

# SAN DIEGO LAFCO



**COMMISSION MEETING  
NOVEMBER 3, 2025**

# SAN DIEGO LAFCO

**Agenda Item No. 6a**

**Proposed “AJX Homes LLC - Carmichael  
Drive Reorganization”**



**11/3/2025**

# Proposal Overview



## Project Summary

**Purpose:** Annex 0.27-acre parcel to City of La Mesa for wastewater

**Location:** Unincorporated Valle de Oro Community

**Current Use:** Developed w/existing SFR; property currently unoccupied

*Adjacent to La Mesa boundary, supporting logical service extension*

### Required Detachments:

- San Miguel Consolidated Fire Protection District
- County Service Area No. 135 – Regional Communications

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# Background & Timing



- Proposal prompted by failing onsite septic system
- Applicant seeks to connect to La Mesa's public wastewater system as permanent solution
- No new development proposed as part of the request
- Follow La Mesa's conditional approval of annexation request, General Plan amendment, and pre-zoning in June 2025

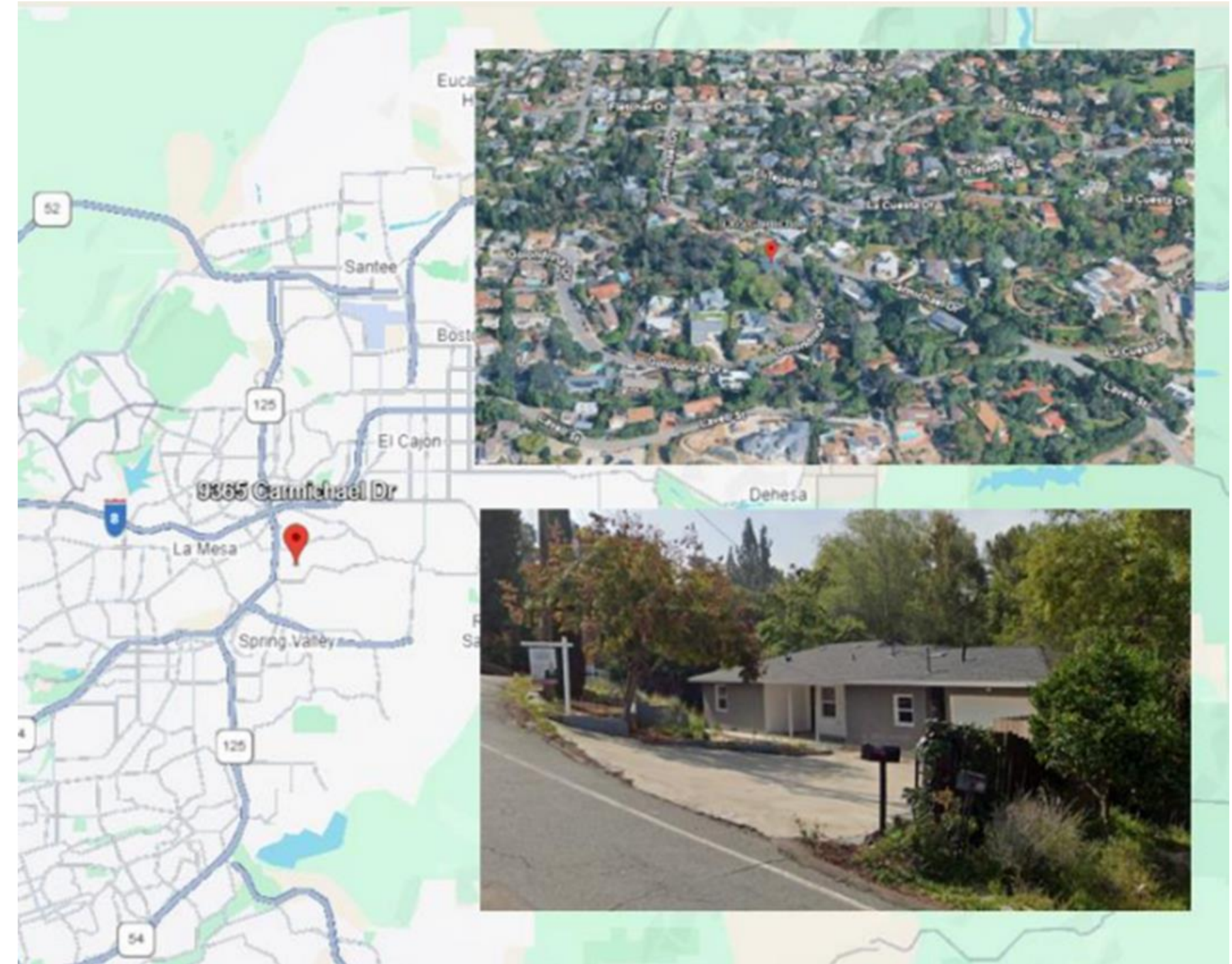
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# Recommendations



