



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

**5h**

**AGENDA REPORT**  
 Consent | Information

October 6, 2025

**TO:** Chair Whitburn and Commissioners

**FROM:** Priscilla Mumpower, Assistant Executive Officer  
 Meghan Traynor, Analyst I

**SUBJECT:** Report on Applicant Proposals

**SUMMARY**

The San Diego County Local Agency Formation Commission (LAFCO) will receive a status report on active applicant proposals and requests currently on file as well as anticipated filings based on ongoing discussions with proponents. The item is for information and concurrently satisfies LAFCO’s reporting requirement involving petition-initiated proposals.

**BACKGROUND**

**Procedures and Timelines**

LAFCO proceedings for jurisdictional changes are generally initiated by outside applicants through petitions (landowners or voters) and, to a lesser extent, by resolutions (local agencies). LAFCOs may also initiate jurisdictional changes to form, consolidate, or dissolve special districts if consistent with the recommendations of approved municipal service reviews. Most jurisdictional change filings take four to six months to process before they are scheduled for a hearing. Requests for out-of-agency service approvals – which are subject to separate procedures – generally take two months to process.

<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>Paloma Aguirre</b>          County of San Diego</p> <p><b>Joel Anderson</b>          County of San Diego</p> <p><b>Monica M. Steppe, Alt.</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>Brigitte Browning</b>          General Public</p> <p><b>Eileen Delaney, Alt.</b>          General Public</p>
--	--	--	--	---	--

## DISCUSSION

This item provides San Diego LAFCO with its regular update on active applicant proposals currently on file. It also serves to preview anticipated future workload by identifying pending proposals that staff expects to be formally submitted in the near term based on ongoing discussions with local agencies. Additionally, the item fulfills the Commission's statutory obligation to provide agenda notice for jurisdictional changes initiated by petition. Commissioners are invited to pull the item for discussion as needed.

As of this reporting period, thirty-four (34) active proposals are on file with LAFCO. Of these, twenty-eight (28) are under administrative review and pending formal Commission hearing while the remaining six (6) involve conditionally approved proposals awaiting recordation. Staff also identifies seven (7) substantive pending proposals based on communications with prospective applicants.

A complete listing of all active and pending proposals is provided as Attachment One.

## ANALYSIS

None.

## 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 staff,



Meghan Traynor  
Local Government Analyst I

Attachment:

- 1) Active and Pending Proposals as of September 26, 2025

	File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
<b>ACTIVE PROPOSAL APPLICATIONS   <u>PENDING COMMISSION ACTION</u></b>				
1	RO06-17	“Tobacco Road Reorganization” - City of Escondido: Annexation	Staff	Application submitted in March 2006 by landowner petition to annex six parcels to the City of Escondido. The affected territory comprises six parcels located along Tobacco Road. The application filing fulfilled an earlier Executive Officer approval in 2006 to authorize the City of Escondido to extend outside wastewater service to two of the six subject parcels due to failing septic systems. (The other four subject parcels are included in the proposal to provide connectivity to the existing City boundary.) The current number of residents within the affected territory is unknown. The application remains incomplete pending the submittal of additional documentation and related information to complete the administrative review. <u>THE PROPOSAL IS SUBJECT TO FORMAL ABANDONMENT PENDING THE ANTICIPATED ACTION BY THE COMMISSION TO APPROVE AUTHORIZING POLICIES.</u>
2	RO08-09	“South Mollison Ave-Snyder Reorganization” - City of El Cajon: Annexation	Staff	Application submitted in May 2008 by landowner petition for a proposed annexation to the City of El Cajon. The affected territory includes approximately 1.25 acres and is subject to a proposed multi-family residential project. It is unknown whether there are any current residents within the affected territory. The application remains incomplete pending the submittal of additional documentation and related information necessary to complete the administrative review. <u>THE PROPOSAL IS SUBJECT TO FORMAL ABANDONMENT PENDING THE ANTICIPATED ACTION BY THE COMMISSION TO APPROVE AUTHORIZING POLICIES.</u>
3	DA08-10	“Avocado Way-Potter Annexation” - Vallecitos WD: Annexation	Staff	Application submitted in May 2008 by landowner petition requesting annexation of to the Vallecitos Water District for purposes of receiving public wastewater services. The affected territory comprises two parcels developed with single-family residences located along Avocado Way. The number of current residents within the affected territory is unknown. The application remains incomplete pending the submittal of additional documentation and related information necessary to complete the administrative review. <u>THE PROPOSAL IS SUBJECT TO FORMAL ABANDONMENT PENDING THE ANTICIPATED ACTION BY THE COMMISSION TO APPROVE AUTHORIZING POLICIES.</u>

