



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

**12**

**AGENDA REPORT**  
 Public Hearing | Action

February 4, 2019

**TO:** Commissioners

**FROM:** Keene Simonds, Executive Officer  
 Robert Barry, Chief Policy Analyst

**SUBJECT: Proposed “Alpine Islands Reorganization” and Associated Sphere of Influence Amendments | Annexation to Alpine Fire Protection District and Concurrent Service Divestiture from County Service Area No. 135 (RO16-15 et al.)**

**SUMMARY**

The San Diego Local Agency Formation Commission (LAFCO) will consider a proposal to transfer fire protection and emergency medical services for approximately 6,166 unincorporated acres from the County of San Diego and its Fire Authority through County Service Area (CSA) No. 135 to the Alpine Fire Protection District (FPD). Alpine FPD is the applicant and proposes annexation of the affected territory and concurrent service divestiture from CSA No. 135. Conforming sphere of influence amendments – including the expansion of Alpine FPD’s sphere to cover approximately 657 acres of the affected territory – are also required. The proposal purpose is to make Alpine FPD’s jurisdictional boundary substantially coterminous with its sphere and unify service provision in the affected territory. Staff recommends approval with terms. Protest proceedings would apply.

**BACKGROUND**

**Proposal Request**

On November 3, 2016, Alpine FPD filed a resolution of application with San Diego LAFCO proposing reorganization and annexation therein of six distinct areas totaling approximately

<p><b>Administration</b>          County Operations Center          9335 Hazard Way, Suite 200          San Diego, California 92123          T 858.614.7755 F 858.614.7766          www.sdlafco.org</p>	<p><b>Jim Desmond</b>          County of San Diego</p> <p><b>Dianne Jacob</b>          County of San Diego</p> <p><b>Greg Cox, Alternate</b>          County of San Diego</p>	<p><b>Catherine Blakespear</b>          City of Encinitas</p> <p><b>Bill Wells</b>          City of El Cajon</p> <p><b>Vacant, Alternate</b>          City Selection Committee</p>	<p><b>Mark Kersey</b>          City of San Diego</p> <p><b>Chris Cate, Alternate</b>          City of San Diego</p>	<p><b>Chair Jo MacKenzie</b>          Visita Irrigation</p> <p><b>Vice Chair Ed Sprague</b>          Olivenhain Municipal Water</p> <p><b>Judy Hanson, Alternate</b>          Leucadia Wastewater</p>	<p><b>Andy Vanderlaan</b>          General Public</p> <p><b>Harry Mathis, Alternate</b>          General Public</p>
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6,166 acres. The majority of the affected territory – 5,510 acres or 89% – is already located within Alpine FPD’s sphere of influence. The remainder of the affected territory – approximately 657 acres or 11% – lies outside Alpine FPD’s sphere and requires a conforming sphere amendment to facilitate the reorganization. All of the affected territory presently lies within the activated fire protection and emergency medical services (EMS) area of CSA No. 135 as the County of San Diego’s Fire Authority, which contracts with the California Department of Forestry and Fire Protection (CALFIRE) for year-round services. Alpine FPD’s proposal, accordingly, also requests concurrent divestiture of the affected territory from CSA No. 135’s activated fire and EMS service area and necessitates a corresponding sphere amendment.<sup>1</sup> The Board of Supervisors, acting as the legislative body for CSA No. 135, adopted a resolution on January 29, 2019 in support for divestiture. A listing of all subject parcels comprising the affected territory is attached.<sup>2</sup>

### Affected Territory

The affected territory is entirely unincorporated and part of the County of San Diego’s Alpine Community Planning Area and includes a number of different land use designations consisting of rural and semi-rural residential, open space, industrial, and tribal reservation lands.<sup>3</sup> San Diego LAFCO estimates the total resident population within the affected territory is 271. The proposed annexation areas are identified as Areas A through F and are each contiguous with Alpine FPD’s existing jurisdictional boundary.<sup>4</sup> Additional details for all six annexation areas comprising the affected territory follows:

- Area A includes approximately 2,008 acres with an estimated population of 41;
- Area B includes approximately 441 acres with an estimated population of 3;
- Area C includes approximately 2,384 acres with an estimated population of 94;
- Area D includes approximately 270 acres with an estimated population of 0;
- Area E includes approximately 581 acres with an estimated population of 77; and
- Area F includes approximately 482 acres with an estimated population of 56.

As noted in the preceding section, all of the affected territory lies within Alpine FPD’s sphere of influence with the exceptions of approximately 656 acres within Area A and approximately 1.5 acres in Area E. These two outside areas are portions of larger parcels that are presently within the Alpine FPD sphere and are subject to the proposed

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<sup>1</sup> The sphere amendment for CSA No. 135 involves its service-specific sphere established by San Diego LAFCO in 2008 for fire protection and EMS. The reorganization would not affect CSA No. 135’s sphere as defined under Government Code Section 56076.

<sup>2</sup> It is pertinent to note the description of the proposal represents the current and evolved request before San Diego LAFCO. In initiating the proceedings, Alpine FPD initially sought the annexation of all lands within its existing sphere of influence as well 657 acres of additional land beyond its sphere in Areas A and E (see preceding paragraphs) paired with the concurrent divestiture from CSA No. 135. Alpine FPD subsequently modified its request in conjunction with discussions with the County of San Diego and affected landowners and ahead of LAFCO providing public notice of the proceedings.

<sup>3</sup> The unincorporated community of Alpine anchors the Alpine Community Plan and serves as the economic and social center for the region with an estimated population of 17,913 (SANDAG 2016). Alpine is surrounded by portions of the Cleveland National Forest and is bisected into northern and southern halves by I-8. Alpine contains a General Plan-designated Village area centrally located along I-8. The Alpine Community Plan specifies higher density residential and commercial uses within Alpine Village area, which also serves as the wastewater service area boundary for the San Diego County Sanitation District (SD).

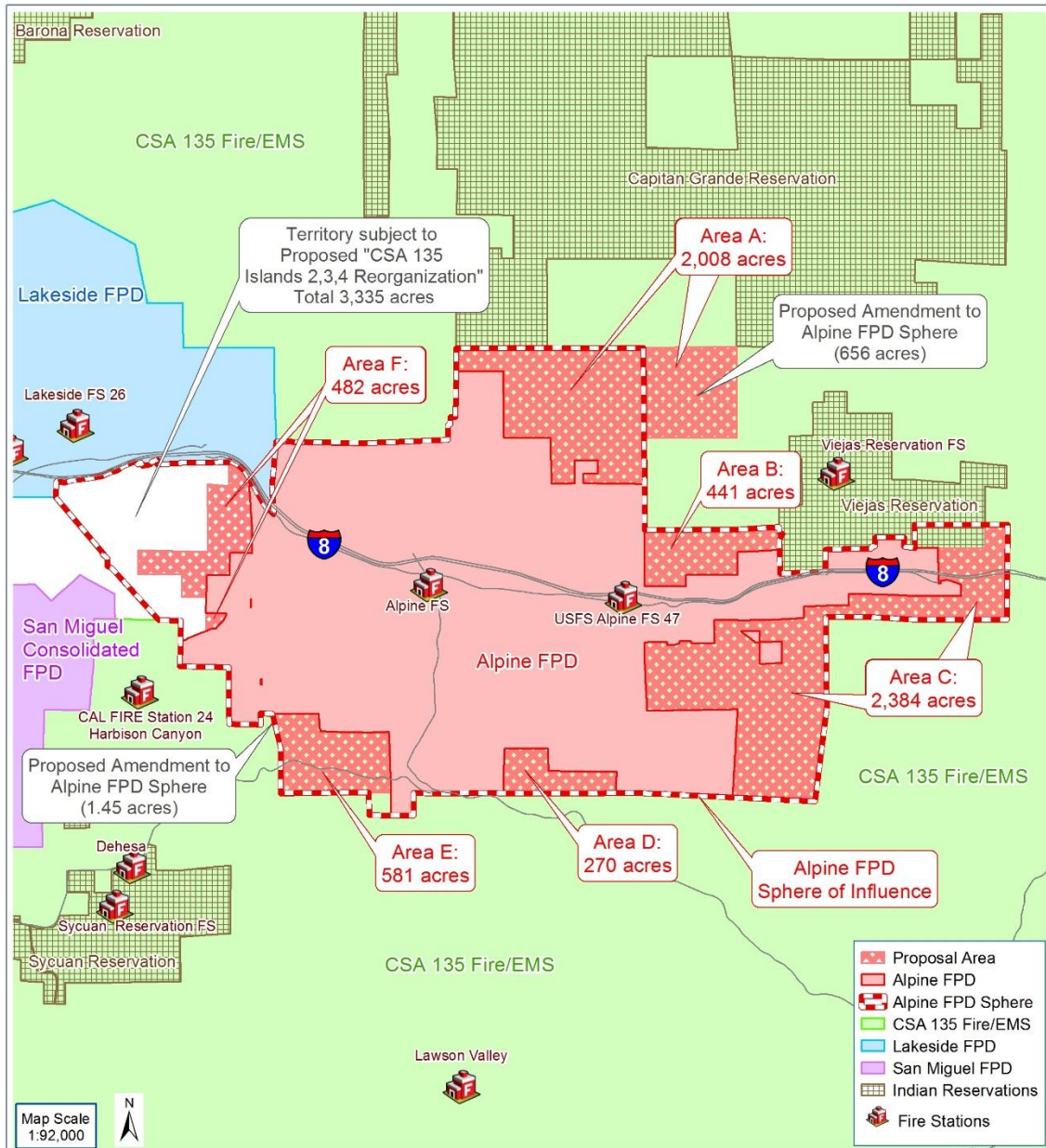
<sup>4</sup> Area F is part of a large unserved island known as Island 3, which contains a total of 3,335 acres. 482 acres of Island 3 are proposed for annexation to Alpine FPD as Area F. The remaining Island 3 territory is proposed for annexation to Lakeside FPD and San Miguel Consolidated FPD, and an expansion of CSA No. 135 fire protection/EMS, respectively, as part of the “CSA No. 135 Island Reorganization.” (SA16-20; RO16-20)

**San Diego LAFCO**

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reorganization. Therefore, annexation of Areas A and E to Alpine FPD would require concurrent amendments to the sphere to achieve consistency with the proposed reorganization. The following map reflects the affected territory, including adjacent jurisdictional boundaries, tribal reservation boundaries, and existing fire station locations.



--Illustration Purposes Only--

DA16-15  
RO16-15

**PROPOSED "ALPINE ISLANDS REORGANIZATION"**



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Created by Dieu Ngu - 1/23/2019

## Subject Agencies

The reorganization proposal filed with San Diego LAFCO involves two subject agencies: Alpine FPD and CSA No. 135.<sup>5</sup> Summaries of both subject agencies follow.

- Alpine FPD is an independent special district governed by a five-member Board of Directors elected at-large to four-year terms. Alpine FPD was formed in 1957 to establish governmental structure for a volunteer fire organization that had been serving the Alpine area since 1947. Alpine FPD is an all-risk fire agency and provides the following services: structural and wildland fire protection and suppression; rescue; hazardous materials response; advanced life support (ALS) emergency medical; fire prevention; and community education and preparedness. Alpine FPD is an ISO rated 2/2Y community and provides one full-time staffed Type I or Type III Engine Company with minimum staffing of four personnel that includes at least one licensed paramedic accredited to work in San Diego County.<sup>6</sup> The engines are staffed 24/7 with a qualified fire captain supervisor, certified driver operator, and two firefighters. All engines are located in the Alpine FPD fire station at 1364 Tavern Road.<sup>7</sup> Alpine FPD currently has 18 paid employees operating with a current annual operating budget of \$4.098 million. Additional details follow.<sup>8</sup>
  - Alpine FPD’s fire operations are presently staffed by 14 career firefighters. Average dispatched incidents by Alpine FPD total 1,500 each year or four daily.
  - Alpine FPD is a member of the Heartland Communications Authority JPA for dispatch service and use of the Heartland Training Facility.
  - Alpine FPD has existing automatic and/or mutual aid agreements with the following agencies: Lakeside FPD; Viejas Fire Department (FD); El Cajon FD; La Mesa FD; Lemon Grove FD; Barona FD; Santee FD; Bonita Sunnyside FPD; U.S. Forest Service; and CALFIRE. A cooperative agreement between Alpine FPD and the County Fire Authority is pending.<sup>9</sup>
  - Ambulance transport in Alpine FPD is provided by American Medical Response (AMR) through a County contract with the Grossmont Healthcare District.<sup>10</sup>

<sup>5</sup> State law defines “subject agency” to mean any district or city for which a change of organization or reorganization is proposed.

<sup>6</sup> An Insurance Services Office (ISO) fire rating, also referred to as a fire score or Public Protection Classification (PPC), is a score from 1 to 10 that indicates how well-protected the community is by the local fire protection service provider. In the ISO rating scale, a lower number is better: 1 is the best possible rating, while a 10 means the fire department did not meet the ISO’s minimum requirements. For ISO ratings such as 2/2Y, the first number is the rating for those properties within 5 road miles of a recognized fire station and within 1000’ of a fire hydrant. The second number is the rating for those properties within 5 road miles of a recognized fire station but beyond 1000’ of a fire hydrant. Alpine FPD was last rated by ISO in 2016. Prior to 2016 the rating was 3/8b.

<sup>7</sup> Additionally, a chief officer is available for response on complex incidents as needed. A full-time fire marshal and seasonal part-time inspector provides a full range of fire prevention services. The fire chief or designated representative is responsible for coordinating with the community and other entities on fire protection matters.

<sup>8</sup> Related activities authorized under the principal act include rescue, hazardous materials, and weed/rubbish abatement.

<sup>9</sup> Alpine FPD also participates in the California Fire Assistance Agreement as a signatory to the San Diego County Fire Mutual Aid Agreement and through the California Governor’s Office of Emergency Services.

<sup>10</sup> Emergency medical transport services are authorized by the Emergency Medical Services System and Pre-hospital Emergency Medical Care Personnel Act (Health and Safety § 17797 et seq.). The County of San Diego Office of Emergency Medical Services (EMS) is directed under the Act to establish exclusive operating areas for providing emergency transport services.

- On November 8, 2001 voters in Alpine FPD approved the establishment of a benefit fee for all parcels of the Alpine FPD by over a 2/3 majority. The current annual fee assigned to a single-family residence is \$67 with details footnoted.<sup>11</sup>
  
- CSA No. 135 is a dependent special district governed by the County Board of Supervisors. CSA No. 135 was formed in 1994 for the initial and limited purpose of providing a public safety regional communications system spanning all of the unincorporated area and within 10 of the 18 cities.<sup>12</sup> Services were expanded in 2008 through a latent power activation by LAFCO to include fire protection and EMS services within a designated portion of CSA No. 135's unincorporated jurisdictional boundary. The latent powers activation represented a significant marker in a multi-year planning effort by the Board of Supervisors to create the County Fire Authority and formalize fire protection in the unincorporated areas with additional details footnoted.<sup>13</sup> CSA No. 135 is an ISO rated 3/3x community.<sup>14</sup> The County Fire Authority is primarily funded through General Fund allocations and has a current operating budget of \$44.001 million. Additional service details follow.
  - County Fire Authority contracts with CALFIRE for field operations and includes staffing 16 County-owned fire stations located throughout San Diego County.
  - County Fire Authority currently contracts 119 CALFIRE sworn staff. (This contracted staff augments the 148 CALFIRE fire suppression personnel permanently assigned to San Diego County along with an additional 180 seasonal firefighters.<sup>15</sup>) Average dispatched incidents by County Fire Authority total 5,567 each year or 15 daily.
  - Dispatch services are provided by CALFIRE through its Monte Vista Center.
  - Ambulance transport is handled by Mercy Medical Transportation, Inc. or AMR, depending on the location of the incident within the affected territory.

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<sup>11</sup> The current annual benefit is set at \$16.76 per unit of benefit. Each land use is assigned a different amount of units of benefit. For example, a single-family dwelling is four units of benefit, apartments are 3 units per dwelling, a commercial building is 10 units and vacant land is 1 unit per acre or a maximum of 10 units.

