



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

5C

AGENDA REPORT
 Consent | Action

March 2, 2026

TO: Chair Becker and Commissioners

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

SUBJECT: **Proposed “Goodwin–Pine Valley Improvement Club Change of Organization”
 Annexation to San Diego County Sanitation District and Related Actions
 (LAFCO File No. CO25-13)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a change of organization proposal initiated by landowner petition to annex 0.7 acres of unincorporated territory in Pine Valley to the San Diego County Sanitation District (County SD). The affected territory is developed with an existing commercial facility – Pine Valley Clubhouse – and lies entirely within the County SD sphere of influence. The proposal fulfills a prior LAFCO condition authorizing a temporary outside wastewater service extension approved in July 2025 in response to a documented public health and safety threat posed by the septic system's proximity to a non-conforming well on-site. Annexation would replace the temporary service arrangement as the preferred alternative for permanent service. Staff recommends approval of the proposal as submitted, including waiver of protest proceedings and adoption of California Environmental Quality Act (CEQA) exemption findings.

BACKGROUND

Applicant Request

San Diego LAFCO has received a change of organization proposal initiated by Mike Goodwin on behalf of the Pine Valley Improvement Club requesting approval to annex 0.7 acres of unincorporated territory in the Pine Valley community to the County SD. The proposal fulfills

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San Diego LAFCO

March 2, 2026 Meeting

Agenda Item No. 5c | Proposed “Goodwin – Pine Valley Improvement Club Change of Organization” (CO25-13)

a prior LAFCO condition of approval associated with the temporary authorization of an outside service extension, issued in response to the property’s septic system proximity to a nonconforming on-site well. The affected territory as submitted is developed with an existing 2,500-square-foot commercial facility – Pine Valley Improvement Club. The County of San Diego Assessor identifies the lone subject parcel as 410-120-07, with a situs address of 28890 Old Highway 80.

Regional Setting

The affected territory is located in southeastern San Diego County within the unincorporated community of Pine Valley, situated at the foothills of the Cuyamaca Mountains off Interstate 8 (I-8). The subject parcel lies within County Supervisorial District No. 2 (Joel Anderson), Assembly District No. 75 (Carl DeMaio), and Senate District No. 40 (Brian W. Jones). An aerial map of the affected territory and its regional setting is provided below, with a more detailed map showing the subject parcel and its relationship to County SD’s jurisdictional boundary provided as Attachment One.



Subject Agency

The proposed change of organization filed with San Diego LAFCO involves one subject agency: County SD.¹ The following summarizes the subject agency’s governance, demographics, municipal functions, and financial standing.

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

- **County SD** is a dependent special district of the County of San Diego with the Board of Supervisors serving as the governing board. It serves as successor agency to a multi-agency consolidation completed by LAFCO in 2010. The sole active service function is wastewater (collection, treatment, and disposal service classes). The jurisdictional boundary spans approximately 46 square miles – or 29,571 acres – and is divided between seven distinct agency-designated service areas – “Alpine-Lakeside,” “Campo,” “East Otay Mesa,” “Julian,” “Pine Valley,” “Spring Valley,” and “Winter Gardens” – with a combined LAFCO estimated resident population of 144,272. The affected territory lies in the Pine Valley service area, which has an estimated resident population of 53. Wastewater collected within Pine Valley flows west to the City of San Diego’s adjacent collection system and thereafter to the Point Loma Treatment Facility before discharge into the Pacific Ocean. The facility is operated by the Metro Wastewater Joint Powers Authority with County SD as one of the signatories. LAFCO established a sphere of influence for County SD in 2010 and most recently reviewed and affirmed it in 2019. The sphere carries a mixed designation, including approximately 9,300 non-jurisdictional acres while excluding approximately 2,100 jurisdictional acres – the latter including lands adjacent to the affected territory.² County SD's audited net position – assets less liabilities – is \$169.4 million as of June 30, 2025 with an unrestricted balance of \$89.1 million. This includes an ending accrued cash balance of \$88.9 million. The ending net position reflects 14.4% growth over the preceding three fiscal years.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of seven local agencies listed below 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 have received notice of the proposal.³

