



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

5e

AGENDA REPORT
 Consent | Action

October 6, 2025

TO: Chair Whitburn and Commissioners

FROM: Keene Simonds, Executive Officer
 Michaela Peters, Local Government Analyst II

SUBJECT: **Proposed “Miller & Hall – Vulcan Avenue Change of Organization” |
 Annexation to Leucadia Wastewater District (CO25-10)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a change of organization proposal initiated by resolution of the Leucadia Wastewater District (WD) on behalf of interested landowners. The proposal seeks approval to annex 0.22 incorporated acres within the City of Encinitas to Leucadia WD. The affected territory comprises one developed parcel located entirely within Leucadia WD’s sphere of influence. The purpose of the proposal is to establish public wastewater service to support an existing single-family residence currently served by an on-site septic system and accommodate the planned construction of an accessory dwelling unit (ADU). Staff recommends conditional approval with a modification to expand the affected territory – as a boundary enhancement – to include an adjacent 0.01-acre parcel comprising the driveway serving the existing residence. Staff also recommends the Commission waive protest proceedings and make exemption findings under the California Environmental Quality Act as detailed.

BACKGROUND

Applicant Request

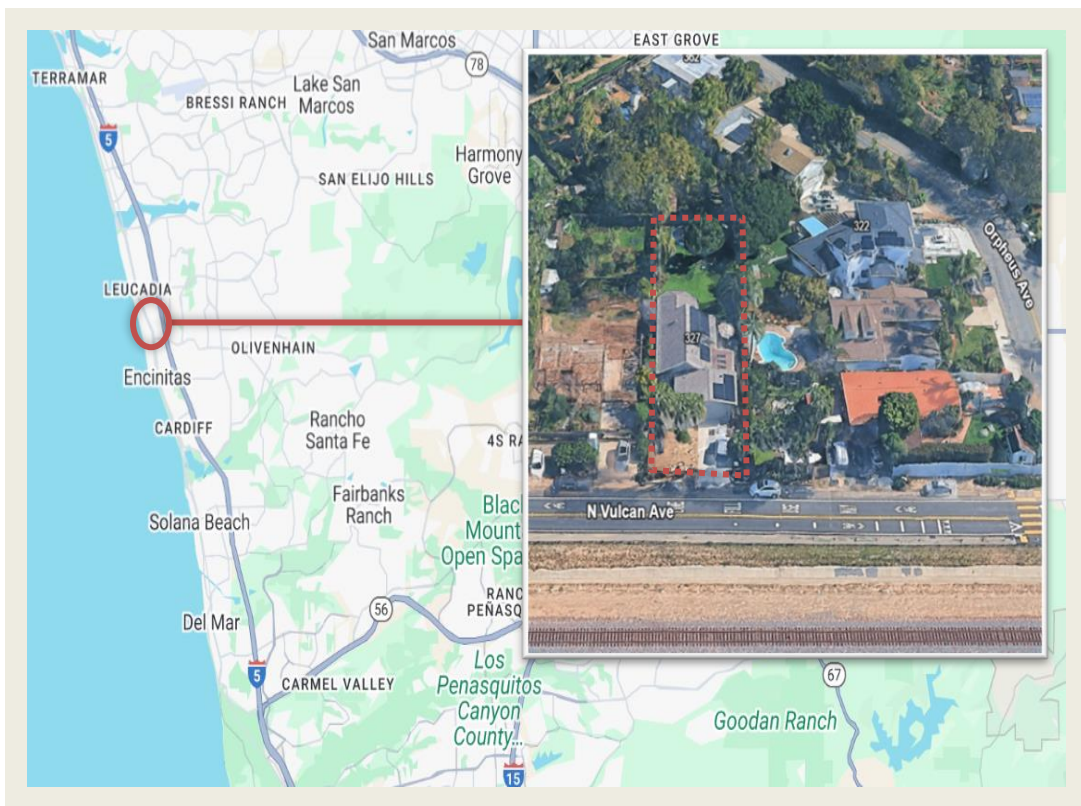
San Diego LAFCO has received a change of organization proposal initiated by resolution of the Leucadia WD on behalf of interested landowners (Caryn Hall & Robert Miller) requesting

<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>Brigette Browning General Public</p> <p>Eileen Delaney, Alt. General Public</p>
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approval to annex 0.22 acres within the City of Encinitas to the Leucadia WD. The affected territory as submitted comprises one entire legal parcel presently developed with a 2,500 square-foot single-family residence. The County of San Diego Assessor’s office identifies the subject parcel as 256-300-40 with a situs address of 327 North Vulcan Avenue. The subject parcel lies entirely within the existing sphere of influence for Leucadia WD.

Regional Setting

The affected territory is located within the City of Encinitas in its largely residential “Leucadia” neighborhood, west of Interstate 5 and along the North Coast Highway 101 Corridor. Principal access is provided by Vulcan Avenue. The subject parcel lies within County Supervisorial District No. 3 (Terra Lawson-Remer), Assembly District No. 77 (Tasha Boerner), and Senate District No. 38 (Catherine Blakespear). An aerial map of the affected territory and its regional setting follows with a more detailed map – including the existing parcel and relationship to Leucadia WD’s jurisdiction – is provided as Attachment One.



Google Earth

Subject Agencies

The proposed change of organization filed with San Diego LAFCO involves one subject agency: Leucadia WD.¹ A summary of the subject agency in terms of governance, resident population, municipal functions, and financial standing follows.

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

- **Leucadia WD** is an independent special district formed in 1959. The current jurisdictional boundary spans approximately 9,600 acres (15 square miles), covering equal parts of the Cities of Carlsbad (north) and Encinitas (south) with a projected service population of 62,146. Leucadia WD provides two municipal services: wastewater (collection, treatment, and discharge) and recycled water (wholesale and retail) with the latter category limited to the Omni La Costa Resort. Through its membership in the Encina Joint Powers Authority, Leucadia WD co-owns the Encina Water Pollution Control Facility (EWPCF) in Carlsbad, controlling approximately 20% of its capacity. Treated secondary effluent from EWPCF is returned to Leucadia WD's filtration facility for tertiary treatment and sold for landscape irrigation at Omni La Costa. LAFCO last updated Leucadia WD's sphere of influence in 2013, affirming a larger-than-agency designation to include 547 non-jurisdictional acres. As of June 30, 2024, Leucadia WD reported a total audited net position of \$151.7 million with \$25.9 million in unrestricted funds. The net position reflects a 3.6% increase over the past three audited years. The ending cash balance as of July 1, 2024 totals \$7.024 million.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of eight local agencies directly subject to San Diego LAFCO's planning and regulatory responsibilities. These agencies qualify as “affected agencies” relative to the proposed change of organization and are listed below.²

- City of Encinitas
- County Service Area No. 17 (San Dieguito Ambulance Transport)
- County Service Area No. 135 (Regional Communications)
- Leucadia Wastewater District (sphere only)
- Metropolitan Water District of Southern California
- North County Transit District
- San Diego County Water Authority
- San Dieguito Water 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:

- Encinitas Union School District
- San Dieguito Union High School District
- Mira Costa Community College District

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 was provided to the agencies.

