

PUBLIC HEARING ITEM

8

**LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT**

FOR MEETING OF: DECEMBER 7, 2015

**Proposal**

“Fortuna Ranch Road – Atzmilller Avenue Annexation” (Rancho Santa Fe Community Services District)  
(SA15-09; DA15-09)

**Proponent**

Landowner, by petition

**Description/Justification**

Proposed by petition of the landowner is an annexation of one unincorporated parcel (APN 264-101-56, totaling approximately 2.48-acres) to the Rancho Santa Fe Community Services District (CSD) for the provision of sewer service. The subject parcel is not located within the adopted sphere of influence of the Rancho Santa Fe CSD; therefore, an amendment to the CSD’s sphere to include the proposal area is required prior to, or concurrently with the proposed annexation.

The proposed annexation area is located within the unincorporated San Dieguito Community Planning Area and is surrounded by single-family estate residential uses. The County of San Diego General Plan designates the proposal area as Semi-Rural Residential (SR-2; up to 1 dwelling unit per 2, 4, or 8 acres dependent on slope); County zoning for the proposal area is Rural Residential (RR; up to 1 dwelling unit per 2 acres dependent on slope).

The subject unincorporated parcel is undeveloped and the landowner intends to construct one single-family residence. The Ranch Santa Fe CSD has indicated that capacity is available to extend sewer service to the site from a main located approximately 5’ from the proposal area within the adjacent Bridges residential development. The landowner would be responsible for all connection costs.

The subject territory is presently located within the sphere and authorized service area of the Olivenhain Municipal Water District (MWD) for water service; the Rancho Santa Fe Fire Protection District (FPD) for structural fire protection services; and County Service Area (CSA) No. 17 (San Dieguito Ambulance) for emergency medical services; no changes to these service arrangements are proposed.

**General Plan/Zoning**

County of San Diego General Plan: San Dieguito Community Plan: Semi-Rural Residential (SR-2; up to 1 dwelling unit per 2, 4, or 8 acres dependent on slope)

County of San Diego zoning: Rural Residential (RR, 1 du/ 2ac)

## **Location**

North of El Camino Del Norte; east of I-5; south of San Elijo Road; and west of I-15.  
(Thomas Bros. Page 1148/D4)

## **Executive Officer Recommendation**

1. Find in accordance with the Executive Officer's determination, that pursuant to Section 15319(b) of the State CEQA Guidelines, the annexation is not subject to the environmental impact evaluation process because the annexation area consists of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures;
2. Amend the sphere of influence of the Rancho Santa Fe Community Services District and adopt the written Statement of Determinations as shown in Exhibit A;
3. Adopt the form of resolution approving the annexation for the reasons set forth in the Executive Officer's Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the annexation subject to the following term and condition:

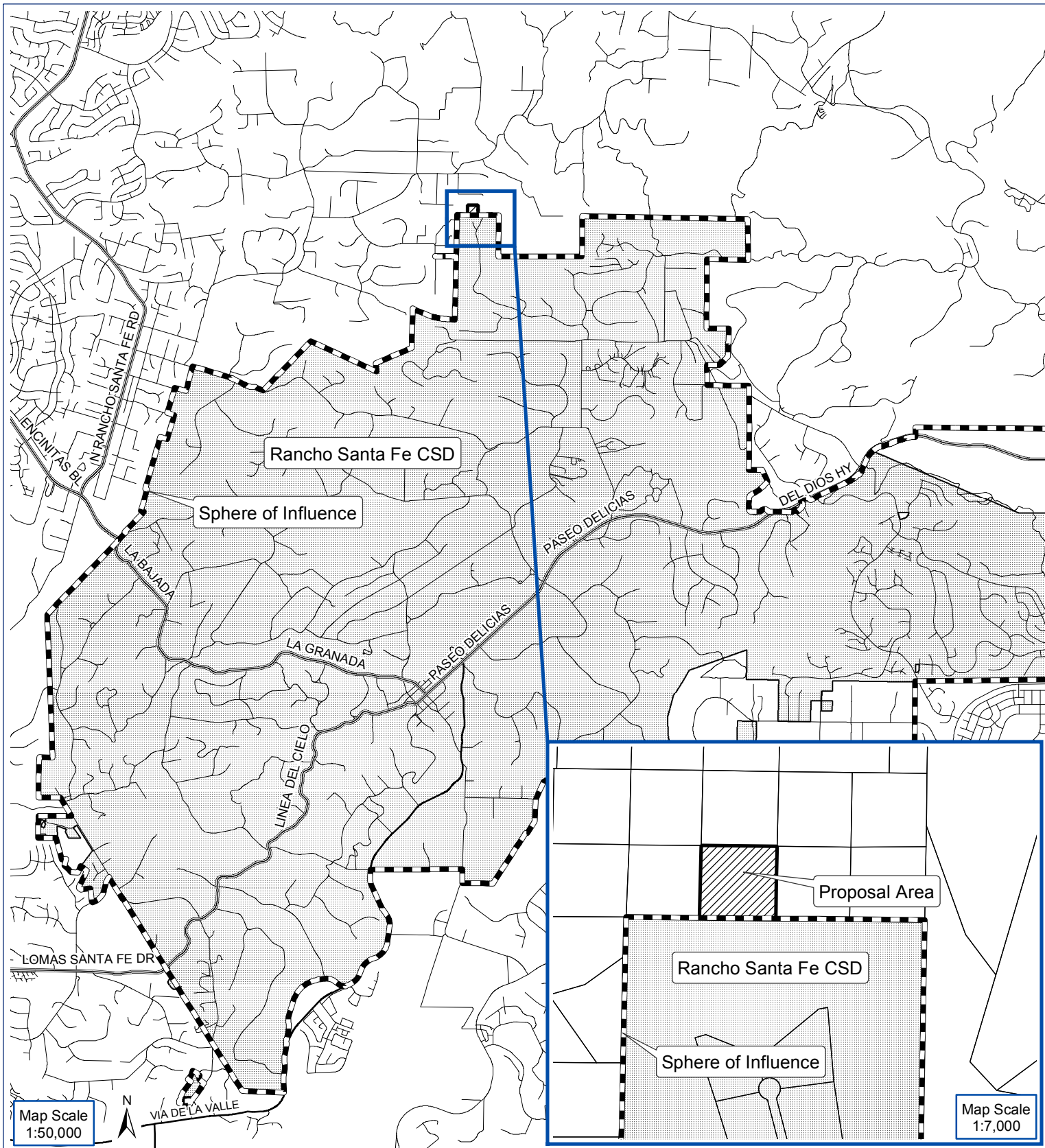
Payment by the property owner of District annexation and sewer capacity fees.