<sup>12</sup> CSA No. 135's regional communications system involves an 800-megahertz radio signal operated by County Sheriff.

<sup>13</sup> San Diego LAFCO's approval to activate CSA No. 135's latent powers in 2008 fulfilled the first of a three-part County plan to extend fire protection throughout the unincorporated area and marked by initially assuming services for nearly one dozen volunteer companies. The second part was approved by LAFCO in December 2011 and expanded the latent powers area by over 136,000 acres and in step with the concurrent dissolutions of five dependent special districts: CSA Nos 109, 110, 111, 112, and 113. The third part involves dissolution of independent special districts and concurrent expansion of CSA No. 135's latent powers to assume fire protection responsibilities therein. This final step commenced in 2015 with LAFCO approving reorganizations involving Pine Valley and Rural FPDs. A joint-reorganization to dissolve Julian-Cuyamaca FPD and transfer all fire protection and emergency medical services to County Fire Authority through CSA No. 135 is also part of this third phase.

<sup>14</sup> This classification followed an examination of the community's fire protection capability and exceeded the County's goal of an ISO 8 classification. The previous rating for CSA No. 135 was ISO 10, the lowest on the ISO classification scale of 10-1. The ISO 3/3X classification elevated CSA No. 135 into the top 10% nationally.

<sup>15</sup> CALFIRE personnel assigned to County Fire Authority work three days straight at their assigned station followed by four days off. The seven-member crew assigned to each station includes: (a) two fire captains; (b) two engineers; (c) two firefighters/paramedics; and (d) additional fire captain or firefighter/paramedic. San Diego County Fire Authority is currently responsible, under CSA No. 135, to provide fire protection and EMS services to the six areas proposed for annexation to Alpine FPD. Current staffing for the Fire Authority is 3 personnel on Basic Life Service (BLS) fire engine from the Harbison Canyon Fire Station (Station No. 24) located at 551 Harbison Canyon Rd. Due to current access, terrain and closest unit concept, the Alpine FPD also responds to various addresses in the affected areas. As the successor to the Rural FPD, CSA No. 135 has authorization to collect a benefit fee ranging from \$50-\$100 annually.

## Affected Local Agencies

The affected territory lies within the jurisdictional boundaries of the following local agencies directly subject to San Diego LAFCO.<sup>16</sup>

- San Diego County Sanitation District
- Padre Dam Municipal Water District
- San Diego County Water Authority
- Metropolitan Water District of Southern California
- Resource Conservation District of Greater San Diego County
- San Diego County Flood Control District

## DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications – the reorganization proposal to transfer fire protection and EMS within the affected territory from the County Fire Authority through CSA No. 135 to Alpine FPD. The Commission may also consider applying conditions so long as it does not directly regulate land use, property development, or subdivision requirements. Specific action approvals underlying the proposed reorganization under LAFCO law follows.

- 1) Amendments to Alpine FPD’s sphere of influence to include approximately 657 acres of the affected territory divided between 656 acres in Area A and 1.5 acres in Area E.
- 2) Amendment to CSA No. 135’s service-specific sphere of influence specific for fire protection and EMS to remove all of the affected territory.
- 3) Annexation of all the affected territory to Alpine FPD.<sup>17</sup>
- 4) Divestiture of all the affected territory from CSA No. 135’s activated fire protection and EMS latent power boundary.

Additional discussion with respect to proposal purpose and Commission focus follows.

## Proposal Purpose

The underlying purpose of the reorganization proposal is to transfer fire protection and EMS responsibilities within the affected territory from the County Fire Authority through CSA No. 135 to Alpine FPD. The affected territory was previously located within the jurisdictional boundary of the San Diego Rural FPD, which was dissolved by San Diego LAFCO in 2015 and placed within CSA No. 135’s activated fire protection and EMS latent power boundary as the

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<sup>16</sup> 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. Notice of the proposal and hearing were provided to the agencies.

<sup>17</sup> Area F is part of a large unserved island known as Island 3, which contains a total of 3,335 acres. 482 acres of Island 3 are proposed for annexation to Alpine FPD as Area F. The remaining Area F/Island 3 territory is proposed for annexation to Lakeside FPD and San Miguel Consolidated FPD, and inclusion within CSA No. 135 fire protection/EMS, respectively, as part of the “CSA No. 135 Island Reorganization.” (SA16-20; RO16-20).

successor agency.<sup>18</sup> However, and pertinent to this proposal, the majority of the affected territory was also retained within the Alpine FPD sphere in anticipation of a later change of organization to annex the affected territory to Alpine FPD. The retention of the affected territory within the Alpine FPD sphere acknowledged the Commission’s anticipation of the lands’ future annexation to Alpine FPD when the timing was deemed appropriate. Alpine FPD’s resolution of application states the proposal is intended “to ensure the long-term provision of structural fire protection and emergency medical services to parcels within District islands.” In addition, approximately 657 acres of territory outside of the Alpine FPD sphere and adjacent to Areas A and E are proposed for inclusion within the reorganization in step with streamlining services in the region.<sup>19</sup> These adjacent areas are portions of larger parcels that are within the Alpine FPD sphere and are also part of the proposed reorganization. Annexation of Areas A and E to Alpine FPD requires concurrent amendments to the sphere to achieve consistency with the proposed reorganization.

### Commission Focus

Staff has identified three central and sequential policy items for San Diego LAFCO in considering the merits of the reorganization proposal. These central policy items for Commission consideration are the stand-alone merits of (a) amending the Alpine FPD sphere of influence to include the 657 acres within Areas A and E, (b) timing of the reorganization involving annexation of all the affected territory to Alpine FPD and divestiture from CSA No. 135, and (c) whether discretionary modifications and/or terms are appropriate. The Commission must also consider other relevant statutes within and outside of LAFCO law as detailed in the succeeding sections.

### ANALYSIS

The analysis of the reorganization proposal is organized into two subsections below. The first subsection considers the three central and sequential policy issues introduced in the preceding section. This pertains to evaluating the merits of the amendments to the Alpine FPD sphere of influence involving Areas A and E, the timing of the reorganization itself, and whether approval modifications and/or terms are appropriate. The second subsection considers other germane issues under LAFCO law or applicable State statutes and highlighted by the California Environmental Quality Act (CEQA).

### Central Policy Items

#### Item No. 1 | Sphere of Influence Amendments

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<sup>18</sup> The 2015 dissolution of San Diego Rural FPD was part of the County’s 2008 plan for regionalization of fire protection and EMS services in the unincorporated area.

<sup>19</sup> Area A contains APN 402-180-12, which is proposed for annexation to Alpine FPD. The parcel totals 1,080 acres, of which 656 acres presently lie outside of the Alpine FPD sphere.

The reorganization proposal necessitates San Diego LAFCO approval of two related sphere of influence actions under Government Code Section 56375.5. The first action involves expanding Alpine FPD’s sphere to include a 656 acre portion of Area A and a 1.5 acre portion of Area E to achieve consistency with the proposed jurisdictional changes. (The remainder of the affected territory has been located within Alpine FPD’s sphere since its establishment by LAFCO in 1983.) The second action involves removing all of the affected territory from the service-specific sphere established for CSA No. 135 for fire and EMS. Consideration of both amendment actions is premised on the Commission’s statutory task to designate spheres to demarcate the affected agencies’ appropriate current and future service areas relative to community benefits and needs as determined by the membership. Consideration is further premised on the use of spheres as policy tools to inform subsequent decision-making and applicability to known and/or future proposals.

Staff believes it would be appropriate for the Commission to proceed and approve both sphere amendments for the cumulative effect of recognizing Alpine FPD as the best current and future service provider for the affected territory. The central factor underlying the merits of the sphere amendments tie to the primary access to the affected territory – including the portion currently outside the Alpine FPD sphere – is through the Alpine FPD jurisdictional boundary based on the location of the two subject agencies’ existing fire stations. Approval of the sphere amendments would recognize these proximity considerations as well as the affected territory’s existing social and economic ties with the surrounding unincorporated Alpine community and by extension therein with Alpine FPD.

### **Conclusion | Merits of the Sphere Amendments**

Approval of the sphere of influence amendments to designate Alpine FPD – and not CSA No. 135 – as the appropriate current and future provider of fire protection and EMS for *all* of the affected territory is warranted (emphasis added). Justification is marked by the preceding analysis and highlighted by the existing accessibility of the affected territory to Alpine FPD. Additional analysis supporting the conclusion is provided in Appendix A.

### **Item No. 2 | Reorganization Timing**

The reorganization proposal includes two concurrent changes of organization involving the affected territory and divided between the (a) annexation to Alpine FPD and (b) divestiture from CSA No. 135’s activated fire protection and EMS powers. State law emphasizes San Diego LAFCO consider the timing of the reorganization relative to the need and adequacy of the subject services as well as consistency with various local policies. This latter item – notably – includes the effects of the reorganization on the Commission’s legislative directive to enact orderly and efficient local government.



Staff believes the timing of the reorganization is appropriate and highlighted by the analysis of the specific factors required for consideration under LAFCO law anytime changes of organization – including annexations and divestitures of authorized services – are proposed. The majority of the prescribed factors focus on the impacts of the reorganization on the administrative, service, and financial capacities of the receiving agency: Alpine FPD (emphasis added). No single factor is determinative. The analysis also takes into account unique and germane local conditions underlying the proposal, including the Commission’s 2015 approval for dissolution of San Diego Rural FPD, which anticipated a future submittal by Alpine FPD to annex the dissolved territory within the Alpine FPD’s sphere of influence. A summary of key conclusions generated in the review of these items follows.

- Service Needs

The present and planned land uses of the affected territory merits organized fire protection and EMS. This need is highlighted by an existing residential population of approximately 271 coupled with providing front-line defense to encroaching wildland events from surrounding public and open-space areas. Additional details follow.

- The Commission has previously designated Alpine FPD as the appropriate future and long-term service provider for the majority of the affected territory through the long-standing inclusion of the subject lands within the sphere of influence. Annexation now to Alpine FPD accomplishes this standing expectation of the Commission and supported by both subject agencies.
- Alpine FPD reports it responded to 140 mutual aid responses within County Fire Authority territory over the last five years, which averages to 28 responses per year or two per month. The majority of these incidents involved the affected territory.

- Service Capacities and Levels

Alpine FPD presently provides fire protection and EMS immediately adjacent to the affected territory and through the majority of the Alpine Community Planning Area. Alpine FPD reports over 1,500+ annual onsite responses ranging from structure fires, traffic collisions, vehicle fires, wild land fires, and medical aids. Information collected and analyzed in reviewing the reorganization proposal indicates Alpine FPD has sufficient capacities available to assume fire protection and EMS demands in the affected territory without adverse impacts to existing constituents. This includes noting the following and related factors:

- The affected territory will receive an increased level of service from Alpine FPD given the central location of its fire station to all six areas and positioned therein to provide shorter response times.<sup>20</sup> Alpine FPD also provides a minimum engine staffing of four personnel compared to three by the County Fire Authority.
- No significant new or additional facilities or equipment would be needed for Alpine FPD to assume service responsibility for the affected territory.

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<sup>20</sup> The affected territory is presently served by the County Fire Authority by way of CALFIRE Station 24 at 551 Harbison Canyon Road, which provides a minimum staffing of three personnel. Alpine FPD operates out of 1364 Tavern Road and provides one full-time staffed Type I or Type III Engine Company with minimum staffing of four personnel that includes at least one licensed paramedic accredited to work in San Diego County. The engines are staffed 24/7 with a qualified fire captain supervisor, certified driver operator, and two firefighters.

- Alpine FPD has cooperative agreements with the following surrounding agencies to help manage extraordinary and/or otherwise high demand conditions: Lakeside FPD; Viejas Fire Department (FD); El Cajon FD; La Mesa FD; Lemon Grove FD; Barona FD; Santee FD; Bonita Sunnyside FPD; U.S. Forest Service; and CALFIRE. (A cooperative agreement with the County Fire Authority is pending.)
  
- Service Funding and Costs  
Alpine FPD has the financial resources to assume and provide fire protection and EMS in support of existing and planned development within the affected territory. This comment is reflected in the staff analysis of Alpine FPD's recent audited statements which shows the District remained profitable in each of the last three audited fiscal years with an average total margin of 8%. Further, and as detailed in the succeeding section, Alpine FPD will offset its cost through additional property taxes per its negotiated agreement with the County as well as collect its existing special benefit tax on all dwelling units.
  
- Local Conditions  
Staff is aware the reorganization filing by Alpine FPD is contested by several community members. Submitted comments of opposition received by LAFCO express doubts regarding Alpine FPD's ability to adequately serve the affected territory and requests retention within CSA No. 135 and the County Fire Authority. The level and extent of this opposition, however, is not known and would be appropriately vetted during the subsequent protest proceedings.

### **Conclusion | Merits of Reorganization Timing**

The timing of the reorganization and transfer therein of fire protection and EMS within the affected territory from the County Fire Authority through CSA No. 135 to Alpine FPD is warranted. Justification is marked by the preceding analysis and highlighted by the immediate ability of Alpine FPD to provide increased service levels through shorter response times without impacting existing constituents. This conclusion acknowledges there is opposition to the reorganization in the community. The extent of the opposition is not known, however, and can be appropriately vetted during protest proceedings. Additional analysis supporting the conclusion is provided in Appendix B.

### Item No. 3 | Modifications and Terms

No boundary modifications to the reorganization proposal requested by Alpine FPD have been identified by staff meriting consideration by San Diego LAFCO at this time. Approval would substantially annex all non-jurisdictional territory within Alpine FPD’s sphere of influence with limited exceptions and consolidate fire protection and EMS for the Alpine region.<sup>21</sup> Standard terms are also recommended.<sup>22</sup>

#### Conclusion | Modifications and Terms

No modifications appear warranted. Standard terms are recommended.

### Other Statutory Considerations

#### Exchange of Property Tax Revenues

California Revenue and Taxation Code (RTC) Section 99(b)(6) requires the adoption of a property tax exchange agreement by the subject local agencies before LAFCOs can consider jurisdictional changes. Markedly, and pertinent to this reorganization proposal, RTC Section 99(b)(5) allows the County Board of Supervisors to adopt a single resolution establishing a tax exchange on behalf of the two subject agencies given both are special districts. To this end, at its January 29, 2019 meeting, the Board of Supervisors is expected to approve a negotiated tax exchange covering the proposal to increase the Annual Tax Increment (ATI) and proportionally transfer 100% of all property tax proceedings assigned to CSA No. 135 to Alpine FPD. The total monetary value of the adopted exchange for the 2017-2018 fiscal year is \$7,873. Based on the negotiated ATI, an estimated \$18,062 in future revenue will also be transferred to Alpine FPD, totaling an estimated \$25,935 annually.

#### Environmental Review

CEQA requires San Diego LAFCO to assess whether impacts would result from activities approved under the Commission’s statutory authority. Accordingly, San Diego LAFCO is tasked with making two distinct determinations as lead and responsible agency under CEQA with respect to considering the reorganization filed by Alpine FPD. This involves the (a) accommodating sphere of influence amendments and the (b) reorganization itself. Staff’s analysis and recommendations follow.

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<sup>21</sup> Area F contains unserved island territory within Alpine FPD’s sphere that will become part of Lakeside FPD, San Miguel Consolidated FPD, and CSA No. 135 via respective annexations and latent powers area expansions as part of the “CSA No. 135 Islands 2, 3, & 4 Reorganization” (RO16-20). Area C contains portions of tribal reservation lands that receive fire protection/EMS services from the Viejas Fire Department and will be excluded from the Alpine FPD sphere. Area E contains a 40 acre portion of an adjacent parcel which will be removed from the Alpine FPD sphere.

<sup>22</sup> Alpine FPD requested terms for the reorganization in its resolution of application; however, LAFCO standard terms will adequately cover the FPD’s request.