- 1.** Approve proposal w/conforming SOI amendments
  - a. (La Mesa & San Miguel Consolidated FPD)
- 2.** Waive Policy L-106
- 3.** Waive Protest Proceedings
- 4.** Adopt CEQA Exemption Findings

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**Agenda Item No. 7a**

**Proposed “Bowels - N. Broadway Out-of-Agency  
Wastewater Services”**



**11/3/2025**

# Background



Out-of-Agency Service requested by City of Escondido: Wastewater

- 1.2-acre unincorporated parcel in Hidden Meadows community at 3216 North Broadway
- Parcel developed with single-family residence (SFR); plans to demo and reconstruct the existing SFR and add accessory dwelling unit
- County designated land use: (SR-1) (1-acre minimum lot size)
- Escondido pre-zoning: Residential Ag (5-acre minimum lot size)

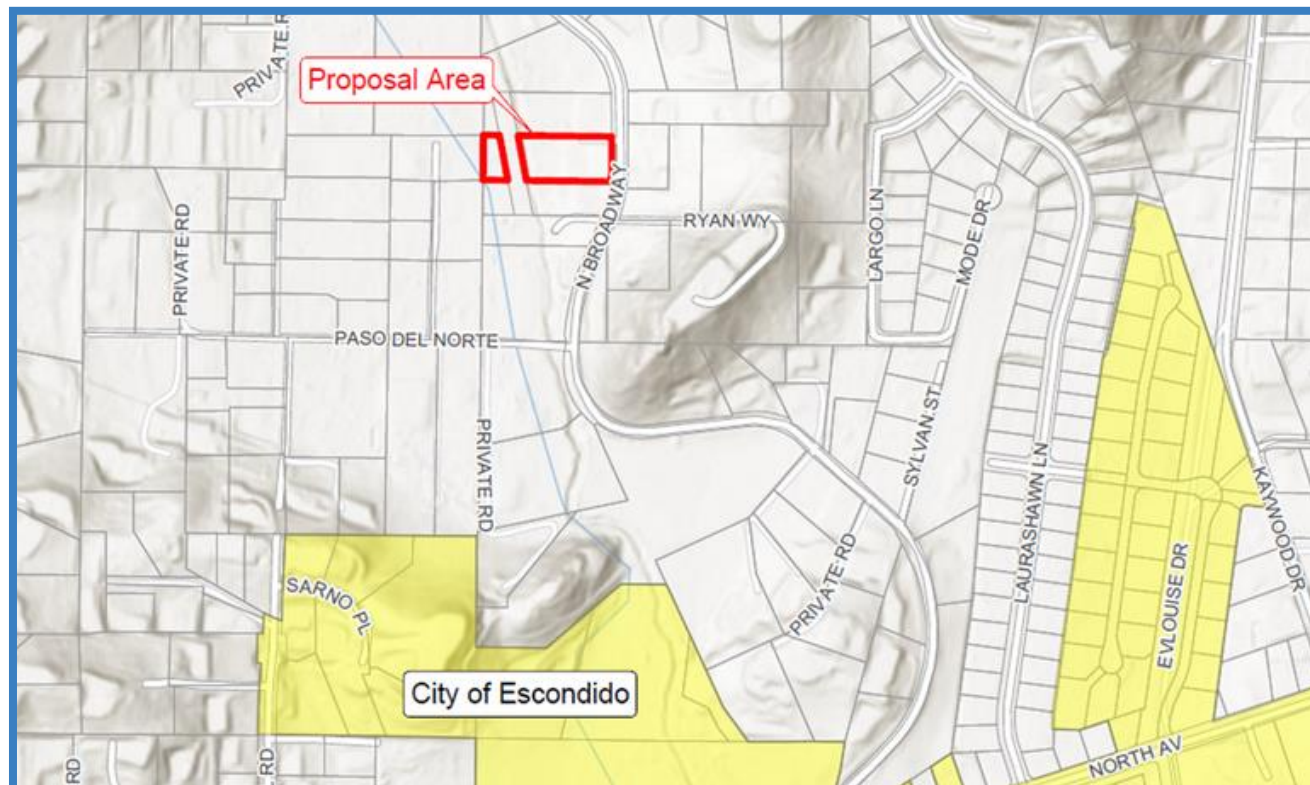
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# Criteria in Approving OAS Agreement