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications – the proposed change of organization to annex the affected territory to Leucadia WD for the purpose of establishing wastewater services. The Commission may also consider applying approval conditions provided they do not directly regulate land use, property development, or subdivision requirements. Additional discussion follows.

Proposal Purpose

The purpose of the proposed change of organization before San Diego LAFCO is to establish public wastewater service to the affected territory to support an existing single-family residence and facilitate the planned development of an ADU. The timing of the proposal aligns with the landowner's interest in developing an ADU that would otherwise be prohibited due to limitations with the existing septic system. The proposal is consistent with the land use designation and zoning regulations of the City of Encinitas. Submittal of the proposal follows the Leucadia WD Board of Directors' adoption of a resolution of application requesting LAFCO consideration and approval.³

Current and Planned Land Uses

The affected territory lies within the City of Encinitas and is subject to the City's land use authority and adopted policies with specific development standards governed by its North 101 Corridor Specific Plan. Encinitas designates the affected territory as Residential 8 (N-R8) within a Coastal Overlay Zone, which allows single-family detached homes at a maximum density of eight units per acre and requires a minimum lot size of 5,400 square feet or 0.124 acres. This latter requirement precludes any additional density based on the subject parcel's total size (0.22 acres). Additional intensity is contemplated under Encinitas zoning, with each developed single-family residential parcel eligible for one accessory dwelling unit. Projects within the Coastal Overlay Zone require a Coastal Development Permit (CDP) under the Encinitas Municipal Code. On February 10, 2025, the City issued a CDP for this project, authorizing the construction of a detached ADU (Permit No. BLDR-032805-2024). The approved ADU will include two bedrooms and a total floor area of 798 square feet.

ANALYSIS

San Diego LAFCO's current sphere of influence designation for Leucadia WD includes the affected territory and can readily accommodate the proposed annexation. This narrows the analysis of the proposed change of organization to the stand-alone merits of (a) the timing of the boundary change and (b) whether discretionary modifications or terms are appropriate. The Commission must also consider (c) other relevant statutes within and outside LAFCO law. Staff analysis of these three items follows.

³ No other municipal service establishments are proposed given the affected territory is presently located within the City of Encinitas and accordingly receives a range of public services therein, including community planning, fire, police, roads, and parks. The affected territory also lies within the San Dieguito Water District and currently receives domestic retail water service.

Change of Organization Timing

San Diego LAFCO’s consideration of the proposed change of organization’s timing draws on analyzing baseline factors required in statute as well as applicable policies set by the Commission.⁴ Applicable local policies prompted for consideration are headlined by L-107 and attention to disclosing and/or addressing any known or perceived jurisdictional disputes.

An analysis of these two related timing factors follows.

- Timing Factor No. 1:

Baseline Considerations: Regional Policies + Service Relationships

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

- With respect to **service needs**, the annexation of the affected territory to Leucadia WD would represent a modest and orderly expansion of the agency and its wastewater services. Annexation supports a planned and approved development while also serving as a preferred alternative to operating one or more on-site septic systems. The Commission has previously contemplated and affirmed this need by including the affected territory within Leucadia WD’s sphere of influence, and annexation memorializes this expectation. It also accommodates the expressed interest of the current landowners to establish public wastewater service as evidenced by their request to Leucadia WD to initiate LAFCO proceedings. Collectively, these factors help quantify the need and timing of the proposed change of organization.
- With respect to **service availability and capacities**, Leucadia WD has available and sufficient wastewater capacities to accommodate the projected demands in the affected territory at its planned and maximum potential use under current zoning. An existing Leucadia WD wastewater main lies approximately 35 feet west of the site within the public right-of-way along Vulcan Avenue and is accessible via a private lateral connection. It is projected that the average daily wastewater flow generated within the affected territory post-annexation will be 258 gallons – divided between the existing single-family residence and the planned ADU.¹ This

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).

projected amount can be readily accommodated by Leucadia WD and represents 0.0083% of its available treatment capacity remaining within its sewer system.

- With respect to **related financial considerations**, Leucadia WD has adequate financial resources and administrative controls to provide wastewater services to the affected territory in support of its planned development without adversely impacting current ratepayers. The agency's most recent audited statements reflect strong liquidity and capital levels, highlighted by a current ratio of 7:1 and low debt ratio of 4.1%. The agency has also maintained a modest but positive average total margin of 6.8% over the last three fiscal years, indicating revenues have consistently exceeded expenses. Establishing wastewater service is premised on the landowner paying a connection fee of \$6,240 to Leucadia WD for each unit (single-family residence plus the ADU). Ongoing service will be subject to annual service charges of approximately \$516.96 per EDU for FY 2025-26.
- Timing Factor No. 2:
Consideration of Policy L-107

San Diego LAFCO adopted L-107 in May 2010 to require all applicants to disclose jurisdictional disputes or related items that are associated with their proposal filings with additional details footnoted.⁵ No jurisdictional disputes have been disclosed by Leucadia WD through the administrative review with LAFCO. Similarly, LAFCO staff has not identified any disputes or related concerns in its administrative review.

CONCLUSION | MERITS OF CHANGE OF ORGANIZATION TIMING

The timing of the change of organization to annex the affected territory to Leucadia WD for wastewater service is sufficiently warranted. Justification is demonstrated by the preceding analysis and highlighted by the opportunity to utilize existing public infrastructure to make wastewater services available for a planned and orderly housing development. Additional analysis supporting this conclusion is provided in Appendix A.