- San Diego LAFCO serves as lead agency under CEQA for the accommodating sphere of influence amendments. These amendments involve adding the remaining 657 acres of the affected territory in Areas A and E to Alpine FPD’s sphere and concurrently removing all of the affected territory from CSA No. 135’s service-specific sphere for fire and EMS. Staff has determined the activity is a project under CEQA, but exempt from further review under the “general rule” provision provided under State CEQA Guidelines Section 15061(b)(3). This exemption appropriately applies given it can be seen with certainty spheres are planning policies and any amendments do not make any changes to the environment or authorize any new uses or services.
- Alpine FPD serves as lead agency under CEQA for the reorganization and proposal therein as the initiating agency to annex all of the affected territory to Alpine FPD and concurrent service divesture from CSA No. 135 for fire and EMS. Alpine FPD has determined the reorganization is a project under CEQA, but collectively exempt from further review under State CEQA Guidelines Sections 15320 and 15061(b)(3), respectively, in adopting their resolution of application on September 20, 2016. Staff independently determines these are appropriate findings given the lands are already within an authorized fire protection and EMS service provider (15320) and the reorganization will not change the geographic area where services are presently authorized, and because it can be seen with certainty that there is no possibility for the proposed project to significantly impact the environment (15601(b)(3)).

### **Protest Proceedings**

An approval of the reorganization by San Diego LAFCO would require protest proceedings under Government Code Section 57000. As allowed under State law and further contemplated under local policy the Executive Officer would be delegated the responsibility to administer the protest proceedings and hold a noticed hearing to accept written objections filed by registered voters and/or landowners within the affected territory. The following thresholds would apply in valuing protests and determining next steps:

- Should less than 25% of (a) registered voters and/or (b) landowners holding less than 25% of the assessed value of land within the affected territory file written protests the reorganization will be ordered without an election.
- Should 25% to 50% of (a) registered voters and/or (b) landowners holding 25% to 50% of the assessed value of land within the affected territory file written protests the reorganization will be ordered subject to an election at a future date.
- Should more than 50% of (a) registered voters and/or (b) landowners holding 50% or more of the assessed value of land within the affected territory file written protests the reorganization will be terminated.

Should the Commission proceed with an approval, staff has tentatively scheduled a protest hearing for the reorganization at 10:00 am on Tuesday, March 12, 2019 in the LAFCO office at 9335 Hazard Way, Suite 200, in San Diego. Notice for the protest hearing would be provided to landowners and registered voters no less than 21-days in advance.<sup>23</sup> Further – and importantly should this apply – all protest forms received by LAFCO would need to be signed on or after the date the protest hearing is noticed; signatures dated ahead of the noticing of the protest hearing are invalid under State law.

## **RECOMMENDATION**

Staff recommends approval of the reorganization proposal with the conforming sphere amendments. This recommendation is consistent with Alternative One in the proceeding section and provides for the orderly transfer of fire protection and EMS for the affected territory from the County Fire Authority through CSA No. 135 to Alpine FPD. The reorganization recognizes Alpine FPD is positioned to provide an increased level of service given the central geographic position of its fire station and related resources to all six areas comprising the affected territory. Further, Alpine FPD’s decision by its elected representatives to file for annexation coupled with the analysis of the factors required under LAFCO law serves to sufficiently quantify the timing is right to proceed with reorganization at this time. Additional pertinent details underlying the approval recommendation follows.

- Approval would be subject to protest proceedings. This ensures all community members – landowners and/or registered voters – will have the opportunity to directly participate in the decision-making with respect to proceeding with the reorganization if approved by the Commission.
- Approval of standard terms are recommended and would need to be completed within one calendar year unless a time extension is requested and approved.

## **ALTERNATIVES FOR ACTION**

The following alternative actions are available to San Diego LAFCO and can be accomplished with a single-motion:

### Alternative One (recommended):

Approve the sphere amendments and reorganization subject to protest proceedings and standard terms through the adoption of the attached draft resolution.

### Alternative Two:

Continue the item to either the next regular meeting set for March 4, 2019 or a special meeting at a designated time and place. This option includes providing direction to staff for any additional information as requested.

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<sup>23</sup> Official protest forms for both landowners and voters are available on the LAFCO website with additional instructions.

**San Diego LAFCO**

February 4, 2019 Regular Meeting

Agenda Item No. 12 | Proposed "Alpine Islands Reorganization" (Alpine FPD and CSA No. 135)

Alternative Three:

Disapprove the reorganization and direct the Executive Officer to execute a conforming resolution. This option would preclude a similar proposal being presented to the Commission for a period of no less than one year.

**PROCEDURES FOR CONSIDERATION**

This item has been placed on the agenda as part of a noticed public hearing. The following procedures, accordingly, are recommended in the consideration of this item:

- 1) Receive verbal report from staff unless waived;
- 2) Invite comments from the applicant, Alpine FPD;
- 3) Open the hearing and invite audience comments; and
- 4) Close the hearing, discuss item, and consider action on recommendation.

On behalf of staff,



Robert Barry, AICP  
Chief Policy Analyst

Appendices:

- A) Written Sphere of Influence Determinations Per Government Code Section 56425
- B) Analysis of Proposal Review Factors Per Government Code Section 56668

Attachments:

- 1) LAFCO Draft Resolution of Approval
- 2) Alpine FPD Resolution of Application
- 3) County of San Diego Resolution on behalf of CSA No. 135 to Divest Fire and EMS for the Affected Territory
- 4) County of San Diego Resolution Approving a Negotiated Property Tax Exchange
- 5) Listing of all Affected APNs in Affected Territory
- 6) Public Comments on the Reorganization Proposal Received as of January 22, 2019

## APPENDIX A

### Government Code Section 56425 Sphere of Influence Determinations

#### 1) The present and planned land uses, including agricultural and open-space lands.

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The affected territory is entirely unincorporated and spans approximately 10.34 square miles or 6,166-acres and lies 14 miles to the east of the closest incorporated community, City of El Cajon. The affected territory is located within the County of San Diego's Alpine Community Planning Area. The Alpine FPD's jurisdictional boundary and sphere of influence includes the unincorporated community of Alpine, which serves as the social and economic center for the affected territory and includes an overall estimated population of 17,913 (SANDAG 2016). The community of Alpine is surrounded by portions of the Cleveland National Forest and is bisected into northern and southern halves by I-8. The affected territory contains multiple land use designations including rural/semi-rural residential, open space, public agency lands, as well as industrial and tribal lands, but does not contain agricultural uses.

#### (2) The present and probable need for public facilities and services in the area.

---

Existing and planned uses within the affected territory as described above merits organized fire protection and EMS. This need is highlighted by an existing residential population of 271 within the affected territory. The SANDAG Series 13 Regional Growth Forecast (2013) for the Alpine Community Planning Area projects the local residential population to grow in the region from 17,648 to 23,841 (approximately 35%) between 2012-2050. However, significant local growth that would increase the need for public facilities and services is not anticipated over the next five years

#### (3) The present capacity of public facilities and adequacy of public services the agency provides or is authorized to provide.

---

Alpine FPD presently provides fire protection and EMS services immediately adjacent to the affected territory and throughout the majority of the Alpine Community Planning Area. Alpine FPD's capacity of facilities and provision of authorized services were last reviewed by LAFCO in 2013 and were determined to be adequate for present and planned needs. Information collected and analyzed in reviewing the subject reorganization proposal affirms Alpine FPD has sufficient capacities available to assume fire protection and emergency medical service levels in the affected territory without impacting existing constituents.

**(4) The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.**

---

The affected territory has existing communities of interest with Alpine FPD through common economic and social ties to the Alpine community. The Commission has previously recognized these ties by placing the majority of the affected territory within the Alpine FPD sphere of influence. Expanding the Alpine FPD sphere to include the remainder of the affected territory is consistent with the economic and social ties existing with Alpine FPD and those previously recognized as relevant by the Commission.

**(5) The present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.**

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As of 2016, no qualifying disadvantaged unincorporated communities have been identified within the affected territory or within the existing Alpine FPD sphere of influence.



## APPENDIX B

### Government Code Section 56668

#### 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, during the next 10 years.**
- 

The affected territory spans approximately 10.34 square miles or 6,166 unincorporated acres and is located approximately 14 miles to the east of the closest incorporated community, City of El Cajon. The affected territory is located within the Alpine Community Planning Area of unincorporated San Diego County and development is guided by the land use designations of the County General Plan and the Alpine Community Plan. The unincorporated community of Alpine includes an estimated population of 17,913 (SANDAG 2016) and is bisected into northern and southern halves by I-8. Alpine FPD's service area and sphere of influence includes the unincorporated community of Alpine and is surrounded by portions of the Cleveland National Forest on the north, east, and south. The affected territory includes a number of different land use designations ranging from rural and semi-rural residential to open space and public agency lands, as well as industrial and tribal lands. Local elevation ranges between 1,800 and 4,100+ feet above sea-level, with Viejas Mountain as the highest local peak at 4,189 feet. The surrounding lands of the affected territory are largely dedicated to public and tribal uses and marked by the Cleveland National Forest, the El Capitan and Loveland Reservoirs, and the Capitan Grande and Viejas tribal reservation areas. The affected territory includes 6 distinct annexation areas that are primarily located within the adopted sphere of influence for the Alpine FPD but are not located within the FPD's service area. San Diego LAFCO estimates the total resident population within the affected territory is 271. Existing County land use policies contemplate no significant new growth within or adjacent to the affected territory within the next 10 years. Total assessed value (land and structures) in the affected territory is \$50.742 million as of September 2017.

- 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 acts as the primary purveyor of general governmental services to the affected territory. This includes community planning, roads, street lighting, and law enforcement. There are also several local governmental agencies that provide individual services to the affected territory. This includes the Padre Dam Municipal Water District (potable water and wastewater), San Diego County Sanitation District (wastewater), Resource Conservation District of Greater San Diego County (watershed & soil conservation)

and San Diego County Flood Control District (flood control). This proposal affects only fire protection and emergency medical services and is the focus of the succeeding analysis.

- **Baseline |  
CSA No. 135 (County Fire Authority) as Service Provider**

The County Fire Authority through CSA No. 135 is the current provider of fire protection and EMS services within the affected territory. County Fire Authority serves approximately 1.5 million unincorporated acres in San Diego County – including all surrounding lands to Alpine FPD – and does so through a contract with CALFIRE. County Fire Authority currently contracts 119 CALFIRE sworn staff. This contracted staff augments the 148 CALFIRE fire suppression personnel permanently assigned to San Diego County along with an additional 180 seasonal firefighters. The contract also provides CALFIRE’s assigned Unit Chief for San Diego County doubles as the County Fire Authority Chief. Total CSA No. 135 dispatch incidents average 5,567 responses annually. CSA No. 135 would divest its activated fire protection and emergency medical service powers within the affected territory concurrently with annexation to Alpine FPD. The affected territory is presently served from CALFIRE Station 24, located at 551 Harbison Canyon Road. Station 24 is staffed with career and reserve firefighters and operates one Type 1 fire engine and one water tender with a minimum staffing of three personnel. The six areas comprising the affected territory (Areas A-F) are all located either north or east of Station No. 24. Areas A, B, C, and D are all geographically located closer to the Alpine FPD station located at 1364 Tavern Road, Alpine. Areas E and F are both roughly equidistant between Station No. 24 and the Alpine FPD station. However, the County through CSA No. 135 has agreed to divest its fire protection and emergency medical service powers and support annexation of the affected territory to Alpine FPD, including Area E and a 482 acre portion of Area F.

- **Reorganization |  
Alpine FPD as Service Provider**

Should the Commission approve the reorganization proposal Alpine FPD would assume fire protection and EMS services for the affected territory from its fire station located at 1364 Tavern Road, Alpine. Alpine FPD provides one full-time staffed Type I or Type III Engine Company with minimum staffing of four personnel that includes at least one licensed paramedic accredited to work in San Diego County. The engines are staffed 24/7 with a qualified fire captain supervisor, certified driver operator, and two firefighters. The six areas comprising the affected territory (Areas A-F) surround the centrally-located Alpine FPD station on Tavern Road. Areas A, B, C, and D are all geographically located closer to the Alpine FPD station, while Areas E and F are both equidistant between CALFIRE Fire Station No. 24 and the Alpine FPD station. The following table summarizes Alpine FPD annual onsite demands – including agency responders – since 2014.

Annual Incidents in Alpine FPD Boundary 2014-2018 (Source: Alpine FPD)						
Year	2014	2015	2016	2017	2018	Average
Total Dispatched Incidents	1351	1453	1509	1676	1616	1521
Total Incidents – Responding Agency						
- Alpine FPD Only	84%	62%	65%	66%	66%	69%
- County/CALFIRE Only	2%	5%	2%	1%	1%	2%
- Other Mutual/Auto Aid Agencies	14%	33%	34%	33%	33%	29%
Alpine FPD Mutual Aid Provided Incidents	126	164	305	215	217	205

The table reflects Alpine FPD is the primary responding agency within its jurisdictional boundary, handling almost 70% of the total incidents between 2014-2018. Other cooperative mutual aid agencies responded to approximately 30% of the total incidents; however, many of those mutual aid incidents received multi-agency responses including Alpine FPD. Demands within the affected territory and within the six distinct areas is projected to be less than 3 per month and translate to less than 3% of the existing Alpine FPD monthly workload.

**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 reorganization proposal would support the affected territory’s social and economic ties to the Alpine FPD and the unincorporated Alpine community. These ties have been recognized by San Diego LAFCO and are highlighted by the long-term inclusion of approximately 90% of the affected territory within Alpine FPD sphere of influence. Additionally, anticipation of future annexation of the affected territory to Alpine FPD was telegraphed per the Commission’s 2015 dissolution of San Diego Rural FPD and retention of the affected territory within Alpine FPD’s sphere. Following reorganization and conforming sphere amendments in Areas A, C, E, and F, Alpine FPD would become the primary provider of fire protection and EMS services throughout its sphere of influence.

**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.**

The Commission has previously determined the affected territory merits organized fire protection and emergency medical services in support of current and planned development as evident by approving the formation of the San Diego Rural FPD in 1983. In 2005 and again in 2007, the Commission prepared a series of studies exploring opportunities to improve fire protection services throughout the unincorporated area in response to several significant fire events in San Diego County. Collectively these studies led to a recommended three-phase regional approach by the County of San Diego through CSA No. 135 to consolidate fire protection services into an empowered single local agency, and in doing so remedy all unserved and underserved unincorporated areas. The latter category – notably – included

the Commission’s 2015 approvals for dissolution of San Diego Rural FPD and concurrent expansion of CSA No. 135’s activated fire protection and EMS service area. At that time, the Commission retained the majority of the affected territory within the Alpine FPD sphere in anticipation of future annexation. Alpine FPD’s submitted reorganization proposal for annexation of the affected territory, accordingly, is consistent with the Commission’s 2015 determinations. The proposal would not induce or otherwise facilitate the loss of open-space lands, and as such does not conflict with Government Code Section 56377.

**e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.**

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No portion of the affected territory qualifies as agricultural lands under LAFCO law. The reorganization proposal is specific to transferring fire protection and EMS services between two local governmental agencies and would have no effect on maintaining the physical and 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.**

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The boundary of the affected territory is certain and known with surveyed metes and bounds on file with LAFCO. Approval would be termed on the submittal of a map and geographic description of the affected territory for both the (a) annexation to Alpine FPD and (b) concurrent divestiture of the latent power fire protection and emergency medical services area of CSA No. 135 consistent with the requirements of the State Board of Equalization. Approval of the reorganization and conforming sphere amendments for Areas A, C, E, and F would also result in the Alpine FPD jurisdictional boundary becoming coterminous with the adopted sphere of influence by eliminating six existing non-jurisdictional “islands.”

**g) A regional transportation plan adopted pursuant to Section 65080.**

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The proposal does not involve new development or other changes that would generate or otherwise affect traffic, transportation, or circulation. Therefore, the proposal will not conflict with San Diego Forward, the regional transportation plan prepared and adopted by San Diego Association of Governments or SANDAG.

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

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The affected territory is entirely unincorporated and subject to the land use policies of the County of San Diego. The County’s implementing land use policy document for the affected territory are specified by the Alpine Community Plan, which contemplates the role and need for organized fire protection and emergency medical services to support current and planned development.