1. OAS vs. Annexation
2. Availability & Adequacy of Service
3. Discretionary Conditions (if any)

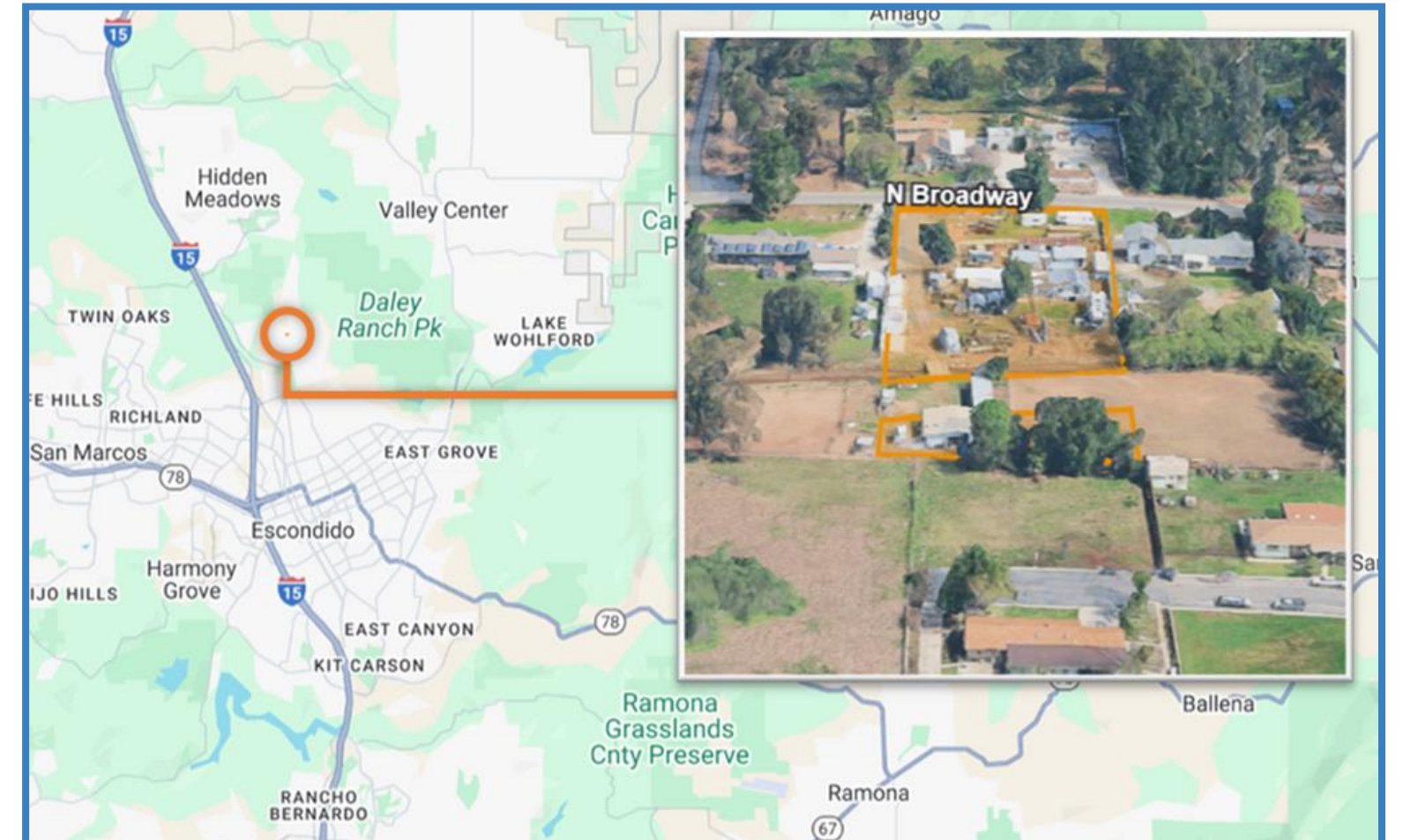
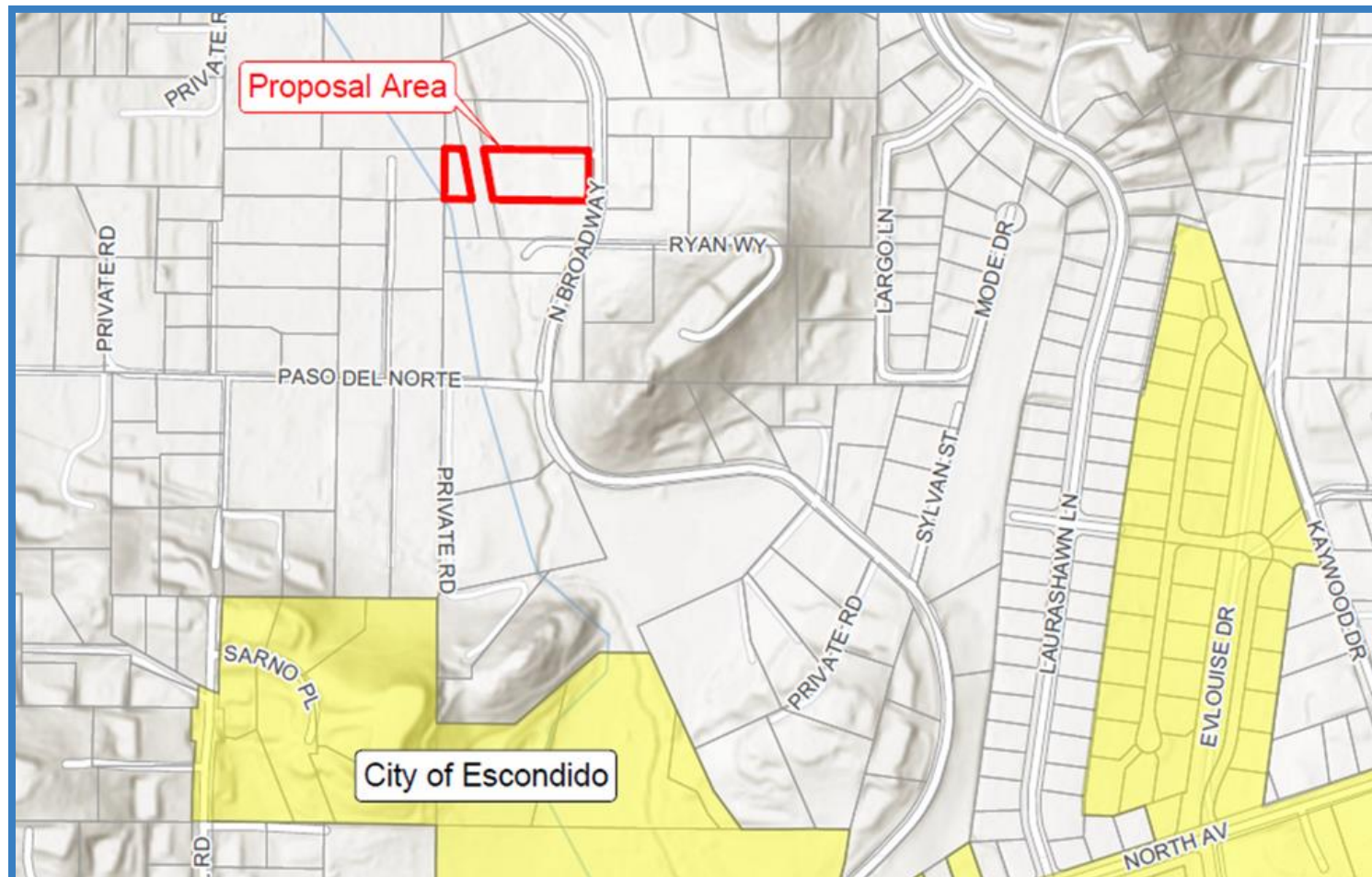
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# Proposed “Bowels - N. Broadway OAS”



## Recommendations

1. Approve the requested out-of-agency wastewater service authorization allowing the City of Escondido to serve the affected territory
2. Authorize the Executive Officer to file CEQA Notice of Exemption (15319(b))

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**COMMISSION MEETING  
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# SAN DIEGO LAFCO