Potential Modifications and Terms

One modification to the submitted change of organization has been identified by San Diego LAFCO staff meriting Commission consideration. The identified modification would achieve a more orderly boundary by including a 0.01-acre parcel (APN 256-300-39-00) containing the driveway serving the existing residence owned by the same landowners, and in doing so establishing direct connectivity between the District's jurisdictional boundary and the affected territory. Staff also recommends applying standard terms to ensure payment of any charges necessary to complete proposal processing under the LAFCO fee schedule.

⁵ The Executive Officer retains discretion to determine the extent of consultation needed.

CONCLUSION | MERITS OF MODIFICATIONS AND TERMS

Staff recommend a modification to include the adjacent 0.01-acre parcel that serves as the driveway to the existing residence. Other standard approval terms are recommended and include receipt of all remaining payments associated with the processing of the proposal by the Commission through recordation.

Other Considerations

Exchange of Property Tax Revenues

San Diego LAFCO has confirmed the County of San Diego has adopted a master agreement applicable to govern the tax exchange for the proposed change of organization.⁶ The master agreement specifies no transfer of property taxes would occur following the annexation of the affected territory to Leucadia WD given the underlying service – wastewater – is not presently provided.

Environmental Review

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 findings under CEQA in consideration of the proposed change of organization. Staff analysis follows.

- The City of Encinitas serves as lead agency under CEQA for considering the physical effects of the proposal as part of its discretion to approve the underlying project to develop an accessory dwelling unit. In this role as lead agency, the City made findings – as part of issuing Coastal Development Permit No. BLDR-032805-2024 – that the proposed development qualifies as a project but is exempt from further review under State CEQA Guidelines Section 15303(a). As responsible agency, LAFCO staff has independently reviewed and concurs with the City's findings. The proposed development involves the construction of one accessory dwelling unit within a residential zone and does not exceed the creation of three new residential units set as the benchmark under the referenced exemption.
- LAFCO serves as lead agency for the recommended boundary modification – annexation of APN 256-300-39 (0.01-acre parcel) to the Leucadia WD. Staff believes this action qualifies as a project under CEQA but is categorically exempt from further review under State CEQA Guidelines Section 15319(b) and its cross-reference to Section 15303. This exemption appropriately applies given the associated

⁶ California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement by the affected local agencies before San Diego LAFCO can consider any jurisdictional change involving an annexation and/or detachment unless an applicable master agreement applies. The associated statutes also empower the County of San Diego to make all related property tax exchange determinations on behalf of special districts.

development is within a residential zone and does not exceed the creation of three new residential units.

Protest Proceedings

Protest proceedings for the proposed change of organization may be waived by LAFCO should the Commission proceed with approval under Government Code Section 56662. The waiver appropriately applies under this statute given all of the following: the affected territory as modified is uninhabited as defined under LAFCO law, the subject agency has not filed an objection to the waiver, and the landowners have provided written consent.⁷

RECOMMENDATION

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

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO:

Alternative One (recommended):

Adopt the attached draft resolution conditionally approving the change of organization with a single modification as detailed. Adoption of the draft resolution as presented includes waiving protest proceedings and making exemption findings under CEQA.

Alternative Two:

Continue consideration to the next regular meeting.

Alternative Three:

Disapprove the change of organization 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 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,



Michaela Peters
Analyst II

Appendix:

A) Analysis Proposal Review Factors

Attachments:

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

⁷ LAFCO law defines uninhabited as territory in which less than 11 registered voters reside.

APPENDIX A
Government Code Section 56668
Mandatory Proposal Review Factors

- a) **Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent areas, in the next 10 years.**
-

The affected territory as submitted comprises a 0.22-acre incorporated parcel within the City of Encinitas. The subject parcel is currently developed with a 2,500 square-foot single-family residence with plans to develop an ADU. The affected territory is located at 327 Vulcan Avenue and identified by the County of San Diego Assessor’s Office as 356-300-40-00 with a current assessed *land* value of \$924,159 with the last transaction recorded in April 2004.

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

The City of Encinitas serves as a primary purveyor of general governmental services to the affected territory. These governmental services include community planning, fire and emergency medical services, and law enforcement. One other pertinent service provider is the San Dieguito Water District (potable water). This proposal affects only wastewater and is the focus of the succeeding analysis.

- **Extending Public Wastewater to Affected Territory**

The affected territory is developed with a single-family served by an onsite septic system. Connection to Leucadia WD’s wastewater infrastructure can be achieved through a 35-foot private lateral to the existing sewer main located within the adjacent public right-of-way on Vulcan Avenue. Following the change of organization, the existing residence is projected to generate an average daily wastewater flow of 129 gallons. The projected amount can be readily accommodated by Leucadia WD and represents 0.0042% of their available wastewater treatment capacity. At maximum buildout with the planned ADU, daily flow would double to 258 gallons, representing 0.0126% of available capacity and not considered substantive.

- c) **The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.**
-

Approval of the proposed change of organization and annexation therein to Leucadia WD would recognize and strengthen existing economic and social ties between the District and the affected territory. These ties were initially established in the 1980’s when the Commission

included the subregion containing the affected territory within Leucadia WD’s sphere of influence and signaled the lands would eventually warrant public wastewater service from the District when appropriate.

d) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies/priorities set forth in G.C. Section 56377.

Approving the proposed change of organization and annexation to Leucadia WD would facilitate the establishment of public wastewater services to the existing single-family residence and for the planned development of an accessory dwelling unit and in doing so support the City of Encinitas’ community planning policies. Similarly, approval would be consistent with the Commission’s adopted policies to sync urban uses with urban services. The affected territory does not contain “open space” as defined under LAFCO law and no conflicts exists under Government Code Section 56377.

Additional analysis concerning conformance with germane Commission policies follows.

- San Diego LAFCO Policy L-107 requires applicants to disclose and address potential jurisdictional issues associated with their proposals, and if applicable, requires a consultation process with affected agencies, interested parties, or organizations to help discuss and potentially remedy concerns, unless waived by the Executive Officer. No jurisdictional disputes or related concerns were identified or disclosed by the applicant, affected agencies, or interested parties in the review of the proposal.

e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.

The affected territory does not contain “prime agricultural land”, or “agricultural land” as defined under LAFCO law. Specifically, the affected territory does not contain land currently used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program. Approval of the change of organization proposal would not adversely affect the physical or economic integrity of agricultural lands.