File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
4 RO08-15 SA08-15	<p>“Crestlake Estates Reorganization”</p> <ul style="list-style-type: none"> <li>- City of Santee: Annexation</li> <li>- San Diego County SD: Annexation</li> <li>- Lakeside FPD: Annexation</li> </ul>	Staff	<p>Application submitted in May 2008 by landowner petition requesting a reorganization to accommodate wastewater, fire protection, and ambulance services for an approved Tentative Map allowing the development of 60 single-family residences. It is unknown if there are any current residents. The affected territory lies within all three subject agencies' spheres of influence: San Diego County Sanitation District; Lakeside Fire Protection District; and the City of Santee. The application remains incomplete pending the submittal of additional documentation and related information necessary to complete the administrative review. <u>THE PROPOSAL IS SUBJECT TO FORMAL ABANDONMENT PENDING THE ANTICIPATED ACTION BY THE COMMISSION TO APPROVE AUTHORIZING POLICIES.</u></p>
5	<p>“Lorch Annexation”</p> <ul style="list-style-type: none"> <li>- Borrego WD: Annexation</li> </ul>	Staff	<p>Application submitted in March 2012 by landowner petition to annex approximately 9.4 acres to the Borrego Water District (WD) to provide water service to one parcel within the District’s sphere. It is unknown how many residents are currently within the affected territory. Application deemed incomplete in an April 2012 status letter. A new status letter was sent in January 2018 stating the proposal would be considered abandoned unless notified otherwise. Borrego WD responded to the letter and has reinitiated discussions with the landowner regarding possible service terms. Discussions remain active.</p>
6	<p>“CSA 17 Harmony Grove Annexation”</p> <ul style="list-style-type: none"> <li>- CSA 17: Annexation</li> </ul>	Staff	<p>Application submitted in May 2016 by resolution from the County of San Diego to annex approximately 3,600 acres to County Service Area (CSA) No. 17 for ambulance service and done so as a cross-condition of the Commission dissolving CSA No. 107 in 2015. The affected territory is entirely unincorporated and comprises portions of the Elfin Forest and Harmony Grove communities with an estimated resident population of 29,995. The proposal remains incomplete due to a variety of reasons and is marked by opposition from the CSA No. 17 Advisory Committee. Staff continues to engage the County, Advisory Committee, and other stakeholders to fulfill the Commission’s earlier directive. Discussions remain active.</p>

	File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
7	RO16-11	<p>“Rancho Hills Reorganization”</p> <ul style="list-style-type: none"> <li>- Rancho Santa Fe CSD: Annexation</li> <li>- Olivenhain MWD: Expansion of Latent Power Area</li> <li>- Olivenhain MWD: Latent Sphere Action (+)</li> </ul>	Meghan Traynor	<p>Application submitted in October 2016 to annex a portion of a 37-lot residential subdivision titled “Rancho Hills” to Rancho Santa Fe CSD for wastewater service. A concurrent latent power expansion for Olivenhain MWD is needed to accommodate sewer to the remaining project site. The proposal was deemed incomplete in a November 2016 status letter. With concurrence with the proponent, the application was administratively paused due to the pending receipt of additional documentation. A new application was submitted in May 2025 and is currently under administrative review. Discussions remain active.</p>
8	RO19-26	<p>“Valiano - Eden Valley Reorganization”</p> <ul style="list-style-type: none"> <li>- San Marcos FPD: Annexation</li> <li>- Rancho Santa Fe FPD: Detachment</li> <li>- Rancho Santa Fe FPD: Sphere Action (-)</li> <li>- Rancho Santa Fe FPD: Extraterritorial Fire</li> </ul>	Michaela Peters	<p>Application submitted in January 2025 by landowner petition and the City of Escondido involving a reorganization as part of the “Valiano” planned development in Harmony Grove. The reorganization involves the concurrent annexation of 10.8 unincorporated acres to San Marcos FPD with detachment from Rancho Santa Fe FPD and related sphere amendments. The Commission is scheduled to consider the proposal as part of a publicly noticed hearing at its October 6, 2025 meeting.</p>
9	CO21-09	<p>“Otay Lakes Road Change of Organization”</p> <ul style="list-style-type: none"> <li>- City of Chula Vista: Annexation</li> </ul>	Michaela Peters	<p>Application submitted in October 2022 by landowner petition to annex approximately 1,870 acres of unincorporated territory to the City of Chula Vista. (The petitioners originally filed an application in October 2021 seeking approval to annex into the San Diego County Sanitation District. This previous application has since been withdrawn.) The affected territory comprises 6 parcels within the Baldwin and Moller communities and is presently undeveloped. The proposal is intended to facilitate the development of a 1,938 residential subdivision with various ancillary uses as part of the “Otay Ranch Resort Village 13” project. The submitted proposal application is incomplete and pending receipt of additional documentation and information from the applicant – including an agreement with LAFCO to proceed with a targeted/informing municipal service review. Discussions remain active.</p>