- County Service Area No. 135 (Regional Communications)
- County SD (sphere only)
- Grossmont Healthcare District
- Resource Conservation District of Greater San Diego
- San Diego County Street Lighting District
- San Diego County Fire Protection District
- San Diego County Flood Control District

The affected territory also lies within the following school and college districts and have received notice of the proposal: Mountain Empire Unified School District and Grossmont-Cuyamaca Community College District. Notice was also voluntarily provided to the Pine Valley Community Planning Group.

² The sphere also includes three special study areas established in 2011 and comprise 396 acres adjacent to the Alpine-Lakeside (two) and Pine Valley (one) service areas.

³ 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.

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications – the change of organization proposal to annex the affected territory to County SD. The Commission may also consider applying approval conditions provided they do not directly regulate land use, property development, or subdivision requirements. The following discussion addresses the applicable statutory requirements and staff’s analysis.

Proposal Purpose + Timing

The purpose of the proposed change of organization is to establish permanent public wastewater service to the existing community clubhouse developed on the affected territory. The request follows and fulfills a prior condition associated with San Diego LAFCO’s temporary approval of an outside service authorization in July 2025, which was granted based on evidence that the existing septic system posed a public health and safety threat due to its proximity to a nonconforming on-site well. Approval of the annexation would replace the temporary service arrangement and formally designate the County SD as the permanent wastewater service provider pursuant to State law.

Current + Planned Land Uses

The affected territory is entirely unincorporated and subject to the County of San Diego’s land use policies. Development standards for the area are established under the Central Mountain Subregional Plan (2011), with advisory input provided by the Pine Valley Community Planning Group. The territory is designated Rural Commercial and zoned Commercial and Office. The zoning designation does not establish a minimum lot size and allows a maximum floor area ratio of 0.6, with up to one residential dwelling unit permitted as a secondary use. No additional development is proposed as part of this annexation request.

ANALYSIS

San Diego LAFCO’s current sphere of influence designation for County SD includes the affected territory. This designation focuses the analysis on three considerations: (a) timing of the boundary change, (b) whether discretionary modifications or terms are appropriate, and (c) other relevant statutes.

Change of Organization Timing

San Diego LAFCO’s consideration of timing draws on baseline factors required by statute and applicable Commission policies. An analysis of these timing factors follows.⁴

⁴ Most of the baseline factors in statute focus on disclosing compatibility issues with goals and policies of other state, regional, and local agencies, as well as assessing the ability of subject agencies to provide services. (See Government Code Section 56668).

- Timing Factor No. 1:

Baseline Considerations: Regional Policies + Service Relationships

State law requires consideration of multiple factors when reviewing jurisdictional changes, ranging from basic disclosures to discretionary policy analyses evaluating the proposal's relationship to community needs, service capacities, and the receiving agency's financial resources. Analysis of these core policy factors follows.

- With respect to **needs**, the present and planned urban land uses warrant public wastewater service and represents an orderly expansion of County SD’s jurisdictional boundary and formalizes existing service delivery. Annexation serves as a preferred alternative to an on-site septic system, compliments environmental justice considerations, and succeeds the conditioned out-of-agency wastewater service agreement.⁵ These factors substantiate the need and appropriate timing of the change of organization proposal.
- With respect to **service availability and capacities**, County SD has available and sufficient wastewater treatment capacity to accommodate the projected service demands in the affected territory based on its anticipated uses. The subject parcel is presently receiving wastewater service pursuant to a temporary out-of-agency service extension approved by the Executive Officer in July 2025. The average day wastewater flow generated within the affected territory is estimated at 250 gallons per day, representing approximately 0.83% of the available system capacity. Separately, under County land use policies, one dwelling unit may also be permitted and would increase capacity usage to approximate 1.66% of available capacity — a negligible increase.
- With respect to **related financial considerations**, County SD has adequate financial resources and related administrative controls to provide wastewater services to the affected territory without adversely impacting current ratepayers. This comment is supported by staff analysis of recent audited statements, which show the County SD maintaining strong liquidity (short-time financial standing) and capital (long-term financial standing) levels. This is further reflected in an ending current ratio of 61.97 to 1 (i.e., \$61.97 in current assets for every \$1.00 in current liabilities) and debt ratio of 0.85% (i.e., \$0.85 out of every \$100.00 in net assets financed) for Fiscal Year 2024-2025.