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

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As detailed in the accompanying agenda report, the majority of the affected territory is presently located within the sphere of influence of the Alpine FPD with the exception of approximately 656 acres within Area A and approximately 1.45 acres in Area E. Annexation of Areas A and E to Alpine FPD would require concurrent amendments to the sphere to achieve consistency with the proposed changes of organization. Approval of the reorganization to annex the affected territory to Alpine FPD would be consistent with the sphere designation and in accordance with the Commission's previous identification of Alpine FPD as the appropriate future provider of fire protection and emergency medical services to the majority of the affected territory.

**j) The comments of any affected local agency or other public agency.**

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Alpine FPD serves as lead applicant and adopted its resolution of application initiating the reorganization and conforming sphere of influence amendments at a noticed public hearing held on September 20, 2016. CSA No. 135 through the County of San Diego adopted its resolution of divestiture in support of the reorganization and consent therein to remove the affected territory from the Fire Authority at a noticed public hearing on January 29, 2019. No other public agencies have provided comments as of the agenda report publication.

**k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.**

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Information collected and reviewed as part of this proposal indicates the receiving entity – Alpine FPD – appears to have established sufficient financial resources and administrative controls therein relative to providing fire protection and EMS to the affected territory without impacting constituents. This statement is supported by the following factors.

- Alpine FPD's last audit covers 2017-2018 and shows the District finished with good liquidity levels with an agency-wide current ratio of 9.96 (i.e., \$9.96 in current assets for every \$1.00 in current liabilities).
- Alpine FPD finished 2017-2018 with sufficient capital as evident by a moderate debt ratio of 59.1% (i.e., \$59.10 out of every \$100.00 in net assets are financed.) This measurement significantly improves to 10.8% less pension obligations.
- Alpine FPD has remained profitable in each of the last three audited fiscal years with an average total margin of 8.1%. The most recent year – 2017-2018 – the total margin was 12.3%.

Should San Diego LAFCO approve the reorganization the County of San Diego and Alpine FPD have negotiated an agreement to exchange property tax revenue associated with the affected territory. The negotiated exchange provides Alpine FPD with an estimated \$25,935 in new property taxes in year one and shall adjust annually thereafter based on a 0.05 share of the 1% tax rate within the affected territory. The affected territory will also be subject to a benefit assessment approved by voters in 2001 and currently collects \$67.03 for every residential dwelling unit.

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

---

The majority of the affected territory – and in particular the more densely inhabited areas – already lies within and receives domestic water service from the Padre Dam Municipal Water District. Approval of the reorganization proposal is specific to transferring fire protection and EMS services between two local governmental agencies and would not affect the timely availability of water supplies within 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.**

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The reorganization proposal does not involve new development or other changes that may impact any local agencies in accommodating their regional housing needs. All potential residential units associated with the affected territory are already assigned to the County of San Diego. This assignment would not change as a result of proposal being approved.

**n) Any information or comments from the landowner or owners, voters, or residents of the affected territory.**

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LAFCO has received several written comments from local residents (landowners and/or voters) within the affected territory regarding the reorganization proposal. These comments generally outline opposition to the proposal for various reasons and marked by interest to remain within CSA No. 135 for fire protection and emergency medical services. Copies all comments received as of the publication date of the agenda report are attached.

**o) Any information relating to existing land use designations.**

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The County of San Diego General Plan and Alpine Community Plan designates a mix of land use designations for the affected territory. These designations range in intensity from open-space to commercial to semi-rural and rural residential.

**p) The extent to which the proposal will promote environmental justice.**

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As used in this review factor, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The proposed reorganization involves the transfer of service responsibilities for fire protection and emergency medical services between existing public agencies and does not include locating new public facilities. Therefore, the proposed reorganization is not anticipated to directly influence the promotion of environmental justice within the affected territory.

**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.**

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The affected territory includes six distinct areas that are proposed for inclusion within Alpine FPD. As of August 2012, the affected territory is identified on State maps as located within very high fire hazard zones and state responsibility areas. The affected territory is entirely unincorporated and subject to the safety element of the County of San Diego General Plan.

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**RESOLUTION OF THE SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION**

**APPROVING A REORGANIZATION AND ASSOCIATED  
SPHERE OF INFLUENCE AMENDMENTS**

**CONCURRENT ANNEXATION OF TERRITORY TO THE ALPINE FIRE PROTECTION DISTRICT AND  
DIVESTITURE OF FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE LATENT POWERS  
FROM COUNTY SERVICE AREA NO. 135  
(RO16-15 ET AL.)**

**WHEREAS**, on November 3, 2016, the Alpine Fire Protection District (FPD) filed a resolution of application with the San Diego County Local Agency Formation Commission, hereinafter referred to as “Commission,” pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

**WHEREAS**, the Alpine FPD’s application requests annexation of approximately 6,166 acres of territory and concurrent sphere of influence amendments affecting 657 acres; and

**WHEREAS**, the application filing by Alpine FPD is processed by the Commission as a reorganization proposal and is referred to as the “Alpine Islands Reorganization”; and

**WHEREAS**, on January 29, 2019, the County of San Diego, acting on behalf of CSA No. 135, approved the divestiture of latent powers for fire protection and emergency medical services within the affected territory included in the Alpine Islands Reorganization; and

**WHEREAS**, on January 29, 2019, the County of San Diego, acting on behalf of CSA No. 135, approved a negotiated property tax exchange for the affected territory included in the Alpine Islands Reorganization ; and

**WHEREAS**, the Commission’s Executive Officer has reviewed the Alpine Islands Reorganization proposal and prepared a report with recommendations; and

**WHEREAS**, the Executive Officer’s report and recommendations on the Alpine Islands Reorganization proposal and need for concurrent sphere of influence amendments 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 hearing along with reviewing the necessary concurrent sphere of influence amendments for consistency under Government Code Section 56375.5 on February 4, 2019.

**NOW, THEREFORE, BE IT RESOLVED**, the Commission hereby finds, determines, and orders the following:

1. The hearing was held on the date set therefore, and due notice of said hearing was given in the manner required by law.

2. At the hearing, the Commission called for, heard, and considered all interested parties and public comments and read and considered the Executive Officer's report.
3. The Commission serves as lead agency under the California Environmental Quality Act (CEQA) in considering two distinct "projects" associated with the Alpine Islands Reorganization proposal and as detailed in the Executive Officer's report: (a) accommodating sphere of influence amendments and the (b) Alpine Islands Reorganization itself. The Commission's findings follow.
  - a) The sphere of influence amendments qualify as a project, but are exempt from additional review per CEQA Guidelines section 15061(b)(3). This exemption appropriately applies because it can be seen with certainty spheres of influence are planning policies and amendments do not make any changes to the environment or authorize any new uses or services and thus there is no possibility that the activity in question may have a significant effect on the environment.
  - b) The Alpine Islands Reorganization qualifies as a project, but is exempt from additional review under CEQA Guidelines section 15320. This exemption appropriately applies given the affected territory is already within an authorized fire protection and emergency medical provider and the reorganization will not change the geographic area where services are authorized and exercised.
4. The Commission conditionally APPROVES the following sphere of influence amendments.
  - a) The sphere of influence for Alpine FPD is amended in Areas A and E to include the affected territory as shown in Exhibit A.
  - b) The CSA No. 135's service-specific sphere of influence for fire protection and emergency medical services is amended to remove all of the affected territory in Areas A-F as shown in Exhibit A.
5. The Commission conditions the approved sphere of influence amendments as described on the recordation of the associated Alpine Islands Reorganization identified as RO16-15 et al.
6. The written statements of the Commission addressing the mandatory factors required for consideration any time spheres of influence are adopted, amended, or updated under Government Code Section 56425 are provided as Exhibit B.
7. The Commission conditionally APPROVES the proposed Alpine Islands Reorganization proposal identified as RO16-15 et al. without modification or amendment and as shown in Exhibit A.
  - a. The following conditions must be satisfied within one calendar year – or February 4, 2020 – unless prior written request for an extension is received and approved by the Commission.
    - i. Completion of the 30-day reconsideration period provided under Government Code Section 56895.

- ii. Receipt and confirmation by the County of San Diego Assessor’s Office of the completeness of maps and geographic descriptions of the affected territory showing the (a) annexation to Alpine FPD and (b) service expansion of Alpine FPD and corresponding service divestiture of CSA No. 135.
  - iii. Payment of any outstanding fees associated with processing the proposal under the adopted LAFCO Fee Schedule.
- b. The following conditions apply upon and after the effective date of the Alpine Islands Reorganization as defined in No. 11 below:
  - i. Successor Agency. Upon and after effective date, Alpine FPD shall be the successor to CSA No. 135 for purpose of providing structural fire protection and emergency medical services to the affected territory, and succeeding to all of the rights, duties, and obligations with respect to enforcement, performance, or payment of any outstanding bonds, including revenue bonds, or other contracts and obligations within the territory previously included within CSA No. 135.
  - ii. Tax Revenues. Upon the effective date, all property tax revenues and voter-approved special tax or special assessment revenues (if any), received or receivable shall be shared in accordance with the approved tax exchange agreement.
- 8. Approximately 271 registered voters reside in the affected territory as designated by the Commission and the affected territory is therefore inhabited as defined in Government Code Section 56046.
- 9. The Commission delegates to the Executive Officer performing all conducting authority proceeding requirements under Government Code Section 57000.
- 10. Alpine FPD utilizes the regular assessment roll of the County of San Diego.
- 11. The effective date of the Alpine Islands Reorganization proposal shall be the date of recordation of the Certificate of Completion.
- 12. As allowed under Government Code 56107, the Commission authorizes the Executive Officer to make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED by the San Diego County Local Agency Formation Commission on February 4, 2019 by the following vote:

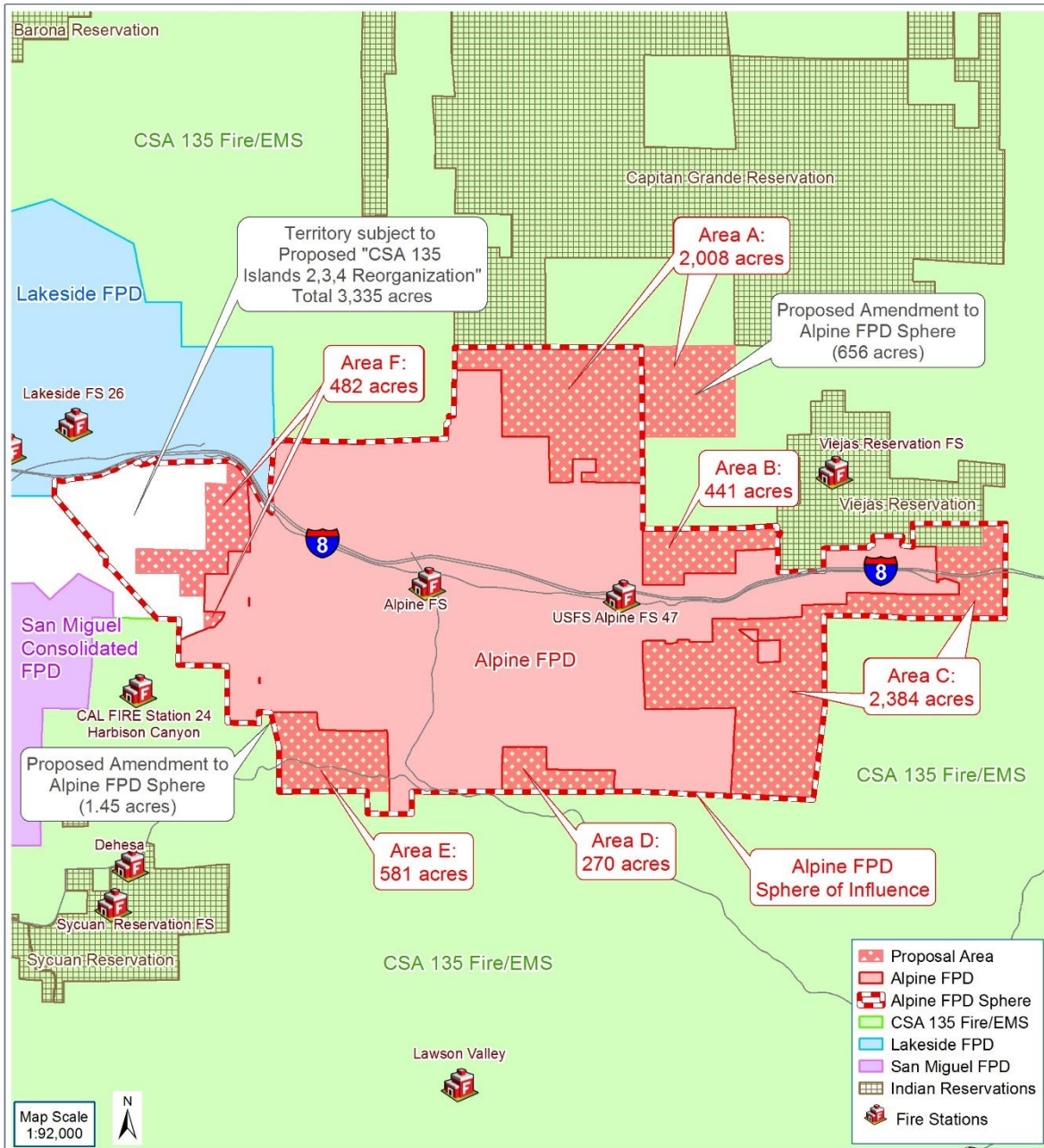
AYES:

NOES:

ABSENT:

ABSTAINING:

# Exhibit A



--Illustration Purposes Only--

DA16-15  
RO16-15

## PROPOSED "ALPINE ISLANDS REORGANIZATION"



This map is provided without warranty of any kind, either express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. Copyright SD LAFCO and SanGIS. All Rights Reserved. This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This map has been prepared for descriptive purposes only and is considered accurate according to SanGIS and LAFCO data.  
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Created by Dieu Ngu -- 1/23/2019

## EXHIBIT B

### Government Code Section 56425 Sphere of Influence Determinations

**1) The present and planned land uses, including agricultural and open-space lands.**

---

The affected territory is entirely unincorporated and spans approximately 10.34 square miles or 6,166-acres and lies 14 miles to the east of the closest incorporated community, City of El Cajon. The affected territory is located within the County of San Diego's Alpine Community Planning Area. The Alpine FPD's jurisdictional boundary and sphere of influence includes the unincorporated community of Alpine, which serves as the social and economic center for the affected territory and includes an overall estimated population of 17,913 (SANDAG 2016). The community of Alpine is surrounded by portions of the Cleveland National Forest and is bisected into northern and southern halves by I-8. The affected territory contains multiple land use designations including rural/semi-rural residential, open space, public agency lands, as well as industrial and tribal lands, but does not contain agricultural uses.

**(2) The present and probable need for public facilities and services in the area.**

---

Existing and planned uses within the affected territory as described above merits organized fire protection and EMS. This need is highlighted by an existing residential population of 271 within the affected territory. The SANDAG Series 13 Regional Growth Forecast (2013) for the Alpine Community Planning Area projects the local residential population to grow in the region from 17,648 to 23,841 (approximately 35%) between 2012-2050. However, significant local growth that would increase the need for public facilities and services is not anticipated over the next five years

**(3) The present capacity of public facilities and adequacy of public services the agency provides or is authorized to provide.**

---

Alpine FPD presently provides fire protection and EMS services immediately adjacent to the affected territory and throughout the majority of the Alpine Community Planning Area. Alpine FPD's capacity of facilities and provision of authorized services were last reviewed by LAFCO in 2013 and were determined to be adequate for present and planned needs. Information collected and analyzed in reviewing the subject reorganization proposal affirms Alpine FPD has sufficient capacities available to assume fire protection and emergency medical service levels in the affected territory without impacting existing constituents.