File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
10	CO22-04 “AJX Homes - Carmichael Change of Organization” - City of La Mesa: Annexation - City of La Mesa: Sphere Action (+) - San Miguel FPD: detachment - San Miguel FPD: Sphere Action (-)	Michaela Peters	Application submitted in February 2022 by landowner petition involving annexation of approximately 0.3 acres to City of La Mesa for wastewater service. The affected territory is developed with a single-family residence and the landowner intends to update the existing site from a septic system to a public wastewater system. The proposal is currently under administrative review. Discussions remain active.
11	OAS22-08 CO22-08 “Martinez - North Avenue Reorganization” - City of Escondido: Annexation - County Service Area No. 135: Detachment - Deer Springs Fire Protection District: Detachment	Meghan Traynor	Application submitted in April 2022 by landowner petition and involves an outside-of-agency service agreement for wastewater services to a single-family residence totaling 0.25 acres to remedy a failing septic system. The Executive Officer administratively approved the service request on May 3, 2022 with a conditional approval to annex into the City of Escondido. The application is incomplete pending receipt of additional documentation and related information. Discussions remain active.
12	RO22-11 “Tummala - Rincon MWD Reorganization” - Rincon del Diablo MWD: Annexation - Metropolitan Water District: Annexation - San Diego CWA: Annexation	Michaela Peters	Application submitted in October 2022 by landowner petition involving annexation of approximately 20 acres of unincorporated territory to make available public water services. The affected territory is currently vacant and undeveloped. The proposal's purpose is to position the landowner to proceed in the future with a development plan with the County of San Diego. The application is incomplete pending receipt of additional documentation and related information.

File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
13	CO23-11 "Nencini Associates Change of Organization" - San Diego County SD: Annexation	Michaela Peters	Application submitted in July 2023 by landowner petition and involves annexation of approximately 20.6 acres to the San Diego County Sanitation District (SD) for the primary purpose of establishing wastewater service. The affected territory is partially developed with one single-family residence, with plans to develop an additional 7 single-family residences through subdivision. Conditional approval for future annexation to the City of Chula Vista is recommended. The application is incomplete pending receipt of additional documentation and related information. Discussions remain active.
14	CO23-15 "Maclachlan - Old Highway 80 Change of Organization" - San Diego County SD: Annexation	Michaela Peters	Application submitted in December 2023 by landowner petition and involves annexation of approximately 0.60 acres to the San Diego County Sanitation District for the primary purpose of establishing wastewater service. The affected territory is currently undeveloped with plans to develop a commercial building and parking lot. The application is incomplete pending receipt of CEQA documentation and related information. Discussions remain active.
15	OAS24-06 "Iannacone - La Cruz Drive Contractual Service Agreement" - City of La Mesa: OAS	Michaela Peters	Fee submitted in March 2024 with an intent to file an application involving an outside-of-agency service agreement to establish wastewater services to a single-family residence to remedy to a failing septic system. The Executive Officer administratively approved the service request on September 19, 2025 with a conditional approval to annex into the City of La Mesa. Commission is scheduled to receive notice of this administrative approval as a consent item at its October 6, 2025 meeting.