⁵ Consideration of existing environmental justice factors within the affected territory draws on staff analyzing data available from the California Environmental Protection Agency through its online assessment tool (CalEnviroScreen 4.0). Impaired water quality as a pollution burden indicator is 12.45, reflecting conditions that could be improved through the provision of permanent wastewater service to the affected area. Additional information is provided within Section (p) of Appendix A.

- **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.⁶ No jurisdictional disputes have been disclosed by County SD through the administrative review with LAFCO. Similarly, LAFCO staff has not identified any disputes or related concerns in the administrative review.

CONCLUSION | MERITS OF CHANGE OF ORGANIZATION TIMING

The timing of the change of organization is warranted. Justification is supported by the preceding analysis: the proposal timely syncs an existing and planned need with available and adequate public services, formalizes existing service delivery, and presents no impacts on existing ratepayers. Additional analysis supporting the conclusion is provided in Appendix A.

Potential Modifications and Terms

No modifications to the submitted change of organization have been identified by San Diego LAFCO staff meriting Commission consideration at this time. It is separately confirmed the annexation of the affected territory as proposed would not generate any corridors or other illogical jurisdictional features.

CONCLUSION | MERITS OF MODIFICATIONS AND TERMS

No modifications to the proposal are warranted. 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 Statutory 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. The master agreement specifies no transfer of property taxes would occur following the annexation of the affected territory to County SD.

⁶ The Executive Officer retains discretion to determine the extent of consultation needed.

Environmental Review

San Diego 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.

- San Diego LAFCO serves as the lead agency for assessing potential environmental impacts under CEQA for the proposed change of organization. Staff believes the proposal qualifies as a project under CEQA but is categorically exempt from further environmental review pursuant to State CEQA Guidelines Section 15320. This exemption appropriately applies because the change of organization does not result in a change in the geographical area in which previously existing powers are exercised and given the affected territory is currently receiving wastewater service from County SD.

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 is uninhabited as defined under LAFCO law, the subject agency has not filed an objection to the waiver, and the landowner has provided written consent.⁷

RECOMMENDATION

Staff recommends conditional approval of the change of organization proposal as submitted along with other related findings as detailed. This recommendation is consistent with the action outlined as Alternative One in the following 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 proposal as submitted. Adoption of the draft resolution as presented would also include waiving protest proceedings and CEQA findings, as detailed.

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.

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

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,



Meghan Traynor
Analyst I

Appendix:

A) Analysis Proposal Review Factors

Attachments:

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

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 consists of a 0.69-acre unincorporated parcel in the community of Pine Valley. The subject parcel is currently developed with a commercial facility – Pine Valley Clubhouse. The County of San Diego Assessor’s Office identifies the parcel as APN 410-120-07, with a situs address of 28890 Old Highway 80. The current assessed *land* value of the affected territory is \$73,431, with the most recent transaction recorded in May 1955.

- 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 County of San Diego serves as the primary provider of general governmental services to the affected territory. These services include community planning, roads, drainage, and law enforcement. This proposal affects only wastewater service and is the focus of the succeeding analysis.

- **Extending Public Wastewater to Affected Territory**

The affected territory is presently receiving wastewater service by County SD pursuant to a temporary out-of-agency service extension approved by the Executive Officer in July 2025. The estimated average day wastewater flow generated within the affected territory post-annexation is 250 gallons per day, representing approximately 0.83% of the available treatment and discharge capacity remaining within the system. Separately, under County land use policies, one dwelling unit may also be permitted and would increase capacity usage to approximate 1.66% of available capacity — a less than substantive amount.