- (4) The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.**
- 

The affected territory has existing communities of interest with Alpine FPD through common economic and social ties to the Alpine community. The Commission has previously recognized these ties by placing the majority of the affected territory within the Alpine FPD sphere of influence. Expanding the Alpine FPD sphere to include the remainder of the affected territory is consistent with the economic and social ties existing with Alpine FPD and those previously recognized as relevant by the Commission.

- (5) The present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.**
- 

As of 2016, no qualifying disadvantaged unincorporated communities have been identified within the affected territory or within the existing Alpine FPD sphere of influence.



**A RESOLUTION OF APPLICATION BY THE  
ALPINE FIRE PROTECTION DISTRICT  
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION  
TO TAKE PROCEEDINGS FOR ANNEXATION OF AREAS WITHIN DISTRICT  
SPHERE OF INFLUENCE**

**RESOLUTION # 16/17-02**

**WHEREAS**, the Board of Directors of the Alpine Fire Protection District desires to initiate proceedings pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code, for annexation of Areas within the District's Sphere of Influence; and

**WHEREAS**, the proposed change of organization includes annexation of six areas referred to as Area A, B, C, D, E and F; and

**WHEREAS**, the proposed change of organization is consistent with the sphere of influence of the Alpine Fire Protection District; and

**WHEREAS**, the reasons for this proposed annexation are as follows:

- 1) To ensure the long-term provision of structural fire protection and emergency medical services to parcels within district islands; and

**WHEREAS**, the territory subject to the proposed annexation is inhabited and a description of the external boundary of the territory is set forth in Exhibits "A-F" attached hereto and by this reference incorporated herein; and

**WHEREAS**, it can be seen with certainty that there is no possibility that the proposed annexation may have a significant effect on the environment, thus exempting the annexation from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA); and

**WHEREAS**, the district requests that the proposed change of organization be subject to the following terms and conditions:

- 1) District benefit fee
- 2) District local codes and ordinances

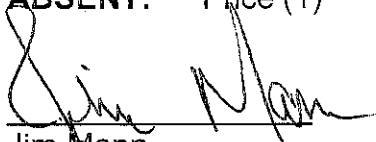
**NOW, THEREFORE**, let it be resolved that this Resolution of Application is hereby approved and adopted by the Board of Directors of the Alpine Fire Protection District. The Local Agency Formation Commission of San Diego County is hereby requested to take proceedings for the proposed changes of organization that includes the territory as described in Exhibits "A-F", according to the terms and conditions stated above and in the manner provided by the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000.

**WHEREAS**, the divestiture/removal of territory from the structural fire protection and emergency medical services latent powers area of County Service Area No. 135 can only be initiated by the Board of Supervisors after holding a public hearing per Government Code Section 56824.12(a). Completion of proceedings for annexation to the Alpine Fire Protection District shall accordingly be conditioned on the submittal to LAFCO of a resolution initiating the divestiture by the Board of Supervisors per Government Code Section 56885.5(a)(2); and

**NOW, THEREFORE**, let it be resolved that this Resolution of Application is hereby approved and adopted by the Board of Directors of the Alpine Fire Protection District. The Local Agency Formation Commission of San Diego County is hereby requested to take proceedings for the proposed changes of organization that includes the territory as described in Exhibits "A-F", according to the terms and conditions stated above and in the manner provided by the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000.

**PASSED AND ADOPTED** by the Board of Directors of the Alpine Fire Protection District, County of San Diego, State of California, at a regular meeting held on the 20<sup>th</sup> day of September, 2016 by the following vote:

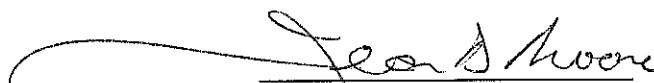
**AYES:** Mann, Easterling, Marugg, Fritz (4)  
**NOES:** (0)  
**ABSTAIN:** (0)  
**ABSENT:** Price (1)

  
\_\_\_\_\_  
Jim Mann  
Vice President

  
\_\_\_\_\_  
Jim Easterling  
Board Secretary

I, Jean D. Moore, Clerk of the Board of the Alpine Fire Protection District, do hereby certify that the foregoing Resolution No. 16/17-02 was duly passed, approved, and adopted by the Board at a regularly scheduled meeting of the Alpine Fire Protection District Board held on the 20<sup>th</sup> day of September, 2016.

Executed this 9/20/2016  
(Date of Execution)

  
\_\_\_\_\_  
Jean D. Moore  
Clerk of the Board

Alpine Fire Protection District



**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR DIVESTITURE OF STRUCTURAL FIRE AND EMERGENCY MEDICAL SERVICES LATENT POWERS FROM COUNTY SERVICE AREA 135 TO THE ALPINE FIRE PROTECTION DISTRICT**

WHEREAS, the San Diego County Board of Supervisors of County Service Area 135 (CSA 135) desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Gov. Code Sec 56000, et seq., for divestiture of fire and emergency medical services in territories within both CSA 135 and within the Alpine Fire Protection District's (Alpine FPD) sphere of influence from CSA 135 to the Alpine FPD;

WHEREAS, pursuant to Section 56654(b) of Chapter 1 of Part 3 of Division 3 of Title 5 of the Government Code, the divestiture of the power to provide particular functions or classes of services within all or part of the jurisdictional boundaries of a special district can only be initiated by the legislative body of that special district;

WHEREAS, the proposed change of organization is consistent with the spheres of influence for the subject agencies and includes the following jurisdictional change: Divestiture of Structural Fire and Emergency Medical Services Latent Powers in CSA 135 and the Alpine FPD;

WHEREAS, the reason for the proposed change of organization is: to ensure continuity of fire protection and emergency medical service for the territory of the Alpine FPD;

WHEREAS, the boundaries of the affected territory are depicted in Attachment D;

WHEREAS, the San Diego County Board of Supervisors has determined that pursuant to CEQA Guidelines Section 15378(b)(4), the proposed dissolution involves government fiscal activities which do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment, and that pursuant to Section 15378(b)(5), the proposed dissolution involves organization or administrative activities of governments that will not result in direct or indirect physical changes in the environment.;

WHEREAS, all other legal prerequisites to the adoption of this Resolution have been met; and

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT this Resolution of Divestiture is hereby approved and adopted by the San Diego County Board of Supervisors.

IT IS FURTHER RESOLVED THAT:

1. San Diego Local Agency Formation Commission (LAFCO) is hereby requested to take proceedings for the proposed change of organization that includes the territory as described in Attachment D;
2. The above recitals are true and correct;

Resolution No. \_\_\_\_\_  
Meeting Date: \_\_\_\_\_

**ATTACHMENT B**

3. The Director, County Fire Authority, or designee, is hereby authorized and directed to file a certified copy of this Resolution with the Executive Officer of the LAFCO; and
4. The Director, County Fire Authority, or designee, is hereby authorized and directed to prepare the necessary LAFCO Application documents, conduct investigations, and take any action necessary to process the application.

APPROVED AS TO FORM AND LEGALITY  
COUNTY COUNSEL

By Suedy Alfaro  
Senior Deputy County Counsel

**RESOLUTION REGARDING NEGOTIATED PROPERTY TAX EXCHANGE  
RELATIVE TO JURISDICTIONAL CHANGES**

WHEREAS, Revenue and Taxation Code Section 99 requires the negotiation of any exchange of property tax revenues occasioned by jurisdictional changes between the areas affected; and

WHEREAS, under such circumstances the Board of Supervisors is authorized to negotiate such property tax revenue exchanges on behalf of service areas or special districts; and

WHEREAS, the jurisdictional changes shown on the attached maps between the County, City and Special Districts are proposed; and

WHEREAS, the Board of Supervisors has determined, that pursuant to Section 15378(b)(4) of the State CEQA Guidelines, this property tax exchange is not subject to the environmental impact evaluation process because the proposed action involves fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; and

WHEREAS, the Board of Supervisors has negotiated with the affected Cities and Special Districts to determine an equitable exchange of property tax revenues applicable to such jurisdictional exchange; NOW THEREFORE

IT IS RESOLVED AND ORDERED that the Clerk of the Board of Supervisors shall, on behalf of the adopting agencies, notify the County Auditor and the San Diego Local Agency Formation Commission (LACFO) of such negotiated exchange of property tax revenues by forwarding to them a copy of this Resolution.

CCSF, 30.01, 8/84

NEGOTIATION OF PROPERTY TAX EXCHANGE  
 ALLOCATION OF ANNUAL TAX INCREMENT (ATI)

Proposal

Property Tax Exchange Resolution: CSA 135 Reorganization (Alpine Fire Protection District Annexation): DA-16-15; SA16-15.

Basis for Exchange:

- A. If the proposal is approved as submitted by LAFCO, the following table shows the exchange of annual tax increment (ATI) being transferred. In addition to the ATI, base revenue shall be transferred to the annexing agencies proportionate to the transfer of ATI:

<b>Areas A-E</b>		
Local Agencies	Current ATI	Renegotiated ATI
County General	0.13425528	0.10324432
CSA 135 Fire Protection & EMS	0.01898904	0.00000000
CSA 135 Regional Radio	0.00000000	0.00000000
CSA 135 Regional Radio Zone J	0.00000000	0.00000000
Alpine Fire Protection District	0.00000000	0.05000000
All Other Taxing Agencies	0.84675568	0.84675568
<b>Total</b>	<b>1.00000000</b>	<b>1.00000000</b>

<b>Area F</b>		
Local Agencies	Current ATI	Renegotiated ATI
County General	0.13723403	0.08723403
CSA 135 Fire Protection & EMS	0.00000000	0.00000000
CSA 135 Regional Radio	0.00000000	0.00000000
CSA 135 Regional Radio Zone J	0.00000000	0.00000000
Alpine Fire Protection District	0.00000000	0.05000000
All Other Taxing Agencies	0.86276597	0.86276597
<b>Total</b>	<b>1.00000000</b>	<b>1.00000000</b>

- B. If the proposal is not processed as submitted by LAFCO, no property tax exchange shall occur

NEGOTIATION OF PROPERTY TAX EXCHANGE  
 ALLOCATION OF ANNUAL TAX INCREMENT (ATI)

Proposal

Property Tax Exchange Resolution: CSA 135 Reorganization (Islands 2, 3, and 4): SA-16-20(a-e); RO 16-20; LP(E)16-20).

Basis for Exchange:

- A. If the proposal is approved as submitted by LAFCO, the following table shows the exchange of annual tax increment (ATI) being transferred. In addition to the ATI, base revenue shall be transferred to the annexing agencies proportionate to the transfer of ATI:

<b>Island 2</b>		
<b>Areas A &amp; B – Annex to Ramona MWD</b>		
Local Agencies	Current ATI	Renegotiated ATI
County General	0.15977777	0.10977777
Ramona MWD	0.00000000	0.05000000
All Other Taxing Agencies	0.84022223	0.84022223
<b>Total</b>	<b>1.00000000</b>	<b>1.00000000</b>

<b>Island 2</b>		
<b>Areas C, D, &amp; E – Annex to Lakeside FPD</b>		
Local Agencies	Current ATI	Renegotiated ATI
County General	0.13778555	0.08778555
Lakeside FPD	0.00000000	0.05000000
All Other Taxing Agencies	0.86221445	0.86221445
<b>Total</b>	<b>1.00000000</b>	<b>1.00000000</b>

<b>Island 2</b>		
<b>Areas F, G, &amp; H – Annex to CSA 135 Fire &amp; EMS</b>		
Local Agencies	Current ATI	Renegotiated ATI
County General	0.18363781	0.13363781
CSA No. 135	0.00000000	0.05000000
All Other Taxing Agencies	0.81636219	0.81636219
<b>Total</b>	<b>1.00000000</b>	<b>1.00000000</b>

Resolution No. \_\_\_\_\_  
 Meeting Date: \_\_\_\_\_

**ATTACHMENT C**

<b>Island 3</b>		
<b>Areas A &amp; B – Annex to Lakeside FPD</b>		
Local Agencies	Current ATI	Renegotiated ATI
County General	0.13593213	0.08593213
Lakeside FPD	0.00000000	0.05000000
All Other Taxing Agencies	0.86406787	0.86406787
<b>Total</b>	<b>1.00000000</b>	<b>1.00000000</b>

<b>Island 3</b>		
<b>Areas C, D, &amp; E – Annex to San Miguel Consolidated FPD</b>		
Local Agencies	Current ATI	Renegotiated ATI
County General	0.13646814	0.08646814
San Miguel Consolidated FPD	0.00000000	0.05000000
All Other Taxing Agencies	0.86353186	0.86353186
<b>Total</b>	<b>1.00000000</b>	<b>1.00000000</b>

<b>Island 3</b>		
<b>Area F – Annex to CSA 135 Fire &amp; EMS</b>		
Local Agencies	Current ATI	Renegotiated ATI
County General	0.13962425	0.08962425
CSA No. 135	0.00000000	0.05000000
All Other Taxing Agencies	0.86037575	0.86037575
<b>Total</b>	<b>1.00000000</b>	<b>1.00000000</b>

<b>Island 4</b>		
<b>Area A – Annex to San Miguel Consolidated FPD</b>		
Local Agencies	Current ATI	Renegotiated ATI
County General	0.17406270	0.12406270
San Miguel Consolidated FPD	0.00000000	0.05000000
All Other Taxing Agencies	0.82593730	0.82593730
<b>Total</b>	<b>1.00000000</b>	<b>1.00000000</b>

<b>Island 4</b>		
<b>Areas B, C, &amp; D – Annex to Bonita-Sunnyside FPD</b>		
Local Agencies	Current ATI	Renegotiated ATI
County General	0.16942750	0.11942750
Bonita-Sunnyside FPD	0.00000000	0.05000000
All Other Taxing Agencies	0.83057250	0.83057250
<b>Total</b>	<b>1.00000000</b>	<b>1.00000000</b>

Resolution No. \_\_\_\_\_  
Meeting Date: \_\_\_\_\_

**ATTACHMENT C**

<b>Island 4</b>		
<b>Area E – Annex to CSA 135 Fire &amp; EMS</b>		
<b>Local Agencies</b>	<b>Current ATI</b>	<b>Renegotiated ATI</b>
County General	0.15056687	0.10056687
CSA No. 135	0.00000000	0.05000000
All Other Taxing Agencies	0.84943313	0.84943313
<b>Total</b>	<b>1.00000000</b>	<b>1.00000000</b>

- B. If the proposal is not processed as submitted by LAFCO, no property tax exchange shall occur

Approved as to form and legality  
County Counsel

By: Randall Sjoblom, Senior Deputy

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"ALPINE ISLANDS ANNEXATION" - AREA A  
DA16-15

ANNEXATION TO THE ALPINE FIRE PROTECTION DISTRICT

SECURED MARKET VALUES

	PN	TRA	OWNER - MAILING ADDRESS	LAND	IMPS	PPY	TOTAV17	HOX	AOE	NET
1	402-170-08-00	51064	COWLES KATHLEEN REVOCABLE TRUST 05-27-09 17669 PEUTZ VALLEY RD ALPINE CA 91901	155796	247246	0	403042	0	0	403042
2	402-170-09-00	51064	MANDO FAMILY TRUST 10-08-02 9842 DUNBAR LN EL CAJON CA 92021	125203	0	0	125203	0	0	125203
3	402-170-10-00	51064	RANCOURT FAMILY TRUST 03-24-16 17659 PEUTZ VALLEY RD ALPINE CA 91901	165163	206339	0	371502	7000	0	364502
4	402-170-18-00	51014	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
5	402-171-04-00	51014	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
6	402-171-05-00	51064	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
7	402-171-08-00	51014	CADWELL JOHN C&MICHELLE R 585 ANDERSON RD ALPINE CA 91901	204847	582269	0	787116	7000	0	780116
8	402-180-03-00	51014	SHEHADI FAMILY TRUST 07-27-01 20841 BEACHWOOD LN HUNTINGTON BEACH CA 92646	450000	0	0	450000	0	0	450000
9	402-180-04-00	51014	BRANT TRUST 01-21-03 5691 CHARTER AVE SAN DIEGO CA 92120	98608	76557	0	175165	0	0	175165
10	402-180-05-00	51014	SALAS-STAHLEBER VALERIE A STAHLEBER VALERIE A 561 ANDERSON RD	191991	794482	0	986473	0	0	986473
11	402-180-07-00	51014	PRZYBYLEK THADDEUS P O BOX 8285 LA JOLLA CA 92038	276856	456329	0	733185	7000	0	726185

