



Sean McGlynn
City Manager
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March 6, 2026

Keene Simonds, Executive Officer
San Diego LAFCO
2550 Fifth Ave, Suite 725
San Diego, CA 92103

RE: Request for LAFCO Approval of an Emergency Out-of-Agency Service Agreement – 2417 Haas St.,
Escondido CA 92025

Mr. Simonds:

The City of Escondido (City) has received an emergency request from an affected landowner for an extension of City sewer service to unincorporated territory outside of the City's incorporated boundaries and within the City's adopted sphere of influence. The emergency request for out-of-agency sewer service is due to an existing or impending threat to the health or safety of the public and the residents of the affected territory, and a later change of organization to annex the unincorporated property to the City is anticipated. Per Government Code Section 56133(a), your Commission's approval is hereby requested for the proposed emergency out-of-agency sewer service agreement and extension of City sewer service outside the City's incorporated boundaries.

The affected unincorporated property is located at 2417 Haas Street and includes one 1.09-acre parcel (APN 239-330-66-00) developed in 1990 with one single-family residence that utilizes an underground septic disposal system. In a letter dated November 12, 2025, the San Diego County Department of Environmental Health (DEH) confirmed that the property's septic disposal system has failed and there is limited usable area available for a compliant replacement system on the lot. The DEH letter requests connection of the property to public sewer as soon as possible. The City of Escondido has existing sewer service available to the subject property from adjacent infrastructure within Haas St. The subject property owner would be responsible for all sewer connection costs and associated City and LAFCO fees.

Attached to this request letter are copies of the DEH status letter for the property and the City's Out-of-Agency Service (OAS) Agreement template which specifies all terms and conditions for proposed extensions of City sewer service. The OAS Agreement terms and conditions include a binding Irrevocable Offer to Annex that will relinquish any right of protest by current or subsequent landowners for the future annexation of the property to Escondido.

At this time, the City requests the LAFCO emergency out-of-agency service approval be conditioned for deferral of annexation of the subject property until the City is prepared to accept the adjoining unincorporated roadway segment of Haas Street, including obtaining future right-of-way dedications from adjacent unincorporated properties and frontage improvements to current City standards, and achieving contiguity of the subject property with the City's incorporated boundary. The proposed OAS Agreement

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condition for deferral of annexation would allow the City to abate the documented threat to the public health and safety of the subject unincorporated residents.

After receiving LAFCO's *Certificate of Approval for an Out of Agency Service Agreement*, the emergency sewer service agreement for the subject property would proceed to the Escondido City Council for consideration. Following Council approval, the executed sewer service agreement would be recorded by the County Recorder and connection of the property to the City's sewer collection system would be allowed per the terms and conditions of the OAS Agreement. A copy of the recorded OAS Agreement would then be forwarded to the LAFCO office.

Please contact Robert Barry with the City of Escondido at 760-839-4537 or Robert.Barry@Escondido.gov should you have any questions or require additional information regarding this request.

Sincerely,



Sean McGlynn
City Manager

Enclosures

Cc: Kevin Snyder, Director of Development Services
Veronica Morones, Assistant Director of Development Services