**Agenda Item No. 7b**

**Proposed “Rancho Hills Change of Organization”**

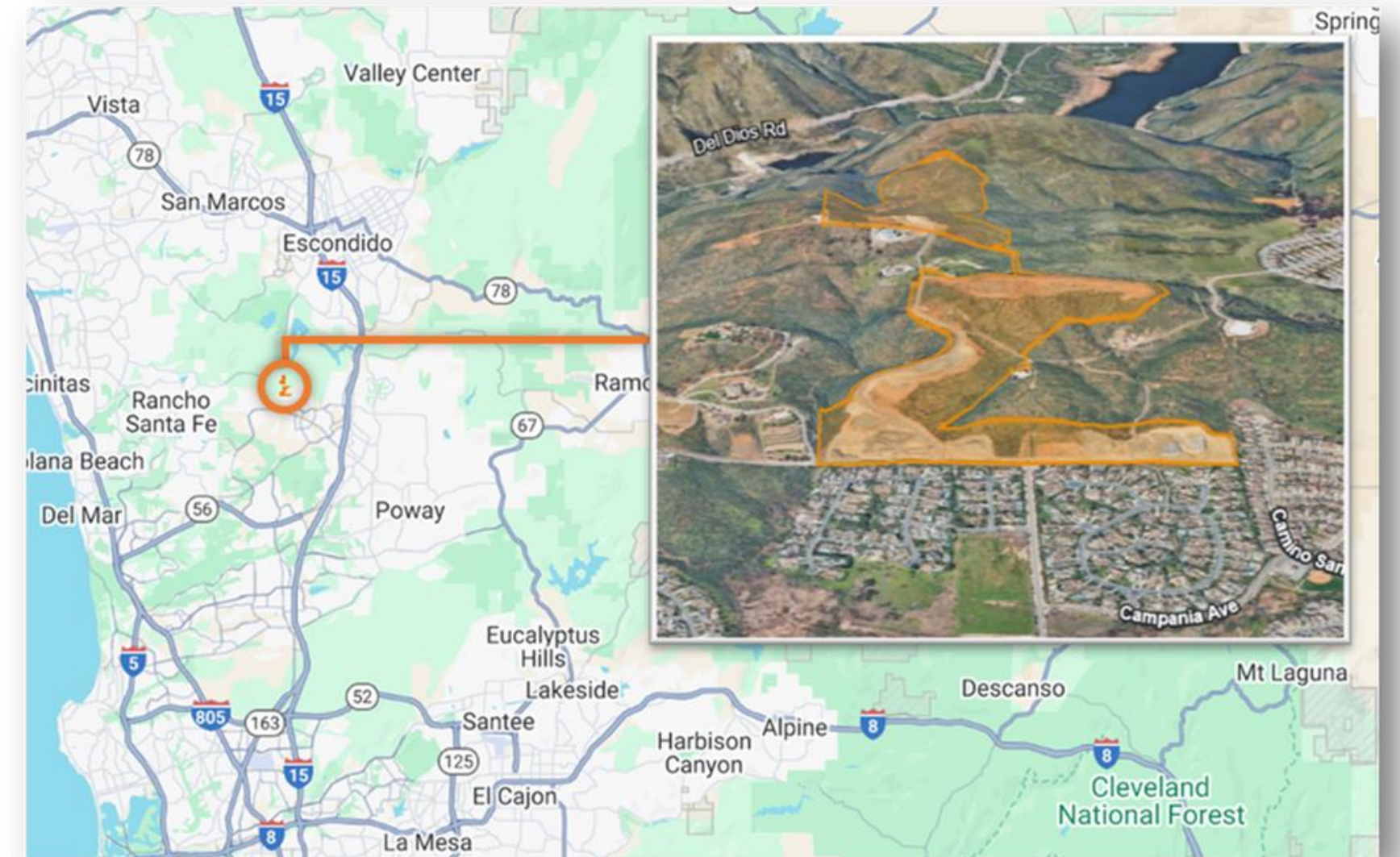


**11/3/2025**

# Background



- 44 vacant parcels totaling 107 acres within unincorporated Santa Fe Valley Community
- Plans to Develop a 37-unit Residential Subdivision
- Seeking annexation to the Rancho Santa Fe Community Services District to establish wastewater service