12	402-180-08-00	51014	KELLEY MICHAEL J P O BOX 2572 ALPINE CA 91903	470253	324537	0	794790	0	0	794790
13	402-180-11-00	51014	PRICE DAVID A 583 ANDERSON RD	229500	550800	0	780300	0	0	780300
14	402-180-12-00	51014	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
15	402-340-11-00	51026	SMITH ROY E&RITA M 575 ANDERSON RD ALPINE CA 91901	37921	108391	0	146312	7000	0	139312
16	402-340-12-00	51026	JACKSON CYNTHIA L 2004 TRUST 08-12-04 573 ANDERSON RD ALPINE CA 91901	147341	456960	0	604301	7000	0	597301
17	402-340-14-00	51026	MCDONOUGH GARY L&TONI L TRS 567 ANDERSON RD ALPINE CA 91901	87497	166661	0	254158	7000	0	247158
18	402-340-15-00	51026	PUTNAM TRUST 03-22-00 569 ANDERSON RD ALPINE CA 91901	87753	164554	0	252307	7000	0	245307
19	402-340-16-00	51026	SMOLINSKI-JOHNSON FAMILY TRUST 06-11-07 571 ANDERSON RD	99475	235335	0	334810	7000	0	327810
20	402-340-17-00	51014	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
21	402-340-18-00	51014	KARAFFA MELVIN J TR 12215 SANTIAGO RD W SAN DIEGO CA 92128	101104	0	0	101104	0	0	101104
22	402-340-19-00	51014	HERNANDEZ GENOVEVA / CALVILLO LESLIE M / CALVILLO LEACEY M 504 JOSH WAY	10200	0	0	10200	0	0	10200

**"ALPINE ISLANDS ANNEXATION" - AREA B  
DA16-15**

**ANNEXATION TO THE ALPINE FIRE PROTECTION DISTRICT**

**SECURED MARKET VALUES**

	PN	TRA	OWNER - MAILING ADDRESS	LAND	IMPS	PPY	TOTAV17	HOX	AOE	NET
1	404-011-03-00	51062	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
2	404-051-09-00	51063	VIEJAS GRP CAPITAN GRANDE BAND DIEGUENO MISSION INDIANS VIEJAS RES 1 VIEJAS GRADE RD ALPINE CA 91901	492638	143019	0	635657	0	0	635657
3	404-051-11-00	51062	JABRO HIKMAT&IKHLAS / JABRO BAHJAT S TR / JABRO FAMILY TRUST 06-21-01 ET AL / JABRO, BAHJAT / JABRO, BUSHRA 11341 TREYBURN WAY SAN DIEGO CA 92131	155426	0	0	155426	0	0	155426
4	406-051-11-00	51065	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0

**"ALPINE ISLANDS ANNEXATION" - AREA C**  
**DA16-15**

**ANNEXATION TO THE ALPINE FIRE PROTECTION DISTRICT**

**SECURED MARKET VALUES**

	PN	TRA	OWNER - MAILING ADDRESS	LAND	IMPS	PPY	TOTAV17	HOX	AOE	NET
1	404-240-09-00	51062	LORITZ FAMILY TRUST 3686 COTTAGE STONE CT LAUGHLIN NV 89029	125803	230835	0	356638	0	0	356638
2	404-240-11-00	51062	LORITZ FAMILY TRUST 3686 COTTAGE STONE CT LAUGHLIN NV 89029	116236	0	0	116236	0	0	116236
3	404-240-12-00	51062	LORITZ FAMILY TRUST 3686 COTTAGE STONE CT LAUGHLIN NV 89029	69655	0	0	69655	0	0	69655
4	404-240-17-00	51062	STEWART BOYD B&JANIE D TRS / FLOWERS JESSICA / FLOWERS DAVID 1761 VIEJAS CREEK TRI	278050	457306	0	735356	0	0	735356
5	404-240-24-00	51062	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
6	404-240-29-00	51062	GLADY SHANNON REVOCABLE TRUST 08-13-15 3901 VIEJAS CREEK LN ALPINE CA 91901	198142	305147	0	503289	7000	0	496289
7	404-240-30-00	51062	KAUFMAN JUNE REVOCABLE TRUST 07-07-10 P O BOX 736 ALPINE CA 91903	125385	278669	0	404054	7000	0	397054
8	404-240-31-00	51062	NEWPORT PAUL T TRUST 05-02-94 3910 VIEJAS CREEK LN ALPINE CA 91901	118808	244979	0	363787	7000	0	356787
9	404-240-32-00	51062	CHELSEA DAVID E 3914 VIEJAS CREEK LN ALPINE CA 91901	139609	173160	0	312769	0	0	312769
10	404-240-41-00	51062	GARVEY JAMES A&GLICET C 1652 VIEJAS CREEK TRL ALPINE CA 91901	242659	556341	0	799000	7000	0	792000
11	404-240-42-00	51062	WHILLOCK BRENT&KRYSTAL 1704 VIEJAS CREEK TRL ALPINE CA 91901	295752	479345	0	775097	0	0	775097

12	404-240-43-00	51062	DAVIS MICHAEL B&DESIREE M 3913 VIEJAS CREEK LN ALPINE CA 91901	193181	364285	0	557466	7000	0	550466
13	404-240-44-00	51062	LOGSDON FAMILY TRUST 05-18-06 3939 VIEJAS CREEK LN ALPINE CA 91901	154549	709068	0	863617	7000	0	856617
14	404-241-02-00	51062	MICKLIN WILLIAM M&FONG LINDA M P O BOX 1855 ALPINE CA 91903	188000	512000	0	700000	7000	0	693000
15	404-241-03-00	51062	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
16	404-241-04-00	51062	KLOACK TIMOTHY I&RITA L 2920 VIA DIEGUENOS ALPINE CA 91901	444000	556000	0	1000000	0	0	1000000
17	404-241-05-00	51062	IAGMIN FAMILY TRUST 06-21-93 5446 ADAMS AVE SAN DIEGO CA 92115	54548	0	0	54548	0	0	54548
18	404-241-06-00	51062	IAGMIN FAMILY TRUST 06-21-93 ET AL 5446 ADAMS AVE SAN DIEGO CA 92115	55469	0	0	55469	0	0	55469
19	404-241-07-00	51062	DANIEL LEONARD P&CAROLYN K P O BOX 638 ALPINE CA 91903	452702	0	0	452702	0	0	452702
20	406-052-38-00 (PORTION) *	51036	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
* ONLY PORTION OF PARCEL IN PROPOSAL AREA WHICH IS IN BOUNDARY OF TRA 51036 & 51065. REMAINDER IN TRA 51036, ALREADY IN DISTRICT. NO CONSIDERATION TO VALUE MADE AS PARCEL IS NON-TAXABLE.										
21	406-114-01-00 (PORTION) *	51065	FRAENZL FAMILY TRUST 03-22-05 1529 MONTECITO VISTA ALPINE CA 91901	105886	213684	0	319570	7000	0	(312570) 40322*
* ONLY PORTION (0.13 OF 1.01 AC) OF PARCEL IN PROPOSAL AREA WHICH IS IN BOUNDARY OF TRA 51065. REMAINDER IN TRA 51036, ALREADY IN DISTRICT. VALUE BASED ON PERCENTAGE (12.9%) OF NET VALUE IN PROPOSAL AREA ONLY.										
22	406-114-06-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	10609	0	0	10609	0	0	10609
23	406-114-07-00	51065	OSORIO GUADALUPE 1924 ENGLISH OAK WAY PERRIS CA 92571	374	0	0	374	0	0	374

24	406-114-08-00	51065	OSORIO GUADALUPE 1924 ENGLISH OAK WAY PERRIS CA 92571	177	0	0	177	0	0	177
25	406-114-09-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	7957	0	0	7957	0	0	7957
26	406-114-10-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	2757	0	0	2757	0	0	2757
27	406-114-11-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	1378	0	0	1378	0	0	1378
28	406-114-12-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	1378	0	0	1378	0	0	1378
29	406-114-15-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA	7744	0	0	7744	0	0	7744
30	406-114-16-00	51065	FRAENZL BARRET / FRAENZL GERRY&TERRY 1555 MONTECITO VISTA ALPINE CA 91901	190121	275679	0	465800	7000	0	458800
31	406-114-17-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	19097	0	0	19097	0	0	19097
32	406-114-18-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA	33422	0	0	33422	0	0	33422
33	406-114-19-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	83290	0	0	83290	0	0	83290
34	406-114-22-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	2757	0	0	2757	0	0	2757
35	406-114-23-00	51065	OSORIO ADRIAN A 1924 ENGLISH OAK WAY PERRIS CA 92571	177	0	0	177	0	0	177
36	406-114-24-00	51065	OSORIO ADRIAN A 1924 ENGLISH OAK WAY PERRIS CA 92571	374	0	0	374	0	0	374
37	406-114-25-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA	4136	0	0	4136	0	0	4136

38	406-114-26-00	51065	FISHER-LONGORIA PEGGY 8323 NOELINE LN SAN DIEGO CA 92114	21219	0	0	21219	0	0	21219
39	406-114-27-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	13792	0	0	13792	0	0	13792
40	406-114-28-00	51065	OSORIO ADRIAN A 915 22ND ST SAN DIEGO CA 92102	374	0	0	374	0	0	374
41	406-114-29-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	68434	0	0	68434	0	0	68434
42	406-114-30-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	4136	0	0	4136	0	0	4136
43	406-114-31-00	51065	HOFFMAN WILLIAM L REVOCABLE LIVING TRUST 12-01-14 10320 CHALLENGE BLVD LA MESA CA 91941	4977	0	0	4977	0	0	4977
44	406-114-32-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	5516	0	0	5516	0	0	5516
45	406-114-33-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	8274	0	0	8274	0	0	8274
46	406-114-34-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	6895	0	0	6895	0	0	6895
47	406-114-35-00	51065	OSORIO GUADALUPE 1924 ENGLISH OAK WAY PERRIS CA 92571	177	0	0	177	0	0	177
48	406-114-36-00	51065	HENDERSON FAMILY TRUST 10-13-04 1724 CASA DE ROCA WAY ALPINE CA 91901	189000	211000	0	400000	7000	0	393000
49	406-114-37-00	51065	MYERS FAMILY TRUST 05-22-07 1523 MONTECITO VISTA ALPINE CA 91901	144659	522294	0	666953	7000	0	659953
50	406-120-19-00	51065	WATKINS ERIC J&LYNNE M 5489 RUNNING QUAIL RD ALPINE CA 91901	141825	300457	0	442282	7000	0	435282

51	406-120-20-00	51065	FRANCIS TRUST 10-08-04 P O BOX 2276 ALPINE CA 91903	84896	348797	0	433693	7000	0	426693
52	406-120-24-00	51065	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
53	406-120-25-00	51065	LARM MARK&ANNALISA FAMILY TRUST 10-13-10 1486 MONTECITO VISTA ALPINE CA 91901	254000	246000	0	500000	7000	0	493000
54	406-120-26-00	51065	DUELLMAN C WONCIE REVOCABLE LIVING TRUST 04-16-03 112 HARNESS LN GEORGETOWN TX 78633	58528	0	0	58528	0	0	58528
55	406-120-27-00	51065	RUSSO LOUIS F&LYDIA J 1524 MONTECITO VISTA ALPINE CA 91901	221000	279000	0	500000	7000	0	493000
56	406-120-28-00	51065	BANUELOS MARIA T TRUST 08-29-98 5474 RUNNING QUAIL RD ALPINE CA 91901	199666	136023	0	335689	0	0	335689
57	406-120-29-00	51065	ATHERTON RICHARD I TRUST 10-04-10 1562 MONTECITO VISTA ALPINE CA 91901	28239	171406	0	199645	7000	0	192645
58	406-120-30-00	51065	JONES MIKE JAMES&MICHELLE LYNN 1580 MONTECITO VISTA ALPINE CA 91901	152186	413913	0	566099	7000	0	559099
59	406-130-04-00 (PORTION)	51065	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
* ONLY PORTION OF PARCEL IN PROPOSAL AREA WHICH IS IN BOUNDARY OF TRA 51065. REMAINDER IN TRA 51036, ALREADY IN DISTRICT. NO CONSIDERATION TO VALUE MADE AS PARCEL IS NON-TAXABLE.										
60	406-130-06-00	51065	VIEJAS BAND OF KUMEYAAY INDIANS ET AL 1 VIEJAS GRADE RD ALPINE CA 91901	492075	0	0	492075	0	0	492075
61	406-140-09-00	51065	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
62	406-140-14-00	51065	WODDY FAMILY TRUST 01-19-16 6187 ALPINE BLVD ALPINE CA 91901	227198	457169	0	684367	7000	0	677367
63	406-140-15-00	51065	VINCENT DANIEL R 6195 ALPINE BLVD ALPINE CA 91901	459000	867000	0	1326000	7000	0	1319000



64	406-140-16-00	51065	KEYES LAWRENCE R 6189 ALPINE BLVD ALPINE CA 91901	114180	141009	0	255189	7000	0	248189
65	406-140-17-00	51065	NIELSEN TODD 6191 ALPINE BLVD ALPINE CA 91901	198702	193181	0	391883	7000	0	384883
66	406-140-18-00	51065	BRABAZON RANCH LLC 5630 WILLOWS RD ALPINE CA 91901	20875	0	0	20875	0	0	20875
67	406-140-19-00	51065	TORRES RANDY R&LINDA G 1681 FARLIN RD ALPINE CA 91901	180574	411312	0	591886	7000	0	584886
68	406-140-20-00	51065	WILSON FAMILY TRUST 02-25-00 1683 FARLIN RD ALPINE CA 91901	192607	321220	0	513827	7000	0	506827
69	406-140-21-00	51065	PRILL SCOTT 1648 FARLIN RD ALPINE CA 91901	272000	378000	0	650000	0	0	650000
70	406-150-02-00	51065	VIEJAS BAND OF KUMEYAAY INDIANS ET AL 1 VIEJAS GRADE RD ALPINE CA 91901	528259	0	0	528259	0	0	528259
71	406-150-04-00	51065	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
72	406-150-06-00	51065	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
73	406-200-02-00	51065	LANDT CARYLYN TRUST 04-08-98 LANDT FAMILY TRUST 01-25-94 ET AL 3201 HERMAN AVE SAN DIEGO CA 92104	8123	0	0	8123	0	0	8123
74	406-200-03-00	51065	LANDT CARYLYN TRUST 04-08-98 LANDT FAMILY TRUST 01-25-94 ET AL 3201 HERMAN AVE SAN DIEGO CA 92104	19667	0	0	19667	0	0	19667
75	406-200-10-00	51065	JERNEY CHARLES A*MMJTJERNEY ROGER W 1525 STAR VALLEY RD T ALPINE CA 91901	18601	93845	0	112446	7000	0	105446
76	406-200-12-00	51065	JERNEY ROGER W 4974 DAYBREAK CIR COLORADO SPGS CO 80917	54524	0	0	54524	0	0	54524