File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
16	RO24-07 “Lake Wohlford Resort Reorganization” - Valley Center MWD: Annexation	Meghan Traynor	Fee submitted in March 2024 for an anticipated reorganization application involving the annexation of approximately 127 acres to the Valley Center Municipal Water District for the purpose of receiving potable water service. The affected territory is presently developed with 137 mobile homes and one restaurant currently served by an onsite water system. The application is incomplete pending receipt of a complete application and related information. Discussions remain active.
17	RO24-08 OAS 24-08 “Shen – Pinecrest Ave Out-of-Agency Service Agreement” - City of Escondido: Annexation - County Service Area No. 135: Detachment	Meghan Traynor	Application submitted in August 2024 by landowner petition involving an out-of-agency service agreement to establish wastewater services to a single-family residence totaling 1.09 acres to remedy to a failing septic system. The Executive Officer administratively approved the service request on September 6, 2024. The proposal was approved as a consent (information only) item as part of the Commission’s October 7, 2024. The administrative approval is conditioned on the landowner submitting a complete change of organization application to LAFCO for formal annexation into the City of Escondido within one calendar year unless a time extension is authorized. The application is incomplete pending receipt of a complete application and related information. Discussions remain active.
18	RO24-12 OAS24-12 “Delgado-Andrade – 24th Street Outside-of-Agency Service Agreement” - City of National City: Annexation - City of National City: Sphere Action (+) - County Service Area No. 135: Detachment - Lower Sweetwater Fire Protection District: Detachment - South Bay Irrigation District: Detachment	Meghan Traynor	Application submitted in August 2024 by landowner petition involving an out-of-agency service request for wastewater services to a developed single-family residence on less than an acre to remedy a failing septic system. The Executive Officer administratively approved the service request on October 23, 2024 and the proposal was approved as a consent item as part of the Commission’s November 4, 2024 meeting. The administrative approval is conditioned on the landowner submitting a complete change of organization application to LAFCO for formal annexation into the City of National City within one calendar year unless a time extension is authorized. The application is incomplete pending receipt of a complete application and related information. Discussions remain active.

	File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
19	CO24-14	“Quarry Road LLC Change of Organization” - San Diego County SD: Annexation	Meghan Traynor	Application submitted in September 2024 by landowner petition involving an annexation of approximately 10.7 acres to the San Diego County Sanitation District for the primary purpose of establishing wastewater services. The affected territory is currently undeveloped with plans to develop a commercial storage facility. The Commission is scheduled to consider the proposal as a business item at its October 6, 2025 meeting.
20	SRO24-15	“La Jolla Incorporation” - La Jolla: Incorporation - City of San Diego: Detachment - City of San Diego: Sphere Action (-)	Priscilla Mumpower	Notice of Intent to Circulate Petition was submitted May 2024 in anticipation of a special reorganization application filing. The proposal involves the detachment of approximately 8,371 acres from the City of San Diego and the incorporation of the community of La Jolla, along with conforming sphere of influence amendments. LAFCO staff has confirmed the proponents have collected enough valid petitions equal to no less than 25% of all registered voters within the proposed municipal boundary, which covers the entirety of the 92037 zip code with an estimated population of 47,000. LAFCO staff will now proceed in initiating the administrative review on the proposal and headlined by selecting an outside consultant to prepare a comprehensive fiscal analysis evaluating the ability of La Jolla to fund a sufficient level of municipal services while assessing monetary impacts to the City of San Diego.
21	CO25-01 OAS25-01	“Hallam – Lovely Lane Out-of-Agency Service Agreement” - Buena Sanitation District: Annexation	Meghan Traynor	Application submitted in January 2025 by landowner petition involving an out-of-agency service agreement to establish wastewater services to a single-family residence totaling 0.67 acres to remedy a failing septic system. The Executive Officer administratively approved the service request on January 22, 2025 and the proposal was approved as a consent item as part of the Commission’s February 3, 2025 meeting. The administrative approval is conditioned on the landowner submitting a complete change of organization application to annex to the Buena Sanitation District within one calendar year unless a time extension is authorized. The application is incomplete pending receipt of a complete application and related information. Discussions remain active.

