



San Diego County Local Agency Formation Commission

Regional Service Planning | Subdivision of the State of California

November 6, 2025

Delivered Electronically:

Mer Bowles
3216 North Broadway
Escondido, CA 92026
signsbymer@gmail.com

SUBJECT: Notice of Commission Approval | “Bowles – N. Broadway Out-of-Agency Wastewater Services” Contractual Wastewater Service Agreement for the City of Escondido to serve Assessor Parcel Number 187-500-59 (LAFCO File No. OAS25-14)

Ms. Bowles:

This letter serves as formal notice of San Diego County Local Agency Formation Commission (LAFCO)’s approval for the City of Escondido to establish contract wastewater service for the property located at 3216 North Broadway (APN# 187-500-59) in the Hidden Meadows community. The approval is authorized under Government Code Section 56133 and adopted LAFCO policy. The approval is limited to authorizing the City to enter into an outside wastewater service agreement for the planned demolition and reconstruction of the existing single-family residence and addition of an accessory dwelling unit (ADU). Any additional uses – including but not limited to, junior ADUs, childcare facilities or other allowances contemplated under zoning – are not covered.

Should you have any questions, please call (858) 298-7280 or email me at meghanc.traynor@sdcountry.ca.gov.

Sincerely,

Meghan Traynor
Local Government Analyst I

cc: Keene Simonds, LAFCO Executive Officer
Priscilla Mumpower, Assistant Executive Officer
Erica Sellen, LAFCO Executive Assistant
Robert Barry, City of Escondido

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	Paloma Aguirre County of San Diego	Kristi Becker City of Solana Beach	Chair Stephen Whitburn City of San Diego	Vice Chair Barry Willis Alpine Fire Protection	Brigitte Browning General Public
Joel Anderson County of San Diego	Dane White City of Escondido	Marni von Wilpert, Alt. City of San Diego	Jo MacKenzie Vista Irrigation	Eileen Delaney, Alt. General Public	
Monica M. Steppe, Alt. County of San Diego	John McCann, Alt. City of Chula Vista		David Drake, Alt. Rincon del Diablo		



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CERTIFICATE OF APPROVAL OF A CONTRACTUAL WASTEWATER SERVICE AGREEMENT

**City of Escondido / Mer Bowles
(LAFCO File No. OAS25-14)**

November 3, 2025

In accordance with California Government Code Section 56133, the San Diego County Local Agency Formation Commission (LAFCO) authorizes the City of Escondido to immediately provide extraterritorial wastewater service by contract to an unincorporated parcel located along North Broadway in the Hidden Meadows Community. The subject property is owned by Mer Bowles and identified by the County of San Diego Assessor's Office as 187-500-59. The approval is limited to authorizing the City of Escondido to enter into an outside wastewater service agreement for the planned demolition and reconstruction of the existing single-family residence and addition of an accessory dwelling unit (ADU).

Confirmation:

A handwritten signature in blue ink that reads "Keene Simonds".

KEENE SIMONDS
Executive Officer

November 6, 2025

Administration Keene Simonds, Executive Officer 2550 Fifth Avenue, Suite 725 San Diego, California 92103 T 619.321.3380 E lafco@sdcounty.ca.gov www.sdlafco.org	Paloma Aguirre County of San Diego	Kristi Becker City of Solana Beach	Chair Stephen Whitburn City of San Diego	Vice Chair Barry Willis Alpine Fire Protection	Brigitte Browning General Public
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