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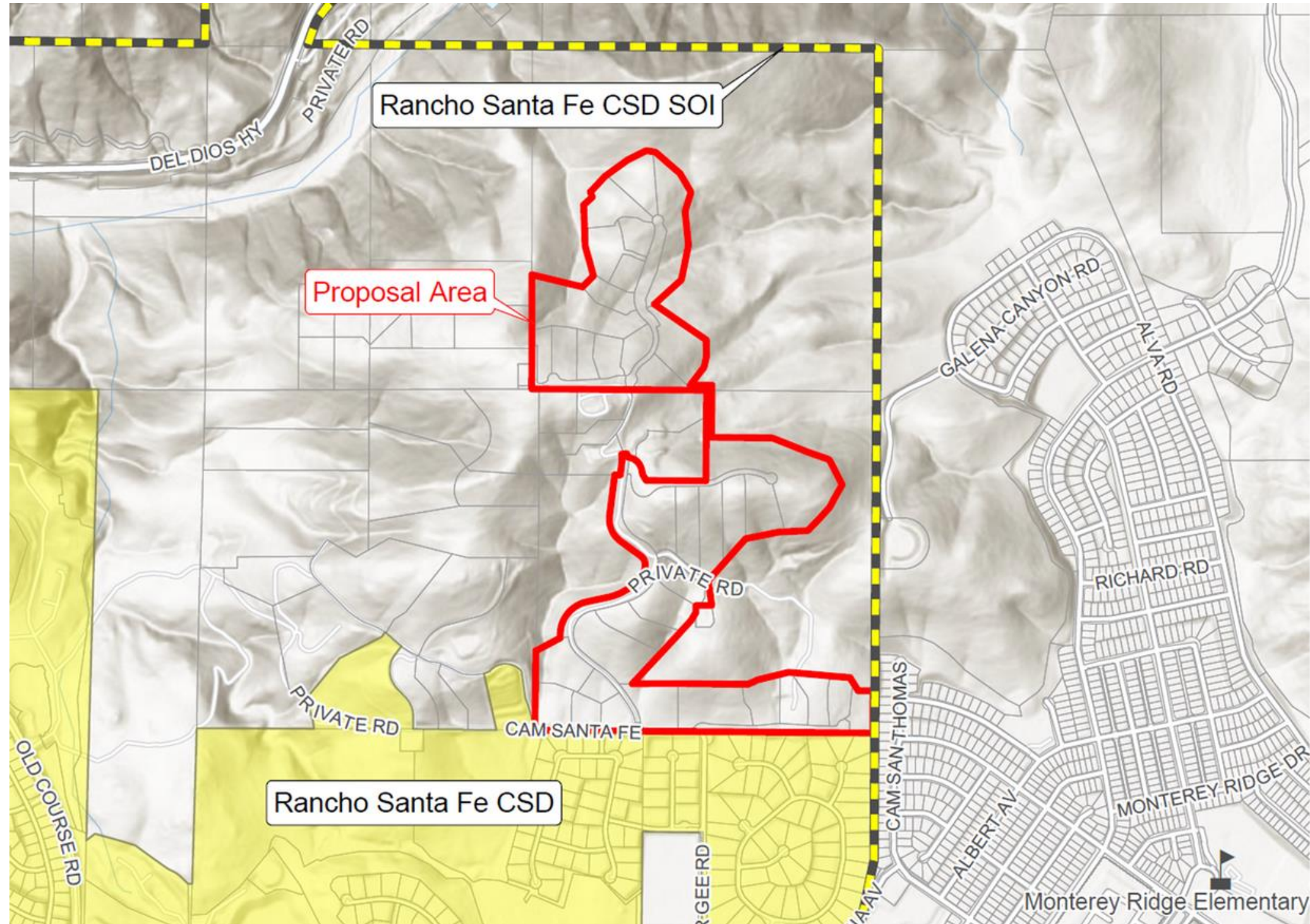
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# Proposed “Rancho Hills Change of Organization”



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# Proposed “Rancho Hills Change of Organization”



## Recommendations

1. Conditionally Approve Proposal as Submitted
  - Including a special condition requiring the landowner to secure an easement to allow physical access to the wastewater collection main located within the public right-of-way on Tea Tree Ln
2. Waive Protest Proceedings
3. Adopt Parallel CEQA Findings to the County of San Diego

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**Agenda Item No. 7b  
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**11/3/2025**

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# SAN DIEGO LAFCO

**Alliance of LAFCOs  
Logo and Mission Statement**



**11/3/2025**

The Alliance of Local Agency Formation Commissions is a unifying forum for Local Agency Formation Commissions to foster efficient, sustainable, and transparent local governance through legislative advocacy and education.



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**Comments/Questions?**



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