuant to Government Code section 56133(c). Nevertheless, the Property owner is requesting annexation of the Property to the District so that service may also be authorized under Government Code section 56133(b). The Property is within the Sphere of Influence of the San Diego County Sanitation District in Pine Valley. The public sewer main (PV0008) and private sewer mains (PV0013, PV0012) are near the Property. The public and private sewer mains do not have a sewer lateral and will have to be installed by a contractor.

The District has received an annexation application, checks, and legal description from the Property owner to process the annexation. It is the District's intent to proceed with this process so that the Property can at some point be served without relying on an out-of-agency agreement. If this process were for any reason not to be completed, service could continue pursuant to the Agreement.

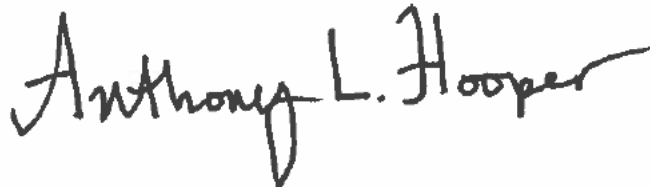
Keene Simmonds

June 17, 2025

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The District is requesting immediate administrative approval of the Agreement in order to expeditiously connect this Property to the sewer system prior to any formal annexation into the District. If you have any questions, or need further information, please call Mike Ngo at (858) 694-3359 and he will assist you.

Sincerely,

A handwritten signature in black ink that reads "Anthony L. Hooper". The signature is written in a cursive style with a large initial 'A' and a long horizontal stroke at the end.

ANTHONY HOOPER, LUEG Program Manager
San Diego County Sanitation District
County of San Diego, Department of Public Works

Attachments 1. Contractual Service Agreement
 2. DEH Letter
 3. DEH1991-LWELL-9245 Records



County of San Diego

DEPARTMENT OF ENVIRONMENTAL HEALTH & QUALITY
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
Phone: (858) 565-5173 Fax: (858) 694-3670
www.sdcdeh.org

May 24, 2025

**Pine Valley Improvement Club
C/O Mike Goodwin, Vice-President
28890 Old Highway 80
Pine Valley, CA 91962-4400**

Dear Mr. Goodwin,

I am writing this letter in response to your request, on 5/21/25, that our office provide details regarding the onsite wastewater treatment systems at 28890 Old Highway 80, Pine Valley (APN:410-120-07). I met onsite with you on 5/21/25, to observe the site conditions and discuss potential connection to the nearby sanitary sewer, including the abandonment of the existing onsite wastewater treatment system. The property has a supply well (DEH1991-LWELL-9245 records attached) for the Pine Valley Mutual Water Company (PVMWC) located in the NE corner of the property. PVMWC provides potable water to 691 metered connections within Pine Valley. This well requires a minimum 150' setback, per the current Local Agency Management program, for any portion of the onsite wastewater treatment system and any future repairs. This setback is not currently being met, as previous setback requirements differed from current setback requirements. In the event of a failure of the existing onsite wastewater treatment system it would be difficult and costly to install a compliant repair to the onsite wastewater treatment system. The repair would almost certainly require the use of a supplemental treatment system.

The situation suggests that connection to sanitary sewer, located in Old Highway 80 directly south of the property, would be a more an improved means of dealing with the wastewater discharges from this property.

DEHQ would support/recommend that this property be allowed to annex and/or connect to sanitary sewer for the following reasons:

1. Mitigates the potential for the contamination of the existing public water supply well, located less than 150' from the existing onsite wastewater treatment system.
2. Avoids future repair expenses which could be significant and could result in significant loss of use of the property until such repairs could be completed.
3. Eliminates the potential for future onsite wastewater treatment system failures and any odors or nuisances associated with such an occurrence.
4. Allows for future uses of the property that would not be allowed currently due to the limited capacity of the existing onsite wastewater treatment system.

If you or anyone else has questions regarding this letter, please feel free to contact me.

Sincerely,

Scott Rosecrans
EHS III, REHS
619-208-0337

CONTRACTUAL SERVICE AGREEMENT

The San Diego County Sanitation District, an independent sewer agency formed and operating under the County Sanitation District Act, Health & Safety Code § 4700 et seq., hereinafter called the "District", and Pine Valley Improvement Club, hereinafter called the "Owner(s)", agree as of June 20, 2025, as follows:

1. The Owner(s) represent that they hold title to that certain real property located in the County of San Diego, State of California, commonly referred to as 28890 Old Highway 80, Pine Valley, CA 91962-4400 and also identified by Assessor's Parcel Number 410-120-07-00.
2. That said real property is located outside of the District, but with the approval of the San Diego Local Agency Formation Commission ("LAFCO") may be connected to the District's facilities pursuant to Government Code § 56133 to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory. There is an existing and impending threat to public health and safety because the septic system serving the property is unable to reliably receive wastewater for treatment. This threat will be eliminated if the property is connected to District sewer facilities
3. That subject to the approval of LAFCO of this Contractual Service Agreement and payment of all applicable District fees and charges the Owner(s) shall have the privilege of connecting a sewer line from the structure located on said real property to the District's sanitary sewer system
4. That the connection to the District's sanitary sewer shall occur under the direction of the Director, Department of Public Works of the County of San Diego ("Director"), acting on behalf of the District, in accordance with the ordinances and regulations of the District, and shall be made at such place on the District's sanitary sewer and in such manner as the Director shall specify. The cost of such connection shall be paid by the Owner(s).
5. Owner(s) shall pay all fees and costs incurred by the District to process this Contractual Services Agreement, including without limitation any LAFCO fees. In addition, Owner(s) shall obtain a Wastewater Discharge Permit from District and pay all fees and charges required by District to connect the real property to the District's facilities and for the District to provide ongoing wastewater service to the real property.
6. The Owner(s), Owners' executors, administrators, heirs, successors and assigns shall pay to the District through the Department of Public Works of the County of San Diego, and prior to the connection of the property defined in this Agreement, an annual sewer service fee at the prevailing rate, prorated at time of permit issuance. Said fee shall be paid pursuant

Dated this 25 day of June, 2025.

Marisa Barrie

Digitally signed by Marisa Barrie
Date: 2025.07.03
08:46:59 -0700

Director, Department of Public Works
San Diego County Sanitation District



Executive Officer, LAFCO Date

Phil A. Vice Pres.

Applicant's Signature