77	406-200-14-00	51065	JERNEY ROGER W / JERNEY CHARLES A 1525 STAR VALLEY RD ALPINE CA 91901	27448	0	0	27448	0	0	27448
78	406-200-15-00	51065	JERNEY ROGER W / JERNEY CHARLES A 1525 STAR VALLEY RD ALPINE CA 91901	16099	133586	0	149685	0	0	149685
79	406-200-23-00	51065	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
80	520-180-51-00 (PORTION)	51028	PIEHLER FAMILY TRUST 04-12-00 4094 VIA PALO VERDE LAGO ALPINE CA 91901	196461	280661		477122	7000	0	(470122) 81801
* ONLY PORTION (0.42 OF 2.42 AC) OF PARCEL IN PROPOSAL AREA WHICH IS IN BOUNDARY OF TRA 51062. REMAINDER IN TRA 51028, ALREADY IN DISTRICT. VALUE BASED ON PERCENTAGE (17.4%) OF NET VALUE IN PROPOSAL AREA ONLY.										
81	523-010-01-00	51062	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
82	523-010-03-00	51062	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
83	523-010-05-00	51062	RANCHO PALO VERDE HOMEOWNERS ASSN PALO VERDE RANCH HOMEOWNERS ASSN 11717 BERNARDO PLAZA CT 200 92128	0	0	0	0	0	0	0
84	523-010-06-00	51062	RANCHO PALO VERDE HOMEOWNERS ASSN PALO VERDE RANCH HOMEOWNERS ASSN 11717 BERNARDO PLAZA CT 200 92128	0	0	0	0	0	0	0

**"ALPINE ISLANDS ANNEXATION" - AREA D**

**DA16-15**

**ANNEXATION TO THE ALPINE FIRE PROTECTION DISTRICT**

**SECURED MARKET VALUES**

	<b>PN</b>	<b>TRA</b>	<b>OWNER - MAILING ADDRESS</b>	<b>LAND</b>	<b>IMPS</b>	<b>PPY</b>	<b>TOTAV17</b>	<b>HOX</b>	<b>AOE</b>	<b>NET</b>
1	520-060-12-00	51062	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
2	520-060-18-00	51062	IRONSIDE ROBERT W LIVING TRUST 10-08-03 P O BOX 271 ALPINE CA 91903	482770	0	0	482770	0	0	482770
3	520-160-05-00	51066	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
4	520-160-24-00	51062	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
5	520-160-26-00	51062	UNITED STATES OF AMERICA PUBLIC AGENCY	0	0	0	0	0	0	0
6	520-271-40-00 (PORTION)	51081	J B L T TRUST 10-10-13 2882 CONESTOGA CIR ALPINE CA 91901	276718	1025968	0	1302686	7000	0	(1295686) 12698*
* ONLY PORTION (0.02 OF 2.05 AC) OF PARCEL IN PROPOSAL AREA WHICH IS IN BOUNDARY OF TRA 51062. REMAINDER IN TRA 51081, ALREADY IN DISTRICT. VALUE BASED ON PERCENTAGE (0.98%) OF NET VALUE IN PROPOSAL AREA ONLY.										
7	520-271-41-00 (PORTION)	51081	CARPENTER BRETT H&JAIME L 2890 CONESTOGA CIR ALPINE CA 91901	216451	480523	0	696974	7000	0	(689974) 26909*
* ONLY PORTION (0.08 OF 2.04 AC) OF PARCEL IN PROPOSAL AREA WHICH IS IN BOUNDARY OF TRA 51062. REMAINDER IN TRA 51081, ALREADY IN DISTRICT. VALUE BASED ON PERCENTAGE (3.9%) OF NET VALUE IN PROPOSAL AREA ONLY.										

**"ALPINE ISLANDS ANNEXATION" - AREA E**  
**DA16-15**

**ANNEXATION TO THE ALPINE FIRE PROTECTION DISTRICT**

**SECURED MARKET VALUES**

	<b>PN</b>	<b>TRA</b>	<b>OWNER - MAILING ADDRESS</b>	<b>LAND</b>	<b>IMPS</b>	<b>PPY</b>	<b>TOTAV17</b>	<b>HOX</b>	<b>AOE</b>	<b>NET</b>
1	520-020-08-00	67007	DEHESA SCHOOL DISTRICT PUBLIC AGENCY	0	0	0	0	0	0	0
2	520-020-11-00	51083	WISE WESLEY J&GRACE L 15399 ROCK CREEK LN EL CAJON CA 92021	210000	0	0	210000	0	0	210000
3	520-020-20-00	67007	OTERO TRUST 03-14-12 45455 BLACKFOOT WAY INDIAN WELLS CA 92210	57626	0	0	57626	0	0	57626
4	520-020-21-00	67007	LAZALDE LUIS M 1934 JOHN TOWERS AVE A EL CAJON CA 92020	229500	100000	0	329500	0	0	329500
5	520-020-22-00	67007	HEALY PAUL&AKERS PATRICIA P O BOX 602 ALPINE CA 91903	133145	176975	0	310120	7000	0	303120
6	520-020-23-00	67007	HEALY PAUL&AKERS PATRICIA P O BOX 602 ALPINE CA 91903	22188	0	0	22188	0	0	22188
7	520-020-26-00	67007	GEORGE FAMILY TRUST 03-29-94 GEORGE WILLIAM H JR&LAURA B ET AL 1093 E MAIN ST PMB 341 92021	77492	0	0	77492	0	0	77492
8	520-020-27-00	67007	CUSTER JON M&FENELLA R 2710 ALPINE BLVD O145 ALPINE CA 91901	102765	184902	0	287667	7000	0	280667
9	520-020-28-00	67007	ZAHN GAYLEND&NORMA D 7275 DEHESA RD EL CAJON CA 92019	192577	254648	0	447225	7000	0	440225
10	520-020-37-00	67007	RAZOOKY FAMILY TRUST 05-24-04 RAZOOKY R L FAMILY TRUST 05-15-13 ET AL 13305 OLD HIGHWAY 80 EL CAJON CA 92021	106101	0	0	106101	0	0	106101

11	520-020-38-00	67007	MAJBAN REVOCABLE TRUST 05-31-13 ABBU HUSAM N / SAVAYA GABRIEL Y ET AL 1712 JAMACHA RD EL CAJON CA 92019	130544	0	0	130544	0	0	130544
12	520-020-39-00	67007	MAJBAN REVOCABLE TRUST 05-31-13 ABBU HUSAM N / SAVAYA GABRIEL Y ET AL 1712 JAMACHA RD EL CAJON CA 92019	130544	0	0	130544	0	0	130544
13	520-020-40-00	67007	HANNA FRANCIS 7071 DEHESA RD EL CAJON CA 92019	270564	108225	0	378789	0	0	378789
14	520-020-41-00	67007	PEARSON DALE A&TINA L 7123 DEHESA RD EL CAJON CA 92019	252791	94005	0	346796	0	0	346796
15	520-021-06-00	51083	DENMARK CLIFFORD T&SHANNON 2298 CORINE WAY ALPINE CA 91901	173668	565194	0	738862	7000	0	731862
16	520-021-09-00	51083	BERON WALLACE M&DIANA 2467 WILLITS RD ALPINE CA 91901	325000	250000	0	575000	7000	0	568000
17	520-021-10-00	51083	FOSTER JERRY L&PAMELA J P O BOX 369 ALPINE CA 91903	253166	606858	0	860024	0	0	860024
18	520-021-11-00	51083	PADRE DAM MUNICIPAL WATER DISTRICT PUBLIC AGENCY	0	0	0	0	0	0	0
19	520-021-13-00	51083	DIAMOND CREST CORP P O BOX 1805 ALPINE CA 91903	289452	333493	0	622945	0	0	622945
20	520-021-15-00	51083	MCALPINE-WEAVER DAWN M 2462 WILLITS RD ALPINE CA 91901	140326	312041	0	452367	7000	0	445367
21	520-021-16-00	51083	MEDINA MATTHEW H&MERRILY H 2422 WILLITS RD ALPINE CA 91901	163041	360130	0	523171	7000	0	516171
22	520-021-17-00	51083	BERON WALLACE M&DIANA 2467 WILLITS RD ALPINE CA 91901	98601	0	0	98601	0	0	98601
23	520-021-18-00	51083	HART FAMILY 2005 TRUST 05-12-05 858 TERRA LN EL CAJON CA 92019	154771	0	0	154771	0	0	154771

24	520-021-19-00	51083	RILEY JAMES L&TAMMY L 2555 RANCHO WILLITS ALPINE CA 91901	150894	382271	0	533165	7000	0	526165
25	520-021-20-00	51083	DAVILA RICHARD&PAULA FAMILY TRUST 11-18-04 P O BOX 2021 ALPINE CA 91903	245000	0	0	245000	0	0	245000
26	520-021-41-00	51083	DAWSON SCOTT L&PELLUM JANIS K 555 BEAR VIEW WAY ALPINE CA 91901	312000	438000	0	750000	7000	0	743000
27	520-021-43-00	51083	ATTISHA SAM 4339 VELASCO CT LA MESA CA 91941	264060	1056244	0	1320304	0	0	1320304
28	520-021-44-00	51083	LOMAX LEXI / OLDENBURG JOSHUA 567 BEAR VIEW WAY ALPINE CA 91901	158436	675240	0	833676	7000	0	826676
29	520-021-45-00	51083	PARKER FAMILY TRUST 10-14-98 543 BEAR VIEW WAY ALPINE CA 91901	163716	705000	0	868716	7000	0	861716
30	520-030-03-00	51063	WISE WESLEY J&GRACE L 15399 ROCK CREEK LN EL CAJON CA 92021	215000	0	0	215000	0	0	215000
31	520-031-01-00	51063	CARRINGTON MORTGAGE LOAN TRUST 2006-N C3 1600 DOUGLASS RD 200A ANAHEIM CA 92806	200000	185701	0	385701	0	0	385701
32	520-031-04-00	67018	WARTMAN JOANNE M P O BOX 2249 ALPINE CA 91903	92942	37001	0	129943	7000	0	122943
33	520-031-11-00	67018	OTERO TRUST 03-14-12 45455 BLACKFOOT WAY INDIAN WELLS CA 92210	28931	0	0	28931	0	0	28931
34	520-031-12-00	67018	HEALY PAUL&AKERS PATRICIA P O BOX 602 ALPINE CA 91903	66571	0	0	66571	0	0	66571
35	520-031-15-00	51063	LUTZ JOHN H P O BOX 341 ALPINE CA 91903	229115	222751	0	451866	0	0	451866
36	520-031-16-00	51063	BENESH RODNEY&ABBY 1356 REALWAY LN ALPINE CA 91901	124458	108225	0	232683	7000	0	225683

37	520-031-17-00	51063	DYKE TOM C P O BOX 352 ALPINE CA 91903	91990	0	0	91990	0	0	91990
38	520-031-18-00	51063	DOKTOR KALMAN&ANNA PMB 443 1347 TAVERN RD 18 91901	208000	792000	0	1000000	0	0	1000000

**"ALPINE ISLANDS ANNEXATION" - AREA F  
DA16-15**

**ANNEXATION TO THE ALPINE FIRE PROTECTION DISTRICT**

**SECURED MARKET VALUES**

	PN	TRA	OWNER - MAILING ADDRESS	LAND	IMPS	PPY	TOTAV17	HOX	AOE	NET
1	399-020-05-00	59053	DAVILA NICOLAS W&TIFFANY L C/O LONDON FISHER LLP 2505 MCCABE WAY 100 92614	243354	0	0	243354	0	0	243354
2	402-210-17-00	51015	AVERGOON ALEX FINANCIAL SERVICES INC 6160 LUSK BLVD C206 SAN DIEGO CA 92121	45994	0	0	45994	0	0	45994
3	402-210-18-00	51010	AGAVE RENTALS L P 1000 PIONEER WAY EL CAJON CA 92020	116712	0	0	116712	0	0	116712
4	402-210-21-00	51010	OLSHER GEORGE&PAULE FAMILY TRUST 05-08-06 P O BOX 3485 RANCHO SANTA FE CA 92067	55716	0	0	55716	0	0	55716
5	402-210-22-00	51015	OLSHER GEORGE L P O BOX 3485 RANCHO SANTA FE CA 92067	24863	0	0	24863	0	0	24863
6	402-351-03-00	59097	WINFIELD ALAN 821 CAMELOT PKWY EL CAJON CA 92019	19157	0	0	19157	0	0	19157
7	402-351-09-00	59097	KALANQUIN JOYCE E EST OF 1774 COUNTRY CLUB DR LOGAN UT 84321	27054	0	0	27054	0	0	27054
8	402-351-11-00	59097	VANDUSSEN LINDA C TR / RESTAURANT BUILDERS INC ET AL 150 MOSS ST CHULA VISTA CA 91911	188405	0	0	188405	0	0	188405
9	402-351-13-00	59375	JKC3H8 L P 9811 E MOFFAT BLVD MANTECA CA 95336	584252	454417	0	1038669	0	0	1038669
10	403-010-32-00	51010	AUBUCHON MARK W&ROSE L 207 BULLARD LN ALPINE CA 91901	259664	450551	0	710215	7000	0	703215



11	403-010-36-00	51010	DALEY FAMILY TRUST 211 BULLARD LN ALPINE CA 91901	253000	422000	0	675000	7000	0	668000
12	403-010-51-00	51010	WALSER DAVID E / GREENFIELD BARBARA 391 S HENNING WAY ANAHEIM CA 92807	385000	65000	0	450000	0	0	450000
13	403-010-67-00	51010	DUPREE RICK J&DALE A 215 BULLARD LN ALPINE CA 91901	96881	93962	0	190843	7000	0	183843
14	403-010-68-00	51010	GODDARD JOHN D JR&ELIZABETH B 8864 HUNTER PASS ALPINE CA 91901	175178	0	0	175178	0	0	175178
15	403-011-02-00	51010	OLSHER FAMILY EXEMPTION TRUST 01-30-01 4964 ELSA RD SAN DIEGO CA 92120	48747	0	0	48747	0	0	48747
16	403-011-03-00	51010	BROWN GREG 565 N MAGNOLIA AVE EL CAION CA 92020	8801	0	0	8801	0	0	8801
17	403-011-04-00	51015	OLSHER GEORGE&PAULE FAMILY TRUST 05-08-06 P O BOX 3485 RANCHO SANTA FE CA 92067	95135	24272	0	119407	0	0	119407
18	403-011-14-00	51010	HSTETLER GARETT 13032 LAKESHORE DR LAKESIDE CA 92040	23195	0	0	23195	0	0	23195
19	403-011-16-00	51010	BRITT ELON 206 BULLARD LN ALPINE CA 91901	148422	232750	0	381172	7000	0	374172
20	403-011-17-00	51010	BARKLEY PAUL III&MARY 218 BULLARD LN ALPINE CA 91901	179561	416407	0	595968	7000	0	588968
21	403-011-18-00	51010	HEIM TRUST 11-17-16 110 BULLARD LN ALPINE CA 91901	109332	0	0	109332	0	0	109332
22	403-011-19-00	51010	HEIM TRUST 11-17-16 110 BULLARD LN ALPINE CA 91901	123320	438266	0	561586	7000	0	554586
23	403-011-21-00	51010	HAYWARD LIVING TRUST 06-06-89 280 BULLARD LN ALPINE CA 91901	75000	0	0	75000	0	0	75000

24	403-011-28-00	51010	SORENSEN SUSAN I / RADLER JON A 238 BULLARD LN ALPINE CA 91901	290000	0	0	290000	0	0	290000
25	403-011-29-00	51010	SORENSEN SUSAN / RADLER JON 238 BULLARD LN ALPINE CA 91901	255000	424200	0	679200	0	0	679200
26	403-011-30-00	51010	DAVILA REVOCABLE TRUST 06-01-07 177 BULLARD LN ALPINE CA 91901	348000	502000	0	850000	7000	0	843000
27	403-011-31-00	51010	DAVILA NICOLAS W&TIFFANY L C/O LONDON FISHER LLP 2505 MCCABE WAY 100 92614	5177	0	0	5177	0	0	5177
28	403-011-32-00	51010	HAMILTON FAMILY TRUST 06-04-07 362 BULLARD LN ALPINE CA 91901	83638	35011	0	118649	7000	0	111649
29	403-011-34-00	51010	QUINN MICHAEL J&DIANORA B P O BOX 772641 EAGLE RIVER AK 99577	241012	255199	0	496211	0	0	496211
30	404-100-12-00	51010	KIRK DEBRA A 8640 HARBISON CANYON RD ALPINE CA 91901	103535	180261	0	283796	7000	0	276796
31	404-100-13-00	51010	GIST GUY N&MARCY K FAMILY TRUST 06-08-09 8648 HARBISON CANYON RD ALPINE CA 91901	40586	72639	0	113225	0	0	113225
32	404-100-14-00	51010	WHITE CALVIN R&PATRICIA A 8656 HARBISON CANYON RD ALPINE CA 91901	119277	204040	0	323317	7000	0	316317
33	404-100-15-00	51010	DAGLEY MICHAEL R&JANICE M 8678 HARBISON CANYON RD ALPINE CA 91901	32225	202985	0	235210	7000	0	228210

1524 Montecito Vista  
Alpine, CA 91901  
December 4, 2017

Commissioners  
San Diego Local Area Formation Commission  
9335 Hazard Way, Suite 200  
San Diego, CA 92123

Dear Commissioners:

This correspondence addresses an item on your Consent Calendar, in particular item 7 (Alpine Island Annexation to the Alpine Fire Protection District | Ref. Nos. SA16-15; DA16-15).