- 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 change of organization proposal and annexation to County SD would establish and strengthen economic and social ties between the agency and the affected territory that tie back to LAFCO placing lands within the District’s sphere of influence. This existing designation signals the explicit policy expectation that the lands will receive wastewater service from County SD when the timing is deemed appropriate. In this instance,

that timing has been advanced by the Executive Officer’s prior conditional approval authorizing temporary wastewater service in July 2025.

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 County SD would facilitate the orderly expansion of the District’s jurisdictional boundary consistent with the sphere of influence. The affected territory does not contain “open space” as defined under LAFCO law and no conflicts exist 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 a 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 public wastewater services to the existing community clubhouse. The proposal and its anticipated outcomes do not generate any known conflicts with the 2025 *Regional Plan*, a regional transportation plan adopted by the San Diego Association of Governments.

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

See the agenda report.

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

See the agenda report.

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 February 20, 2026.

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 County SD 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.

- County SD’s last audit covers FY 2024-2025 and shows the County SD finished with high liquidity levels with an agency-wide current ratio of 61.97 to 1 (i.e., \$61.97 in current assets for every \$1.00 in current liabilities).
- County SD finished FY 2024-2025 with strong capital levels and marked by a low debt ratio of 0.85% (i.e., \$0.85 out of every \$100.00 in net assets are financed).
- County SD finished FY 2024-2025 with an overall total margin of 1.1%.

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

The affected territory presently relies on an on-site well for water. 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 does 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 landowner supports the proposed change of organization and has provided written consent to the proceedings as the petitioner.

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 through its online assessment 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 16th percentile. Four pollution burden indicators exceed the 50th percentile and are considered noteworthy and otherwise high: Air Quality (Ozone), Drinking Water Contaminants, Cleanup Sites, and Solid Waste.
- The affected territory’s **composite susceptible population** ranking falls in the 17th percentile. Two indicators exceed the 50th percentile, with Low Birth Weight ranked in the 67th percentile statewide and Unemployment ranked in the 60th percentile, indicating higher values than the majority of communities across California.

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

Census Tract No. 6073020902 Pollution Burdens and Susceptible Population (Source: California Environmental Protection Agency and SD LAFCO)	
Affected Territory + Surrounding Lands	
Census Tract No.	6073020902
Estimated Population	2,235
Pollution Burden	Weighted Percentile
... Percentile	15.76
Indicator Air Quality: Ozone	78.22
Indicator Air Quality: PM 2.5:	4.79
Indicator Air Quality: Diesel PM:	0.47
Indicator Pesticides:	0.00
Indicator Toxic Releases:	10.88
Indicator Traffic:	1.46
Indicator Drinking Water Contaminants:	62.57
Indicator Lead in Housing:	48.83
Effects Cleanup Sites:	71.63
Effects Groundwater Threats:	22.12
Effects Hazardous Waste:	0.00
Effects Impaired Water:	12.45
Effects Solid Waste:	70.42
Sensitive Population	Weighted Percentile
... Percentile	16.77
Population Asthma:	17.90
Population Low Birth Weight:	67.17
Population Cardiovascular Disease:	11.39
Population Education:	36.90
Population Linguistic Isolation:	0.00
Population Poverty:	18.18
Population Unemployment:	60.57
Population Housing Burden:	0.08