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

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds that appear consistent with the standards of the State Board of Equalization and conforming with lines of assessment. LAFCO approval would be conditioned on approval of the final map and geographic description by the County Assessor’s Office and address any modifications enacted by the Commission. No irregular or otherwise illogical boundary features would be generated from proposal approval.

g) A regional transportation plan adopted pursuant to Section 65080.

The proposed change of organization would provide wastewater services to accommodate an existing single-family residence and planned construction of an ADU consistent with current zoning. The proposal and its anticipated outcomes do not generate any known conflicts with *San Diego Forward*, the regional transportation plan adopted by the San Diego Association of Governments.

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

The affected territory is presently designated for single-family residential use under the adopted land use policies of the City of Encinitas. The affected territory is zoned as Residential 8 (N-R8), which prescribes a minimum parcel size of 0.124 acres. The existing and planned residential uses are consistent with the proposal’s purpose to provide public wastewater to the affected territory and accommodate for the development of an ADU.

i) The sphere of influence of any local agency affected by the proposal.

The affected territory lies entirely within the existing sphere of influence established for the Leucadia WD.

j) The comments of any affected local agency or other public agency.

Notice of the submitted change of organization proposal was distributed to all affected and subject agencies as required under LAFCO law. Notices were also provided to all local college and school districts. No written comments on the proposal were received ahead of preparing this agenda report for distribution on September 29, 2025.

k) The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Information collected and reviewed as part of this proposal indicates Leucadia WD has sufficient and available financial resources and administrative controls therein relative to serving the affected territory without adversely impacting existing constituents. This statement is supported by the following factors.

- Leucadia WD’s last audit covers FY 2023-2024 and shows the District finished with strong liquidity levels with an agency-wide current ratio of 6.52 (i.e. \$6.52 in current assets for every \$1.00 in current liabilities).
- Leucadia WD finished FY 2023-2024 with strong capital levels and highlighted by a low debt ratio of 4.1% (i.e. only \$4.10 out of every \$100.00 in net assets are financed).
- Leucadia WD finished FY 2023-2024 with an overall total margin of 15.1%.

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

The affected territory’s existing residential uses are presently within and connected to the San Dieguito WD for water service. Approval of the proposed change of organization would not affect the timely availability of water supplies to the affected territory.

m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments.

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

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

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

o) Any information relating to existing land use designations.

See above analysis for (h).

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

The change of organization is expected to have a positive impact on environmental justice by enhancing wastewater services within the affected territory and for any groups that are susceptible to pollution burdens and their effects. Consideration of existing environmental justice factors within the affected territory draws on staff analyzing data available from the California Environmental Protection Agency via its online 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 29th percentile. Four specific pollution burden indicators exceed the 50th percentile and are considered noteworthy and otherwise high: diesel particulate matter (PM), pesticides, groundwater threats, and impaired water.
- The affected territory’s **composite susceptible population** ranking falls in the 5th percentile. None of the indicators exceed the 50th percentile threshold used in this report to identify high impairments.

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

Census Tract No. 6073017702	
Pollution Burdens and Susceptible Population	
(Source: California Environmental Protection Agency and SD LAFCO)	
Affected Territory + Surrounding Lands	
Census Tract No.	6073017702
Estimated Population	3,627
Pollution Burden	Weighted Percentile
... Percentile	29.2
Indicator Air Quality: Ozone	32.2
Indicator Air Quality: PM 2.5	44.1
Indicator Air Quality: Diesel PM	71.8
Indicator Pesticides	65.1
Indicator Toxic Releases	15.7
Indicator Traffic	40.1
Indicator Drinking Water Contaminants	9.0
Indicator Lead in Housing	27.1
Effects Cleanup Sites	0.0
Effects Groundwater Threats	68.4
Effects Hazardous Waste	3.6
Effects Impaired Water	72.2
Effects Solid Waste	0.0
Sensitive Population	Weighted Percentile
... Percentile	5.3
Population Asthma	6.9
Population Low Birth Weight	4.8
Population Cardiovascular Disease	25.5
Population Education	27.6
Population Linguistic Isolation	19.9
Population Poverty	20.8
Population Unemployment	15.8
Population Housing Burden	24.5