File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
22	OAS25-02 “Garza – Touchstone Communities Out-of-Agency Wastewater Services” - City of Escondido: OAS	Michaela Peters	Application submitted in January 2025 by the City of Escondido for an out-of-agency service agreement involving a 10.35-acre unincorporated parcel currently developed with one single-family residence. The proposal is intended to facilitate the development of a 42-unit single-family residential subdivision by “Touchstone Communities” and abate an impending public health and safety threat given the size of the proposed development. The application is incomplete pending receipt of CEQA documentation and related information. Discussions remain active.
23	OAS25-03 RO25-03 “Lopez – Bear Valley Parkway Out-of-Agency Wastewater Services” - City of Escondido: Annexation - County Service Area No. 135: Detachment	Michaela Peters	Application submitted in January 2025 by the City of Escondido on behalf of the landowner requesting an out-of-agency service agreement to establish wastewater services to remedy a failing septic system. The affected territory spans 1.37 acres and is developed with a single-family residence and ADU. The Executive Officer administratively approved the service request on February 7, 2025 and the proposal was approved as a consent item as part of the Commission’s March 3, 2025 meeting. The administrative approval is conditioned on the landowner submitting a complete change of organization application to LAFCO for formal annexation into the City of Escondido within one calendar year unless a time extension is authorized. The application is incomplete pending receipt of a complete application and related information. Discussions remain active.
24	OAS25-09 “Mayer – Santa Fe Avenue Out-of-Agency Wastewater Services” - Buena Sanitation District: OAS	Michaela Peters	Application submitted in March 2025 by the Buena Sanitation District on behalf of the landowner requesting out-of-agency wastewater services to facilitate the development of a 46-unit townhouse development on approximately 2.91-acres. The affected territory includes three APNs located in the City of San Marcos. The application is incomplete pending receipt of a complete application and related information. Discussions remain active.

25	File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
25	CO25-10	<p>“Miller &amp; Hall – Vulcan Avenue Change of Organization”                      - Leucadia Wastewater District: Annexation</p>	Michaela Peters	<p>Application submitted in April 2025 by resolution of the Leucadia Wastewater District. The affected territory comprises one parcel approximately 0.22-acres in size with an existing single-family residence utilizing an onsite septic system. The proposal requests the establishment of public wastewater services intended to facilitate the existing single-family residence and planned development of an ADU. The Commission is scheduled to consider the proposal as a consent item at its October 6, 2025 meeting.</p>
26	OAS25-11 RO25-11	<p>“Halstead – Olivewood Lane OAS Wastewater Services”                      - San Diego County Sanitation District: OAS</p>	Meghan Traynor	<p>Application submitted in April 2025 by the San Diego County Sanitation District on behalf of the landowner requesting out-of-agency wastewater services to accommodate an existing single-family residence to remedy a failing septic system. The Executive Officer administratively approved the service request on April 23, 2025. The administrative approval is conditioned on the landowner submitting a complete change of organization application to LAFCO for formal annexation into the City of Escondido within one calendar year unless a time extension is authorized. The Commission conditionally approved the out-of-agency wastewater service agreement on June 2, 2025. The application is incomplete pending receipt of a complete application and related information. Discussions remain active.</p>
27	OAS25-13 CO25-13	<p>“Goodwin – Pine Valley Improvement Club Out-of-Agency Wastewater Services”                      - San Diego County Sanitation District: Annexation</p>	Meghan Traynor	<p>Application submitted in July 2025 on behalf of the Pine Valley Improvement Club requesting out-of-agency wastewater services to accommodate an existing commercial building to remedy a public health risk posed by the proximity of the existing septic system to a non-conforming well on-site. The Executive Officer administratively approved the service request on July 22, 2025. The proposal was approved as a consent (information only) item as part of the Commission’s August 4, 2025 meeting. The administrative approval is conditioned on the landowner submitting a complete change of organization application to LAFCO for formal annexation into the San Diego County Sanitation District within one calendar year unless a time extension is authorized. The application is incomplete pending receipt of a complete application and related information. Discussions remain active.</p>
28	OAS25-14	<p>“Bowles– North Broadway Out-of-Agency Wastewater Services”                      - City of Escondido: OAS</p>	Meghan Traynor	<p>Application submitted in July 2025 by a landowner requesting out-of-agency wastewater services to accommodate the demolition and reconstruction of an existing single-family residence on a 1.23-acre parcel. The County Department of Environmental Health and Quality determined sanitary sewer service for the subject property is necessary based on the subject parcel’s size and high groundwater level in the surrounding area. The proposal is currently under administrative review. Discussions remain active.</p>