Many of you have already received communications from me regarding this item. For this meeting, I wish to bring to your attention additional information and state once again that those proposed to be annexed do not wish to be part of Alpine Fire Protection District.

First, here is a link to San Diego County Fire Authority 135 PDF:

[http://www.sandiegocounty.gov/content/dam/sdc/sdcfa/documents/prevention/FINAL-Fire-Authority-Infographic-5-2017-\(004\).pdf](http://www.sandiegocounty.gov/content/dam/sdc/sdcfa/documents/prevention/FINAL-Fire-Authority-Infographic-5-2017-(004).pdf)

As I am sure Commissioner Jacob will tell you, as a member of the San Diego Rural Board, I was initially opposed to the County's desire for dissolution of San Diego Rural Fire and absorption into the County Fire Authority. She will also tell you that I was convinced to change my mind in the best interests of my constituents. The information contained in the above PDF played a huge role me changing my mind. In short, the County promised to bring those of us in the former San Diego Rural Fire district a greatly enhanced fire service capability. They kept their promise. Remember that we, in the main, endured the Cedar Fire, Horse Fire, Viejas Fire, etc. over the years. Also realize that the overwhelming majority of us live at the urban-wildland interface in San Diego County. We know that the Santa Ana's will continue, that entities such as Cleveland National Forest, SDG&E, and eco-groups will not reduce fuel on their lands. We also know that topographical features such as the Sweetwater River Basin will continue, in conjunction with the above, to provide avenues for wildfires to ravish us in the future, on a par with what has just occurred in Northern California.

Alpine Fire Protection District is a single station department with very limited assets, both personnel and equipment-wise. In NO way does it provide the protection we enjoy from the County Fire Authority shown above. (Some of you may be thinking that with the mutual aid agreements currently in place that County Fire will respond even if we are in Alpine Fire Protection. That is true. The question then is, why should we be forced to another district? The answer is...there is NO reason. There is NO benefit for us.)

As important as the first issue in this correspondence is, that which I researched this weekend is as important.

In Alpine we have a few ways to receive information. There is The Alpine Sun, a weekly print newspaper. It has a low subscription but does, once a month, send a free "Shopper Edition" to every mail box in Alpine. There is also Alpine Community Network (CAN), an online blog that usually posts items such as the opening of new stores, the Christmas Parade, Chili Cook Off, etc. Both of these information outlets have Facebook Pages. We also receive information via our email lists, newsletters our children bring home from school and our Facebook pages.

In light of the devastation that recently occurred in Northern California, I expected that we in Alpine would be bombarded with information to protect ourselves.

As I said, part of my Thanksgiving Holiday was spent at the Alpine Library doing research. Here's what I found...all sources... (between Oct 12, 2017 and Nov 26, 2017):

- One article about Supervisor Jacob telling us all to not become complacent, e.g. to stay prepared and how County Fire has been "beefed up" since our last large fires.
- Three articles from CALFire giving updates on the fires up north.
- Four articles from County Fire Authority on fire safety, preparations, etc.
- One email newsletter from State Senator Joel Anderson with links for fire preparation, fire safety, etc.
- One article telling how the Fire Inspector made a presentation to the Indian Health Center Staff on Viejas.
- One Letter to the Editor from a retired firefighter extoling the personal qualities of Alpine's firefighters.
- One article from Alpine Fire...announcing an Open House.

Oh, and I copied all I could from the County Fire Authority Site and sent to my email lists asking them to forward. (Of particular note, I made sure all knew how to sign up for cell phone alerts.)

Commissioners, you know as well as I do that it is hard to lead people to water, let alone to get them to drink....but while Alpine Fire puts forth an application with you to annex parcels and presents reasons to the public in their Town Hall meetings how it's so much better for us, they fail to provide even the most basic services to those they already have within their district. If Alpine Fire didn't think it was their responsibility, they could have at least told County Fire/CALFire/etc. that the best way to reach people is via ACN and Facebook (it is 2017 going on 2018 for God's sake) instead of a weekly newspaper (which, by the way, has a website but never posted any of the CALFire/County Fire articles to their website.....they only posted the Alpine Fire Open House and Fire Marshal news article to it).

Finally, after consulting with many of the parcel owners within the proposed annexation area, we have filed a complaint with the San Diego County Grand Jury, asking for an investigation of Alpine Fire's actions in this matter. We're sorry, but we want to stay within County Fire Authority's boundary and feel Alpine Fire has been engaging in fraudulent actions in this matter.

Sincerely,

Louis F. Russo

619 300-0866

## **“If it isn’t broken, why fix it?”**

Alpine Fire District (AFD) has put in an application to the San Diego Local Agency Formation Commission (LAFCO) to annex land into its boundary. If approved, this would mean that AFD would gain hundreds of parcels and parcel owners. This land and the owners currently receive their fire services from San Diego County Fire Authority (CFA) 135. CFA 135 just recently got these lands when several local agencies were absorbed. As the County Fire Authority, the residents of CFA 135 enjoy a large, well-funded, well-manned fire protection agency. In other words, what we now have isn’t broken. In fact, it is working well. One needs to ask themselves, “If it isn’t broken, why fix it.? AFD has been holding town halls to put forth their “reasons” for the annexation request. This letter addresses those “reasons” and shows them to be false.

### **ANNEXATION IS NOT MANDATORY**

Chief Paskle and Alpine Fire District have provided the following as the applicable section of the San Diego Rural Fire (SDRF) District Dissolution proceedings to justify their annexation of the lands that were SDRF and are now County Fire Authority (CFA) 135 lands (but within the Sphere of Influence of AFD). It’s very important that you realize it says “may”, not “shall” nor “should” nor any of the other words the Chief has used to characterize this section. ANNEXATION IS OPTIONAL!

“Executive Officer Recommendation #9

Determine that if the proposed dissolution and latent powers proposals are approved, the portion of CSA No. 135’s fire protection and emergency medical service area that is currently located within the sphere of influence of the Alpine FPD, **may** be removed from the latent powers area if the Alpine FPD initiates an annexation application with LAFCO including the affected territory;”

### **PROPERTY INSURANCE RATES WILL NOT GO DOWN**

Below is an email exchange I had with my insurance company, United Services Automobile Association (USAA) after the Chief asserted that those annexed would see their insurance premiums decrease. USAA is one of the nation’s premier insurance companies and is used by many of Alpine’s residents.

Me March 04 / 09:24 PM

“My primary residence, at 1524 Montecito Vista, Alpine, CA 91901, is serviced by San Diego County Fire Authority 135. Their current ISO rating is 3/3X. I may be annexed into Alpine Fire Department, with an ISO rating of 2/2Y. In the event I am annexed into Alpine, will there be any premium change, and if so, how much? Thank you.”

USAA March 05 / 04:43 PM

“Dear Major Russo,

I received your message regarding the ISO rating of the San Diego County Fire Authority 135; I would be happy to provide you with additional information.

Our records reflect that San Diego Co, Fire Authority 135 is the County Service Authority/Fire District (CSA/FD) for your address. The actual responding Fire Station that we have on record is Lakeside FS 25. They may provide protection in more than one FD, but the level of protection and therefore its Protection Class (PC) rating may be different for each FD.

Due to the distance of the responding station to your home (more than five miles), and distance to fire hydrant from your home (our records indicate more than 1,000 feet), the current PC rating is a 10 for your address.

If you are annexed by Alpine Fire Department, we will receive the update, and your policy will be updated at the renewal. However, for informational purposes, I see only one address for Alpine Fire Department, and it is at 1364 Tavern Road, Alpine, CA 91901. While closer than Lakeside, it is still over five miles away from your address. **Regardless of the ISO rating of Alpine, the distance to the station and lack of proximity to a fire hydrant may affect your premium the same as it does now.**

I apologize, but I would not be able to provide a quote for a possible change in rating.

Although this may not be the result you wanted, Major Russo, I appreciate you allowing me to review your account today.”

Thank you,  
Tracey Adair  
USAA

Below is an excerpt from the Alpine Fire District Directors Meeting Minutes of Tuesday, February 21, 2017.

“Mary Fritz, Alpine resident wanted to thank Fire Chief Bill Paskle and his staff for all the hard work on lowering the ISO rating to 2/2Y. **Wanted to inform the board that even with a 3 minute response time to her home she cannot obtain better rates for her Homeowners Insurance.** Chief Paskle responded that he will ask Fire Marshal Jason McBroom to write a letter to her insurance carrier”

**NOTE: Mary is a former member of the Fire Board. If SHE can't get a reduction, who can?**

### **TAXES WILL NOT GO DOWN, THEY WILL INCREASE**

This is a communication regarding our taxes. Those of us to be annexed pay for fire services to CFA 135 via our property taxes, but we do NOT pay an additional benefit fee. Chief Paskle states that CFA has a \$100 per year benefit fee. **We do not. THIS STATEMENT BY CHIEF IS FALSE!**

“Good morning Mr. Russo,

Not all properties in CSA-135 are charged a fee for service. Attached is a map of the “Community Service Zones” (CSZ) which indicates the areas in CSA-135 that are charged with a special tax. Additionally, I've attached a copy of the Community Service Zone Resolution. Essentially, to be charge the community service zone fee, you must be in CSA-135 and within the boundaries of a CSZ. Please give me a call if you have any questions.

Thank you,

Molly Boyles”

San Diego County Fire Authority | Administrative Analyst  
Office | [\(858\) 974-5910](tel:8589745910)  
5510 Overland Avenue, Suite 250,  
San Diego, CA 92123 | MS: O-302

However, if annexed to AFD, we will have to pay additional taxes. See below an excerpt from the AFD Minutes of February 21, 2017. NOTE: AFD has INCREASED this tax every year for the past 6 years!

"2. Benefit Fee Review for Fiscal Year 2017/2018. Discussion /Action. To review the District Benefit Assessment and determine if the Board will approve and adopt an increase in the benefit fee for Fiscal Year 2017/2018. Finance Officer Jean Moore: Annual report. Report shows each year's percentage increase and the action by the Board of Directors.

Motion to approve and adopt a 1.9% increase in the benefit fee for Fiscal Year 2017/2018, cost per benefit unit \$17.08, cost per single family dwelling \$68.31."

#### **ALPINE FIRE HAS NOT SUPPORTED THOSE IN THE AREAS TO BE ANNEXED**

Alpine Fire made **NO** public comments when the Sunrise PowerLink Route was placed in the areas they wish to annex. Also, when the Alpine Community Planning Group tried to excessively increase housing densities in the areas to be annexed, AFD was once again silent. Cleveland National Forest (CNF) Fire was the only agency to go before the San Diego County Board of Supervisors and detail the dangers of this proposed development. The Chief of AFD tries to appeal to our emotions that we are ALL residents of Alpine, but AFD never acted that way in the past.

#### **ALPINE FIRE'S FIRE MARSHAL HAS A REPUTATION OF BEING UNREASONABLE**

"Let me tell you that although the new Fire Marshal is smart and seems nice he is very picky about what he expects. We have had many fire marshals before him that would approve our defensible space, but he wanted more. And it cost it a lot to accomplish. I have the same guy do the clean up every year on our properties and he said that he has never had to do what this new Fire Marshal is making us do." D

"I was visited by the Fire Marshal today. I opposed annexation but have some parcels within the boundary. The Fire Marshal wants them all cleared. " T

#### **ALPINE FIRE SUPPORTS THOSE WHO HAVE FRIENDS ON THE BOARD**

From AFD Minutes:

"Back Country Land Trust (BCLT) – Seeking Endorsement. Discussion/Action. BCLT seeking written endorsement of project activities by Alpine Fire Protection District for defensible space and fuel reduction project for Wright's Field funded through Sunrise PowerLink Fire Mitigation Program. (BCLT proposal and executive summary) (Proposed written endorsement) Jon Green of BCLT addressed the Board. A brief review of the project was presented. Motion to approve the endorsement letter as presented. (M/Easterling 2nd /Fritz Absent/Mann Approved 4-0)"

Those who do not have "friends" on the board are ignored.

#### **COUNTY FIRE AUTHORITY RESPONDING UNITS HAVE AMBULANCES ATTACHED WHEN NECESSARY**

Alpine Fire touts that they have 3 persons per responding units vice CFA's 2, but when necessary, CFA has an ambulance accompany them to calls. In the end, CFA has 4 people respond to AFD's 3.

### **ALL FIREFIGHTERS IN CALIFORNIA MUST PERFORM TO THE SAME STANDARDS**

Alpine Fire touts that their responding units have all full time personnel and CFA has some volunteers on their units. Recent CA law mandates that all firefighters in the state must meet the same standards. It makes no difference to those whom receive the services.

### **ALPINE FIRE WANTS TO ANNEX PARCELS NEXT TO VIEJAS THAT ARE OWNED BY THE TRIBE**

There are numerous parcels OWNED by VIEJAS next the reservation that are not ON the reservation. They are very close to Viejas Fire Department (VFD) and would be serviced by VFD. What AFD is trying to do is annex them, to get the tax revenue, with the full knowledge that they will almost never have to respond/provide services to them. This is key as it shows AFD's true motive in the annexation, money.

### **ALPINE FIRE HAS BEEN ENGAGING IN DECEPTIVE TACTICS TO MAKE IT APPEAR THEY HAVE SUPPORT**

At a recent Town Hall at the Alpine Library, the Chief repeatedly told people to sign in. However, he did not mention that simply by signing in, people were indicating they supported annexation. A few noticed the statement at the top of the sign in sheet and contacted the Chief to have their names removed. He was abusive to those who contacted him to have this done.

### **IT'S ALL ABOUT THE MONEY**

The most recent budget of the Alpine Fire shows that they are running in the red financially. Instead of joining County Fire Authority, they are trying to put the burden of their financial mismanagement on the backs of those outside the district. It's time they faced facts and joined CFA 135.

### **IN THE END, THOSE THAT AFD WANTS TO ANNEX WILL RECEIVE NO BENEFIT**

So then, what's the real reason AFD wants to annex more parcels into its boundary? There are two reasons. At a recent Alpine Community Planning Group (ACPG), Chief Paskle made a presentation on the proposed annexation. When he was done, the majority on the ACPG (who, by the way, do NOT live in the areas being proposed for annexation) began to ask a series of questions that made it clear why the annexation is being put forth. (It's important to note that the current president of the AFD board is the current vice chair of the ACPG...and a builder.) The majority immediately began to ask if the AFD would support Padre Dam running water here and there, if AFD would support the building of roads here and there, etc. In other words, this annexation is all about development in Alpine, development wanted so very badly by the ACPG majority who are builders or connected to the building industry (for example, the chairman of the ACPG is a realtor). What's in it for AFD? Very simply, AFD is a single station fire agency. It needs money and it can get it by supporting development, and the subsequent tax base increase. It also hopes to build another station, so it can maintain its viability and avoid being swallowed by CFA, which is what has happened to so many other small departments that cannot afford to finance themselves. The AFD wants to increase its income and increase its employees. **But it is important to note, it really doesn't help the people who would be annexed in any way. In fact, it harms us. WE END UP PAYING FOR THE PADRE WATER, THE ROADS, ETC. SO AFD AND BUILDERS CAN MAKE MONEY! WE GET NO BETTER FIRE SERVICE!**