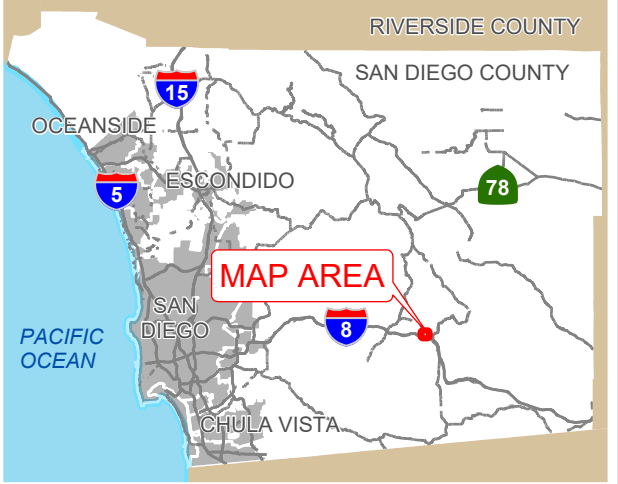
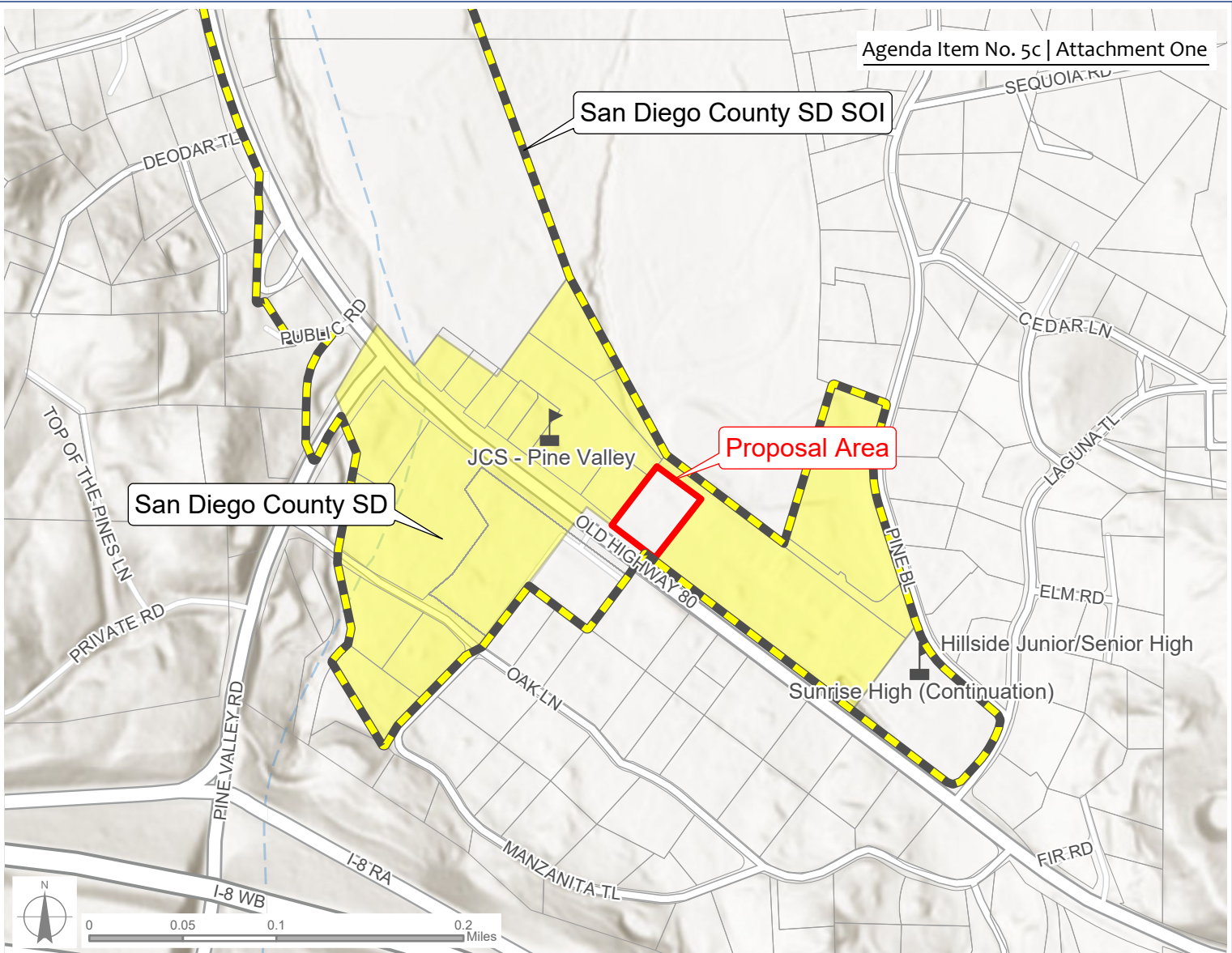
- q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information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