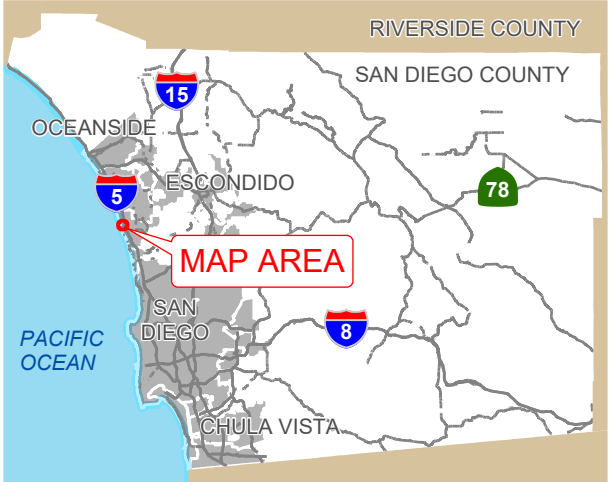
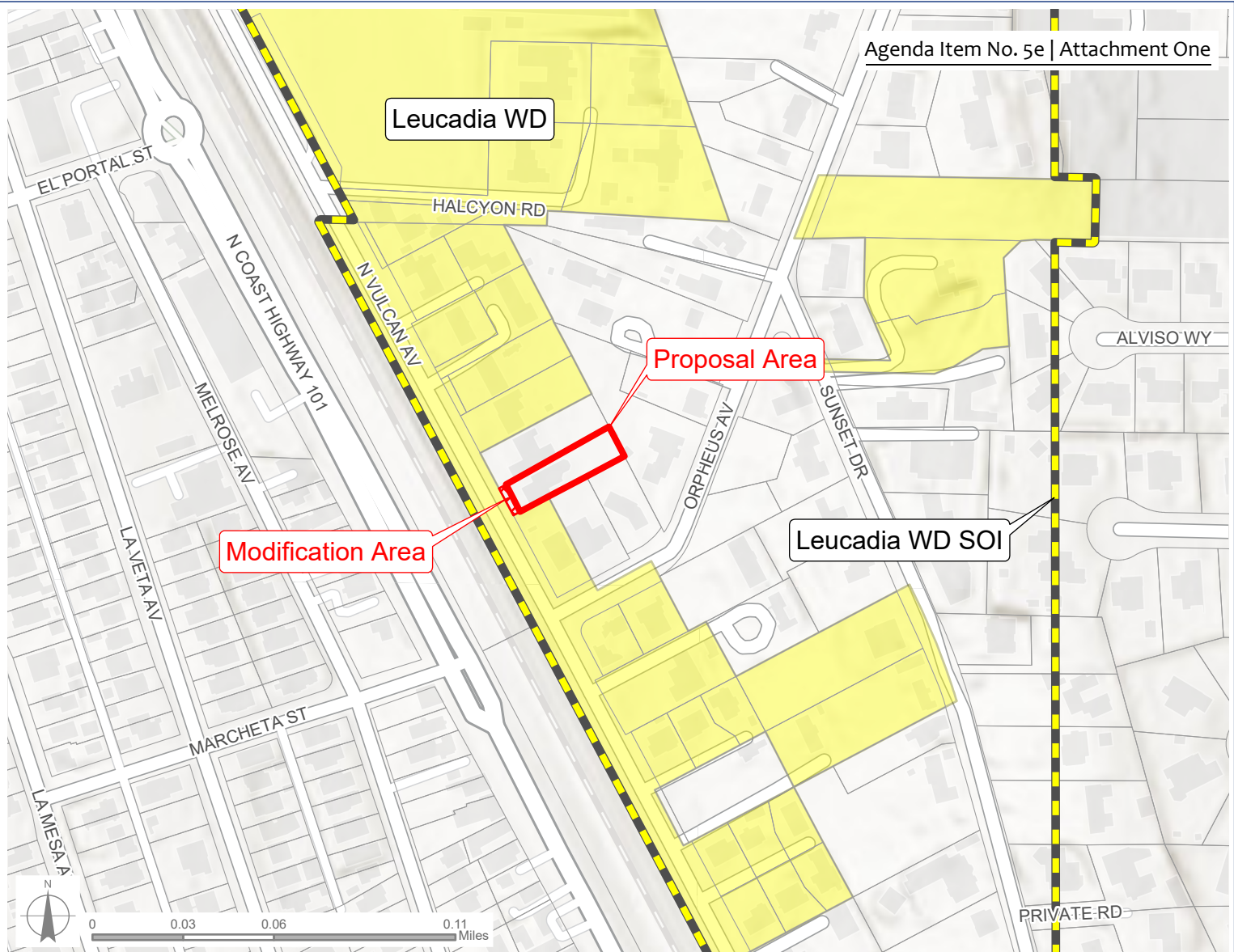
- q) **Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information is relevant to the affected territory.**

The City of Encinitas – in collaboration with the County of San Diego – have a multi-jurisdictional hazard mitigation plan addressing risks related to wildfire, flooding, and seismic activity. The affected territory is designated a “Low” earthquake hazard zone.

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

Approval of the change of organization would be in the best interest of the current and future landowners and/or residents of the affected territory by providing access to reliable public wastewater service going forward. Approval would also benefit adjacent landowners and/or residents by eliminating the operation of a private septic system and the potential therein for failures.

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CO25-10

"MILLER-HALL - N VULCAN AVENUE CHANGE OF ORGANIZATION" | LEUCADIA WASTEWATER DISTRICT

SOI = Sphere of Influence

- Proposal Area
- Modification Area
- Leucadia WD SOI
- Leucadia WD



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

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RESOLUTION NO. _____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A CHANGE OF ORGANIZATION

**“MILLER & HALL – VULCAN AVENUE CHANGE OF ORGANIZATION”
ANNEXATION TO LEUCADIA WASTEWATER DISTRICT
(LAFCO FILE NO: CO25-10)**

WHEREAS, on April 16, 2025, Leucadia Wastewater District filed a resolution to initiate proceedings and an application with the San Diego County Local Agency Formation Commission, hereinafter referred to as “Commission”, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the application seeks approval of a change of organization to annex 0.22 acres of incorporated territory within the City of Encinitas to the Leucadia Wastewater District (WD);

WHEREAS, the affected territory as submitted comprises one incorporated assessor parcel developed with an existing single-family residence and identified by the County of San Diego Assessor’s Office as 256-300-40 with an assigned situs of 327 North Vulcan Avenue; and

WHEREAS, an applicable master property tax transfer agreement applies to the proposed change of organization dated December 14, 1982; and

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

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

WHEREAS, the Commission heard and fully considered all the evidence presented at a noticed public meeting on the proposal on October 6, 2025;

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 change of organization under the California Environmental Quality Act (CEQA), the Commission makes the following finding:
 - a) The City of Encinitas serves as lead agency under CEQA for considering the physical effects of the proposal as part of its discretion to approve the underlying project to develop an accessory dwelling unit. In this role as lead agency, the City made findings – as part of the issuance of a Coastal Development Permit (No. BLDR-032805-2024) – the proposed development qualifies as a project but is exempt from further review under State CEQA Guidelines Section 15303(a). The Commission concurs with the City’s findings, and given the associated development proposes the construction of an accessory dwelling unit within a residential zone and does not exceed the creation of three new residential units set as a benchmark under the referenced statute.
 - b) The Commission serves as lead agency for the recommended boundary modification – annexation of APN 256-300-39 (0.01-acre parcel) to the Leucadia WD. The Commission finds this action qualifies as a project under CEQA but is categorically exempt from further review under State CEQA Guidelines Section 15319(b) and its cross-reference to Section 15303. This exemption appropriately applies given the associated development is within a residential zone and does not exceed the creation of three new residential units.
4. The Commission CONDITIONALLY APPROVES the change of organization with a discretionary modification and subject to conditions as provided. Approval involves all the following:
 - a) The affected territory is modified to include the adjacent 0.01 acre-parcel identified as 256-300-40 comprising the existing residence’ driveway along public right-of-way Vulcan Avenue.
 - b) Annexation of the affected territory to the Leucadia Wastewater District is shown in “Exhibit A-1” and described in “Exhibit A-2.”
5. The Commission CONDITIONS all approvals on the following terms being satisfied by October 6, 2026 unless an extension is requested in writing and approved by the Executive Officer:
 - a) Completion of the 30-day reconsideration period provided under Government Code Section 56895.
 - b) Submittal to the Commission of final map and geographic description of the affected territory as approved by the Commission conforming to the requirements of the State Board of Equalization – Tax Services Divisions.
 - c) Submittal to the Commission of the following payments:

- A check made payable to LAFCO in the amount of \$100.00 for the County of San Diego-Clerk Recorder to reimburse for filing two CEQA Notice of Exemptions consistent with the findings in the resolution.
 - A check made payable to the State Board of Equalization for processing fees in the amount of \$300.00.
6. The Commission assigns the proposal the following short-term designation:
- “Miller & Hall – Vulcan Avenue Change of Organization”.
7. The affected territory as designated by the Commission is uninhabited as defined in Government Code Section 56046.
8. The Commission waives conducting authority proceedings under Government Code Section 56662.
9. The Leucadia WD is a registered-voter district.
10. The Leucadia WD utilizes the County of San Diego assessment roll.
11. The affected territory will be liable for any existing bonds, contracts, and/or obligations of the Leucadia WD as provided under Government Section 57328, and will be subject to any previously authorized taxes, benefit assessments, fees or charges of the Leucadia WD as provided under Government Code Section 57330.
12. 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.
13. As allowed under Government Code Section 56107, the Commission authorizes the Executive Officer to make non-substantive corrections to the resolution to address any technical defects, errors, irregularities, or omissions.
14. The Executive Officer is hereby authorized and directed to transmit copies of this resolution as provided in Sections 56880-56882 of the Government Code.
15. 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 October 6, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

**

ATTEST:

Keene Simonds
Executive Officer

EXHIBIT A-1
MAP OF AFFECTED TERRITORY

-Placeholder-

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EXHIBIT A-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

-Placeholder-

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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.

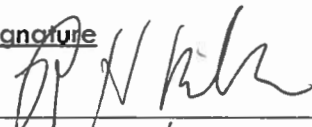
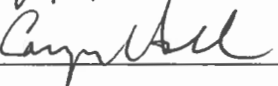
¹ Territory included within a proposed boundary change that includes less-than 1/2 registered voters is considered **uninhabited** (Government Code 56045).

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. Leucadia Wastewater District
2. _____
3. _____

Detachment from: 1. N/A
2. _____
3. _____

	<u>Date</u>	<u>Signature</u>	<u>Assessor's Parcel Number(s)</u>
1.	3/31/25		256-300-40-00
2.	3/31/25		
3.			
4.			
5.			

Attach additional sheets if necessary

RESOLUTION NO. 2428

**A RESOLUTION OF APPLICATION BY THE
BOARD OF DIRECTORS OF LEUCADIA WASTEWATER DISTRICT
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION
TO TAKE PROCEEDINGS FOR THE PROPOSED
MILLER & HALL CHANGE OF ORGANIZATION**

RESOLVED, by the Board of Directors of the Leucadia Wastewater District, that

WHEREAS, the Board of Directors of the LEUCADIA WASTEWATER DISTRICT (LWD), San Diego County, State of California, 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 proposed Miller & Hall Change of Organization; and

WHEREAS, the proposed Miller & Hall Change of Organization includes annexation of the Miller & Hall territory (*APN 256-300-40-00*) to the LWD; and

WHEREAS, the reasons for this proposed Change of Organization are as follows:

1. LWD is empowered to and is engaged in the collection, treatment, and disposal of wastewater and has existing facilities to provide wastewater service to the territory proposed to be annexed.
2. The owners of the territory desire to utilize the LWD facilities.
3. The territory to be annexed is within LWD's Sphere of Influence.

WHEREAS, the territory subject to the proposed Change of Organization is inhabited, and a description of the external boundary of the territory is set forth in Exhibit "A" and a map thereof is set forth in Exhibit "B", both attached hereto and by this reference incorporated herein; and

WHEREAS, LWD requests that the proposed Change of Organization be subject to the following terms and conditions:

1. The annexed property is thereafter subject to capacity fees, sewer service fees, and all other district-wide Ordinances and Resolutions of LWD.

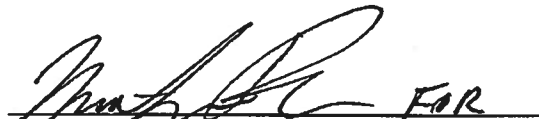
WHEREAS, LAFCO is authorized to approve this proposed Change of Organization without notice or hearing and without an election. If no express effective date is indicated, the effective date of the Change of Organization shall be the date of recordation of the Certificate of Completion and Resolution ordering the change of organization by the County Recorder.

WHEREAS, the staff of LWD has reviewed this proposed Change of Organization under the California Environmental Quality Act (CEQA) and has found it to be categorically exempt from CEQA pursuant to Section 15319 (a) of the California Environmental Quality Act.

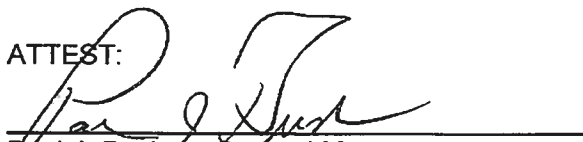
NOW, THEREFORE, this Resolution of Application is hereby approved and adopted by the Board of Directors of the LEUCADIA WASTEWATER DISTRICT. The Local Agency Formation Commission of San Diego County is hereby requested to take proceedings for the proposed Change of Organization that includes the territory as described in Exhibit "A" and shown in Exhibit "B", according to the terms and conditions stated above and in a manner provided by the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED at a Regular meeting of the Board of Directors held on April 9th, 2025 by the following vote:

AYES: Brown, Pacilio, Sullivan
NOES: None.
ABSTAIN: None.
ABSENT: Saldana, Roesink



Rolando Saldana, President

ATTEST:


Paul J. Bushee, General Manager
(SEAL)

EXHIBIT "A"
MILLER EXHIBIT
ANNEXATION TO LEUCADIA WASTEWATER DISTRICT
GEOGRAPHIC DESCRIPTION

THE NORTHWESTERLY 50 FEET OF LOT 6, BLOCK "U" OF SEASIDE GARDENS ANNEX, IN THE CITY OF ENCINITAS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1801, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 6, 1924, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6;

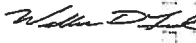
THENCE (1) N61°26'30"E 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;

THENCE (2) ALONG THE NORTHEAST LINE OF SAID LOT 6 S28°33'30"E 50.00 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 6;

THENCE (3) LEAVING SAID NORTHEAST LINE OF LOT 6 S61°26'30"W 200.00 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID LOT 6, SAID POINT LYING S28°33'30"W 50.00 FEET FROM THE POINT OF BEGINNING;

THENCE (4) ALONG THE SOUTHWEST LINE OF SAID LOT 6 N28°33'30"W 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.23 ACRES OF LAND, MORE OR LESS.