	File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
<b>ACTIVE PROPOSALS   POST COMMISSION ACTION</b>				
29	SA16-20 LP16-20	<p>“CSA 135 Islands Reorganization”</p> <ul style="list-style-type: none"> <li>- CSA 135 – LP Fire Area: Latent Powers Expansion</li> <li>- Bonita-Sunnyside FPD: Annexation</li> <li>- Lakeside FPD: Annexation</li> <li>- San Miguel FPD: Annexation</li> <li>- Ramona MWD: Annexation</li> </ul>	Staff	<p>Proposal submitted November 2016 by resolution of the San Diego County Fire Authority. Involved annexation of remaining unserved Islands 2, 3, and 4 via reorganization of local fire service territory among five local agencies: CSA 135; Bonita-Sunnyside FPD; Lakeside FPD; Ramona MWD; and San Miguel FPD. Reorganization involved annexation to the subject agencies and expansion of CSA No. 135’s latent powers to provide fire protection and emergency medical services to three unincorporated and unserved island areas totaling approximately 21,048 acres. Conforming amendments to add the affected territory to the subject agencies’ spheres of influence were also required. The reorganization proposal was approved February 4, 2018 and is now pending recordation once all terms are satisfied. A noticed protest hearing was held on March 13, 2019 at the LAFCO office. No protest was received by affected registered voters or landowners. Other terms remain pending.</p>
30	CO22-20	<p>“Camino De La Fuente - Wick Change of Organization”</p> <ul style="list-style-type: none"> <li>- San Diego County SD: Annexation</li> </ul>	Michaela Peters	<p>Application submitted in November 2022 by landowner petition and involves annexation of approximately 35.3 acres of unincorporated and undeveloped territory to the San Diego County Sanitation District to make available public water and wastewater services. The proposal’s purpose is to position the landowner to proceed in the future with a development plan to grade the land for future industrial and outdoor storage uses. The proposal was approved by the Commission on October 2<sup>nd</sup>, 2023. The applicant requested a formal extension to September 18<sup>th</sup>, 2025 in order to satisfy the necessary terms and conditions outlined in the adopted resolution. The applicant intends on filing a new extension to September 18<sup>th</sup>, 2026.</p>
31	RO24-17	<p>“Biermann – N Ash Street Change of Organization”</p> <ul style="list-style-type: none"> <li>- City of Escondido: Annexation</li> <li>- County Service Area No. 135: Detachment</li> </ul>	Meghan Traynor	<p>Application submitted in October 2024 by landowner petition and involves annexation of 0.74-acre parcel in unincorporated territory to the City of Escondido for the purpose of receiving wastewater service. The subject parcel is currently developed with one single-family residence. The request for public wastewater is to accommodate a lot split with a proposed development of an additional single-family residence and two ADUs. The proposal was approved by the Commission on May 2, 2025 and now pending completion of terms and conditions as set forth by the Commission.</p>

	File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
32	CO25-07	"Balazs – Artesian Breeze Way Change of Organization" - Rancho Santa Fe CSD: Annexation	Meghan Traynor	Application submitted in March 2025 by landowner petition involving an annexation of approximately 2.41 acres to the Rancho Santa Fe Community Services District for the primary purpose of establishing wastewater services. The affected territory is currently undeveloped with plans to develop one 10,000 square-foot single-family residence. The proposal was approved by the Commission on August 4, 2025 and now pending completion of terms and conditions as set forth by the Commission.
33	SA19-26	"Valiano – Eden Hills LLC Project" - City of Escondido: Sphere Action (+) - City of Escondido: OAS	Michaela Peters	Application submitted in January 2025 by landowner petition and the City of Escondido involving an out-of-agency service agreement and sphere amendment as part of the "Valiano" planned development in Harmony Grove. The OAS agreement and sphere amendment were approved as part of a publicly noticed hearing at the August 4, 2025 Commission meeting. The sphere amendment is now pending completion of terms and conditions as set forth by the Commission.
34	RO25-08	"Nakano Development Project Reorganization" - City of Chula Vista: Detachment - City of Chula Vista: Sphere Action (-) - Otay Water District: Detachment - Otay Water District: Sphere Action (-) - City of San Diego: Annexation - City of San Diego: Sphere Action (+)	Michaela Peters	Application submitted in March 2025 by resolution of the City of San Diego requesting the detachment of approximately 23.8 acres from the City of Chula Vista and the Otay Water District (WD), with a concurrent annexation to the City of San Diego. The proposal also includes related sphere of influence amendments. The affected territory consists of a single assessor parcel located off Dennery Road, between Regatta Lane and Golden Sky Way. The parcel is currently undeveloped, and the proposed boundary change is intended to facilitate the extension of public services to support the planned development of up to 221 residential units, including condominiums, duplexes, and townhomes. The proposal was approved by the Commission on August 4, 2025 and now pending completion of terms and conditions as set forth by the Commission.