The County of San Diego General Plan includes a hazard mitigation plan addressing risks and ways to mitigate damage by human and natural-caused disasters, including wildfire, flooding, and seismic activity. The affected territory is designated a “Very High” fire hazard severity zone and a “Low” earthquake hazard zone.⁸

⁸ The Modified Mercalli Intensity (MMI) scale measures how much shaking can be expected from future earthquakes. The MMI is based on the amount of shaking that has a 2% chance of being exceeded in the next 50 years. In California, the lowest level of shaking is a 3, which means strong shaking. Level 4 indicates very strong shaking. Source: [County of San Diego Know Your Hazards Tool](#).

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 for the affected territory would serve the best interests of current and future landowners and visitors by providing permanent access to reliable public wastewater service. Annexation would replace the existing temporary service arrangement and serve as the preferred alternative for establishing permanent wastewater service, formally designating County SD as the wastewater service provider for the affected territory under State law.



CO25-13 "GOODWIN - PINE VALLEY IMPROVEMENT CLUB CHANGE OF ORGANIZATION" | ANNEXATION TO SAN DIEGO COUNTY SANITATION DISTRICT AND RELATED ACTIONS

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



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

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DRAFT RESOLUTION NO. _____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A CHANGE OF ORGANIZATION

**“GOODWIN – PINE VALLEY IMPROVEMENT CLUB CHANGE OF ORGANIZATION”
ANNEXATION TO THE SAN DIEGO COUNTY SANITATION DISTRICT AND RELATED ACTIONS
(LAFCO FILE NO: CO25-13)**

WHEREAS, pursuant to powers and policies under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, the San Diego County Local Agency Formation Commission, hereafter referred to as the “Commission,” authorized a temporary out-of-agency wastewater service agreement on July 22, 2025 between the San Diego County Sanitation District, hereafter referred to as the “District,” and the landowner involving an unincorporated property in Pine Valley identified by the County Assessor as 410-120-07; and

WHEREAS, the Commission conditioned its authorization to the District to provide temporary out-of-agency wastewater service to the affected territory in Pine Valley as identified above on filing an annexation application within one calendar year unless extended by the LAFCO Executive Officer; and

WHEREAS, on September 16, 2025 Mike Goodwin – on behalf of the affected territory’s landowner, Pine Valley Improvement Club – filed a petition to initiate proceedings and an application with the Commission; and

WHEREAS, the application before the Commission seeks to fulfill this earlier condition and requests approval for a change of organization to annex 0.69-acres of territory within the unincorporated community of Pine Valley to the District; and

WHEREAS, the affected territory as proposed is developed with a commercial facility – community clubhouse known as the Pine Valley Improvement Club – and with a situs address of 28890 Old Highway 80; and

WHEREAS, an applicable Master Property Tax Transfer Agreement dated December 14, 1982 will govern the property tax exchange and applies to the proposed change of organization of the affected territory; 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 March 2, 2026; and

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 CEQA, the Commission makes the following finding:
 - San Diego LAFCO serves as the lead agency for assessing potential environmental impacts under CEQA for the proposed change of organization. The Commission determined the proposal qualifies as a project under CEQA but is categorically exempt from further environmental review pursuant to State CEQA Guidelines Section 15320. This exemption appropriately applies given the change of organization does not result in a change in the geographical area in which previously existing powers are exercised and given the affected territory is currently receiving wastewater service from San Diego County Sanitation District.
4. The Commission CONDITIONALLY APPROVES the change of organization to the District without modifications subject to conditions as provided and subject to recordation of a certificate of completion for the proposal. Approval involves all the following:
 - a) Annexation of the affected territory to the San Diego County Sanitation District as shown in "Exhibit A" and described in "Exhibit B".
5. The Commission CONDITIONS approval on the following terms being satisfied by March 2, 2027 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 Division.
 - c) Submittal to the Commission of the following payments:
 - A check made payable to LAFCO in the amount of \$50.00 for the County of San Diego-Clerk Recorder to reimburse for filing one CEQA Notice of Exemption 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:

“Goodwin – Pine Valley Improvement Club 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 District is a registered-voter district.
 10. The District 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 San Diego County Sanitation District as provided under Government Code Section 57328, and will be subject to any previously authorized taxes, benefit assessments, fees or charges of the District 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 March 2, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

**

ATTEST:

Keene Simonds
Executive Officer

EXHIBIT A
MAP OF AFFECTED TERRITORY

-Placeholder-

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EXHIBIT B
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

-Placeholder-

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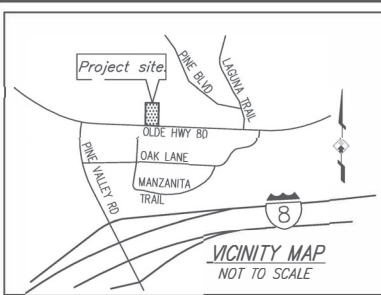
Part IVb: LANDOWNER PETITION

Petitions must meet minimum signature requirements (see Part V). Signatures must be secured within six months of the date on which the first signature was affixed. Petitions must be submitted to the LAFCO Executive Officer within 60 days after the last signature is affixed (Govt. Code § 56705).

Each of the undersigned states:

- I personally signed this petition.
- I am a landowner of the affected territory.
- I personally affixed hereto the date of my signing this petition and the Assessor's Parcel Number(s), or a description sufficient to identify the location of my land.

Name of Signer	Assessor's Parcel Number(s)	Date Signed	Official Use
Sign <u><i>Mike Goodwin</i></u> Print <u>Mike Goodwin Vice Pres</u> <u>PINE VALLEY IMPROVEMENT CLUB</u>	410-120- 07-00	8/28/ 2025	
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

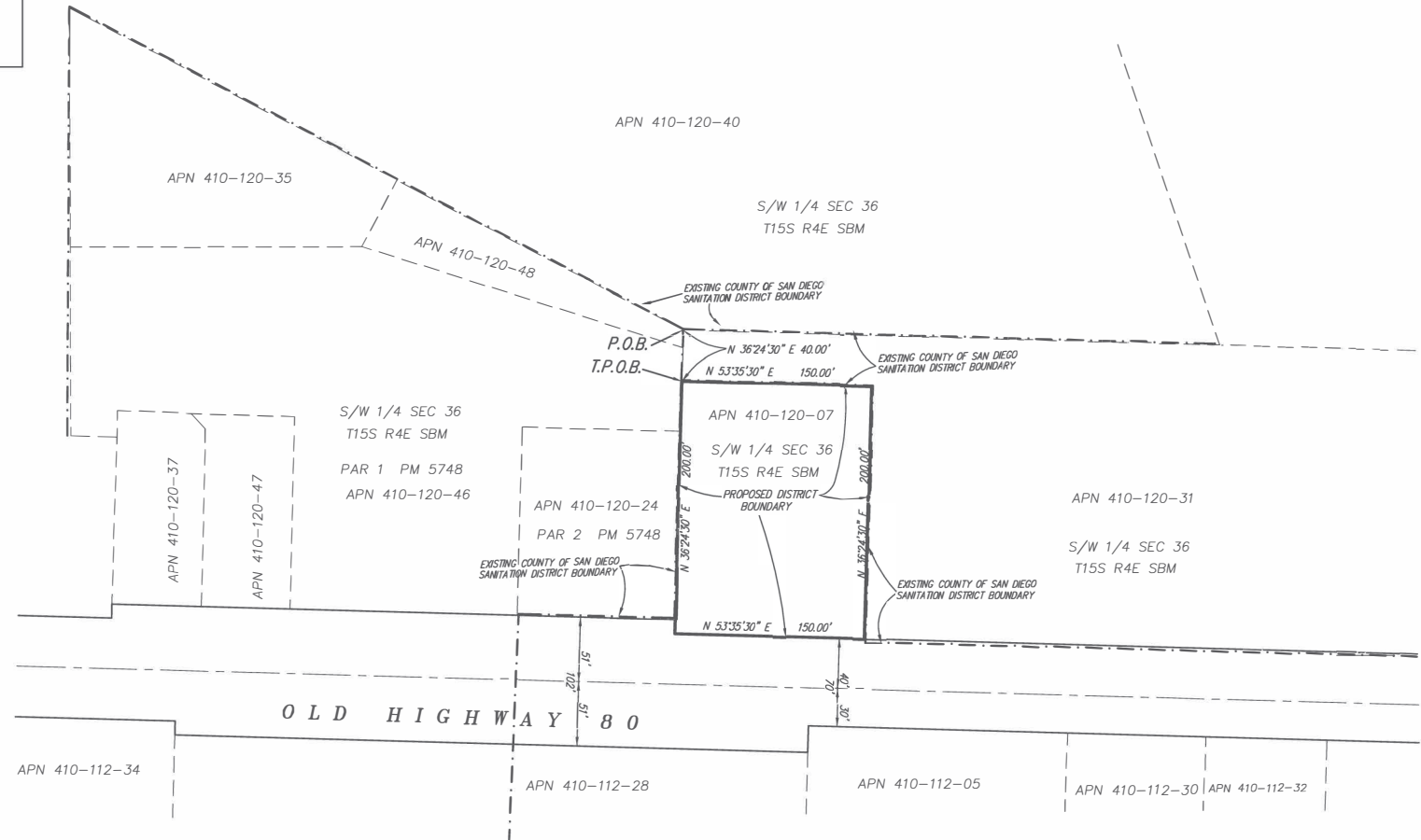
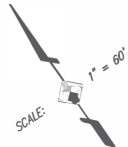