Digitally signed by William D Tuck
DN: c=US,
E=wtuck71@gmail.com,
O=Sphere Surveying and Mapping,
Inc., OU=LS 9282, CN=William D
Tuck
Date: 2025.03.13 08:13:16 -0700



WILLIAM D. TUCK, PLS 9282

EXHIBIT "B"
ANNEXATION PLAT

POR LOT 5
A.P.N. 256-300-19



A.P.N. 256-300-18

POR LOT 5

Digitally signed by William D Tuck
DN: cn=US,
e=wtuck71@gmail.com,
o=Sphere Surveying and
Mapping, Inc., ou=LS 0282,
c=US, cn=William D Tuck
Date: 2025.03.13 08:17:12-0700

A.P.N. 256-300-13

POINT OF BEGINNING

VULCAN AVENUE

(1)
327 N VULCAN AVENUE
A.P.N. 256-300-40
NW'LY 50' LOT 6, BLOCK "U", MAP 1801
(2)

(4)

(3)

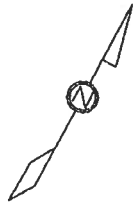
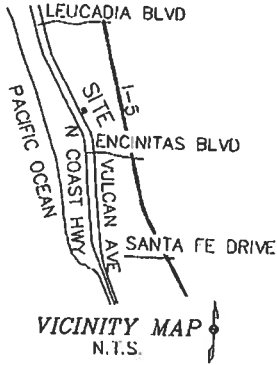
A.P.N. 256-300-16
POR LOT 6

A.P.N. 256-300-15
POR LOT 6

A.P.N. 256-300-14
POR LOT 6

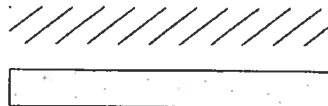
BEARINGS AND DISTANCES SHOWN HEREON ARE PER
MAP 1801, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY AUGUST 6, 1924.

N.C.T.D. RIGHT-OF-WAY



LEGEND:
PROPOSED ANNEXATION BOUNDARY
EXISTING LEUCADIA WASTEWATER
DISTRICT BOUNDARY
PROPOSED ANNEXATION REGION

WITHIN LWD SPHERE OF
INFLUENCE & OUTSIDE LWD



ASSESSOR'S PARCEL NO. 256-300-40-00	LAFCO RESOLUTION NO.	ACREAGE 0.23	DATE 3/13/25	SCALE 1"=30'
LWD ANNEXATION NO. _____ BEING A PORTION OF LOT 6, BLOCK "U", MAP 1801.		SPHERE SURVEYING AND MAPPING, INC. 603 SEAGAZE DR. #1086 OCEANSIDE, CA. 92054 (760)803-9107		



NOTICE OF DECISION
Development Services Department

Project Name:	Miller/Hall Detached ADU
Request:	Construct a detached Accessory Dwelling Unit (ADU).
Discretionary Actions:	Coastal Development Permit (CDP)
CEQA Determination:	Exempt
DECISION:	APPROVED
Project/Permit Number:	CDPNF-007589-2024 / BLDR-032805-2024
DSD Number:	2025-20
Address:	329 N Vulcan Avenue
Community:	Old Encinitas
APN:	256-300-40
Applicant:	Robert Miller and Caryn Hall
Representative:	Micah Winkelstein, Murray Lampert Design
Project Planner:	Grant Yamamoto, Contract Assistant Planner, Gyamamoto@encinitasca.gov
Decision Date:	February 10, 2025
Report Approval:	<input checked="" type="checkbox"/> Andrew Maynard, Principal Planner

PROJECT DESCRIPTION

The project proposes a coastal development permit to authorize the construction of a new detached accessory dwelling unit (ADU). The ADU is two bedrooms and a total size of 798 square feet.

PROJECT ANALYSIS

Municipal Code Analysis

The project site is located with the N-R8 Zone and within the Coastal Overlay Zone. The proposed ADU complies with all relevant sections of Encinitas Municipal Code (EMC) Section 30.48.040.T (Accessory Dwelling Units) zoning and development standards including setbacks.

Local Coastal Program Consistency

The project site is located in the Coastal Overlay Zone. The project requires a Coastal Development Permit pursuant to Encinitas Municipal Code Section 30.48.040.T.21. (Accessory Dwelling Units, General – Applications). Pursuant to this code section, ADUs that are not completely contained in the existing primary structure, or include increases in habitable area, or include conversion of non-habitable space, are considered self-contained residential units, and require a coastal development permit. The project complies with the Local Coastal Program, including all goals and policies of the General Plan and all N-R8 Zone development standards.

Public Notice

The Notice of Pending Action on the Coastal Development Permit was mailed on November 14, 2024 to all property owners and occupants within 500 feet of the project site and to anyone who requested such notice in writing, in compliance with Encinitas Municipal Code Sections 30.01.070 (Noticed Public Hearings) and 30.80.080 (Coastal Development Permits). Additionally, as a courtesy, the notice was posted at City Hall and on the Development Services Department's Internet site under "Public Notices."

ENVIRONMENTAL CONSIDERATIONS

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303 (a) – Class 3 - (New Construction or Conversion of Small Structures) exempts the construction of secondary (accessory) dwelling units in a residential zone from environmental review. The project is consistent with this exemption, as it proposes the construction of an accessory dwelling unit within a residential zone. The project does not qualify as one of the exceptions prescribed under Section 15300.2 of the CEQA Guidelines and no historic resources are affected by the proposed project.

FINDINGS

Based on the findings for a Coastal Development Permit as per Encinitas Municipal Code Section 30.80.090 and the aforementioned analysis the Development Services Department has made the following findings to support the approval, with conditions:

- 1. The project is consistent with the certified Local Coastal Program of the City of Encinitas; and**

The project, as conditioned, complies with all Municipal Code requirements, policies of the General Plan and the Local Coastal Program. The project meets all required N-R8 zoning standards.

2. **The proposed development conforms with Public Resources Code Section 21000 and following (CEQA) in that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment; and**

The project is exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 (a) – Class 3 (New Construction or Conversion of Small Structures). No exceptions in Section 15300.2 exist.