File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
<p><b>PENDING PROPOSAL APPLICATION SUBMITTALS</b>                      (No project manager; inquiries should be directed to Keene Simonds)</p>			
Pending	“Harvest Hills Reorganization” - City of Escondido: Annexation		This anticipated reorganization proposal is currently undergoing development and environmental review by the City of Escondido. Submittal to LAFCO anticipated for late 2020-2021 if approved by Escondido. The anticipated proposal involves annexation of approximately 1,098 acres to the City for the primary purpose of developing a 550-lot residential subdivision. All the affected territory presently lies outside the adopted Escondido sphere. Due to the scope of the proposal area a comprehensive update of the City’s sphere is warranted along with preparing the supporting municipal service review document. These and other service-related issues have been communicated to the City and are currently under joint review with other local stakeholders. Project was originally titled as “Safari Highlands”.
Pending	“Rancho Lomas Verde Reorganization” - City of Vista: Annexation		This anticipated reorganization proposal is undergoing development and environmental review by the City of Vista. The proposal involves annexation of approximately 300 acres to the City of Vista and concurrent detachments from CSA 135 and the Vista FPD to facilitate a 153-lot residential development. Close to three-fourths of the project area lies outside the adopted Vista sphere. Due to the scope of the proposal area a comprehensive update of the City’s sphere is warranted along with preparing the supporting municipal service review document. These and other service-related issues have been communicated to the City and are currently under joint review with other local stakeholders.
Pending	“Sager Ranch Reorganization” - City of Escondido: Annexation		This anticipated reorganization involves annexation of approximately 1,800 unincorporated acres to the City of Escondido and concurrent detachments from CSA 135 and the Valley Center FPD. The reorganization would facilitate the proposed development of approximately 200 acres to include 203 residential units and a 225-room resort. Portions of the project area lie outside the current City sphere. Fire protection service remains a key discussion point and the source of ongoing discussions with the proponents.
Pending	“Harmony Grove Village South” (TM-626) - Rincon del Diablo MWD: Annexation		This anticipated reorganization involves the unincorporated Harmony Grove Village South project and specific to accommodating sewer services (among a variety of options) for the planned development of approximately 111 acres to include 453 residential units. On January 27, 2020 the San Diego Superior Court overturned the County’s development approvals for the project. Appeals are pending with no update as of this report.

File Number	Proposal Name   Affected Agencies	Project Manager	Proposal Summary
Pending	"Escondido Village – Unison Communities" - City of Escondido: Annexation		This anticipated reorganization involves annexation of approximately 17 unincorporated acres to the City of Escondido. The reorganization would facilitate connectivity to public wastewater service and in doing so accommodate the proposed development of approximately 200 residential units on the affected territory. The entire project lies within the City of Escondido sphere of influence. Complete application is pending.
Pending	"Pasqual Heights – Touchstone Communities" - City of Escondido: Annexation		This anticipated out-of-agency service agreement involves approximately 10.4 unincorporated acres to the City of Escondido. The OAS would facilitate connectivity to public wastewater service and in doing so accommodate the proposed development of a 42-Single-Family unit subdivision within the affected territory. The entire project lies within the City of Escondido sphere of influence although not contiguous to the established service area boundary. Complete application and letter of request via the City is pending.
Pending	"Barona Band of Mission Indians - Ramona MWD" - Ramona MWD: OAS		This anticipated out-of-agency service (OAS) agreement involves approximately 1,784 unincorporated acres within the Barona Reservation. The Metropolitan Water District of Southern California, the San Diego County Water Authority, and the Ramona Municipal Water District (MWD) are parties to the proposed agreement with the Barona Band of Mission Indians to extend public water service to the affected territory. The purpose of the OAS is twofold: (1) to provide reliable water service to support existing residential development where private wells have proven unreliable, and (2) to accommodate future development within the Reservation. The territory is located adjacent to Ramona MWD, and a complete application — including a formal letter of request from Ramona MWD — is currently pending.

**Blank for Photocopying**