” ”


ANNEXATION TO THE COUNTY OF SAN DIEGO SANITATION DISTRICT

LAFCO REFERENCE NO. R_____

LEGEND:
 - - - - - INDICATES EXISTING COUNTY OF SAN DIEGO SANITATION DISTRICT BOUNDARY
 _____ INDICATES PROPOSED COUNTY OF SAN DIEGO SANITATION DISTRICT BOUNDARY
 P.O.B. INDICATES POINT OF BEGINNING



DISCLAIMERS:
 1. FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

ASSESSOR'S PARCEL NUMBERS: 410-120-07	LAFCO RESOLUTION NO: 43950	ACREAGE 0.689 ACRE	DATE: 09-08-25	SCALE: 1" = 80'
COUNTY OF SAN DIEGO SANITATION DISTRICT ANNEXATION NO. _____		 43950 MARGARITA RD., SUITE 'C' TEMECULA, CA 92592 (951) 587-2020		
PORTION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.				

September 8, 2025
J.N. 25-404.0

ANNEXATION NO. _____

ANNEXATION TO SAN DIEGO COUNTY SANITATION DISTRICT
GEOGRAPHIC DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 OF PARCEL MAP NO. 5748, BEING ALSO A POINT ON THE BOUNDARY OF THE EXISTING COUNTY OF SAN DIEGO SANITATION DISTRICT;

THENCE, (1) ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 1, SOUTH 36°24'30" WEST 40.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE (2) CONTINUING ALONG SAID DISTRICT BOUNDARY, NORTH 53°35'30" EAST 150.00 FEET;

THENCE (3) CONTINUING ALONG SAID DISTRICT BOUNDARY, SOUTH 36°24'30" WEST 200.00 FEET;

THENCE (4) LEAVING SAID DISTRICT BOUNDARY SOUTH 53°35'30" WEST 150.00 FEET

THENCE (5) ALONG SAID DISTRICT BOUNDARY NORTH 36°24'30" EAST 200.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINS 0.689 ACRES OF LAND, MORE OR LESS.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

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