3. **For projects involving development between the sea or other body of water and the nearest public road, approval shall include a specific finding that such development is in conformity with the public access and public recreation policies of Section 30200 et. seq. of the Coastal Act.**

The project site is located at 329 North Vulcan Avenue, which is not located between the sea and the first public road. Therefore, the requirements of Section 30200 et. seq. of the Coastal Act does not apply.

CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

CONTACT THE DEVELOPMENT SERVICES DEPARTMENT REGARDING COMPLIANCE WITH THE FOLLOWING CONDITION(S):

- A 01** **Approval - General:** At any time after two years from the date of this approval, on **February 10, 2027** at 5 p.m., or the expiration date of any extension granted in accordance with the Municipal Code, the application shall be deemed expired as of the above date.
- A 04** **Approval - General:** This project is conditionally approved as set forth on the application and project drawings, consisting of 5 sheets including *Title Sheet (CS)*, *Site Plan (A0.1)*, *Floor Plan (A2.1)*, *Roof Plan (A4.0)*, and *Elevations (A5.0)* all designated as approved by the *Development Services Director* on **February 10, 2025**, and shall not be altered without express authorization by the Development Services Department.
- A 08** **Approval - General:** Approval of this request shall not waive compliance with any sections of the Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.
- ADU 01** **Accessory Dwelling Units:** Prior to Building Permit issuance, a covenant regarding real property shall be recorded regarding the accessory unit providing that compliance with the following conditions shall be maintained:
a) The accessory unit is approved for use as a second dwelling unit, accessory to the principal use of the property as a single-family residence.
b) The use of the accessory unit shall be incidental, related, appropriate

and clearly subordinate to the single-family residence. c) Sale or ownership of the accessory unit separate from the associated single-family residence is prohibited. d) All required parking for the accessory unit shall be located, constructed, and maintained as approved and shown on the approved plans.

CONDO 01 If you are considering establishing your primary dwelling unit and accessory dwelling unit as a condominium, please ensure that your building permitting agency allows this practice. If you decide to establish your primary dwelling unit and accessory dwelling unit as a condominium, your condominium plan or any future modification to the condominium plan must be recorded with the County Recorder. Prior to recordation or modification of your subdivision map and condominium plan, any lienholder with a lien on your title must provide a form of written consent either on the condominium plan, or on the lienholder's consent form attached to the condominium plan, with text that clearly states that the lender approves recordation of the condominium plan and that you have satisfied their terms and conditions, if any.

In order to secure lender consent, you may be required to follow additional lender requirements, which may include, but are not limited to, one or more of the following:

1. Paying off your current lender. You may pay off your mortgage and any liens through a refinance or a new loan. Be aware that refinancing or using a new loan may result in changes to your interest rate or tax basis. Also, be aware that any subsequent modification to your subdivision map or condominium plan must also be consented to by your lender, which consent may be denied.
2. Securing your lender's approval of a modification to their loan collateral due to the change of your current property legal description into one or more condominium parcels.
3. Securing your lender's consent to the details of any construction loan or ground lease.

This may include a copy of the improvement contract entered in good faith with a licensed contractor, evidence that the record owner or ground lessee has the funds to complete the work, and a signed statement made by the record owner or ground lessor that the information in the consent above is true and correct.

HC 01 **Height Certification:** Prior to issuing a final inspection on framing, the applicant shall provide a survey from a licensed surveyor or a registered civil engineer verifying that the building height is in compliance with the approved plans. The height certification/survey shall be supplemented with a copy of the site plan and elevations depicting the exact point(s) of certification to the satisfaction of the Development Services Director. The engineer/surveyor shall contact the Development Services Department to

identify and finalize the exact point(s) to be certified prior to conducting the survey.

I 01

Indemnification: To the maximum extent permitted by law, the Owner(s) shall waive any claims of liability against the City, and shall indemnify, hold harmless and defend the City of Encinitas, and its agents, officers and employees from and against any and all actions, claims, damages, liabilities and/or proceedings arising from: (i) the City's approval of any and all entitlements or permits relating to the project; (ii) any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the Owner(s) or its contractors, subcontractors, agents, employees, or other persons acting on the Owner(s)'s behalf relating to the project; and (iii) the operation of the project.

The Owner(s) agree to execute an indemnity agreement provided by the City prior to **Building Permit issuance** and the Development Services Director, or designee, is hereby authorized to execute the same. The Owner(s) further agrees that such indemnification and hold harmless shall include all defense related fees and costs associated with the defense of the City by counsel approved by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project but shall survive in perpetuity.

BUILDING CONDITION(S):

CONTACT THE DEVELOPMENT SERVICES DEPARTMENT REGARDING COMPLIANCE WITH THE FOLLOWING CONDITION(S):

BLDG 02

Single Family and Duplex: The applicant shall submit a complete set of construction plans to the Development Services Department for building permit plan check processing. The submittal shall include a Soils/Geotechnical Report, structural calculations, and State Energy compliance documentation (Title 24). Construction plans shall include a site plan, a foundation plan, floor and roof framing plans, floor plan(s), section details, exterior elevations, and materials specifications. Submitted plans must show compliance with the latest adopted editions of the California Building Code (The Uniform Building Code with California Amendments, the California Mechanical, Electrical and Plumbing Codes). These comments are preliminary only. A comprehensive plan check will be completed prior to permit issuance and additional technical code requirements may be identified and changes to the originally submitted plans may be required.

SPV 01

Solar Photovoltaic Panels: New single-family dwellings (including detached Accessory Dwelling Units; see CA Title 24, Part 6, Energy Code Section 100.1(b)) shall install a PV system sized according to CA Title 24, Part 6, Energy Code Section 150.1(c).

ITEM NAME: MILLER/HALL DETACHED ADU
PROJECT NUMBER: CDPNF-007589-2024 / BLDR-032805-2024
FEBRUARY 10, 2025

DISCLOSURES

This notice constitutes a decision of the Development Services Department only for the discretionary entitlement. Additional permits, such as Building and Grading Permits, may be required by the Development Services Department or other City Departments. It is the property owner's and applicant's responsibility to obtain all necessary permits required for the type of project proposed.

In accordance with the provisions of Municipal Code Section 1.12, the decision of the Development Services Department may not be appealed to the City Council. **The action of the Development Services Department may not be appealed to the Coastal Commission.**

SIGNATURE

DocuSigned by:

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ANDREW MAYNARD
PRINCIPAL PLANNER

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