## **Attachments**

Vicinity Map




Exhibit A: Statement of Determinations – Rancho Santa Fe CSD

MDO:JS:RA



**SA15-09 PROPOSED AMENDMENT TO THE SPHERE OF INFLUENCE FOR THE RANCHO SANTA FE CSD**

**DA15-09 PROPOSED "FORTUNA RANCH ROAD - ATZMILLER ANNEXATION" TO THE RANCHO SANTA FE CSD**

-  Proposal Area
-  Rancho Santa Fe CSD
-  Sphere of Influence

**RECOMMENDED STATEMENT OF DETERMINATIONS**  
**PROPOSED AMENDMENT TO THE LARGER-THAN-DISTRICT**  
**SPHERE OF INFLUENCE OF THE RANCHO SANTA FE**  
**COMMUNITY SERVICES DISTRICT**

“Fortuna Ranch Road – Atzmilller Avenue Annexation” (SA15-09; DA15-09)

The following statement of determinations is prepared pursuant to Section 56425 of the Government Code for designation of the area shown on the attached map as an amendment to the larger-than-district sphere of influence for the Rancho Santa Fe Community Services District (CSD).

**(1) The present and planned land uses in the area, including agricultural and open space lands.**

The County of San Diego has jurisdiction over land use and planning matters within the unincorporated San Dieguito Community Planning Area. All land use decisions concerning sphere territory would be guided by the County General Plan. The present County of San Diego General Plan designation for the proposal territory is Semi-Rural Residential (SR-2; up to 1 dwelling unit per 2, 4, or 8 acres dependent on slope). The area is surrounded by single-family estate residential uses and is scheduled for the construction of a 3,400 square foot single family residence on the existing vacant lot. The proposed sphere amendment would not affect agricultural and open space land uses.

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

The proposal area receives water, fire, and emergency medical services from the Olivenhain Municipal Water District, Rancho Santa Fe Fire Protection District and County Service Area No. 17 (San Dieguito Ambulance), respectively. The proposed sphere amendment and annexation to the Rancho Santa Fe Community Services District will provide the required sewer service for the scheduled construction of one single-family residence. The Ranch Santa Fe CSD has indicated that capacity is available to extend sewer service to the site from a main located approximately five foot from the proposal area within the adjacent Bridges residential development.

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

Rancho Santa Fe CSD is authorized to provide wastewater, landscape maintenance, and utility undergrounding services within portions of the unincorporated communities of Rancho Santa Fe, Santa Fe Valley, and South Pointe Farms. The District contracts with the Rancho Santa Fe Association for landscaping services and with Dudek and Associates for management and operational services. The District operates two wastewater treatment plants: the Rancho Santa Fe Water Reclamation Facility, and the Santa Fe Valley Water

Reclamation Facility. The District has an average flow of 0.350 million gallons per day and a rated capacity of 0.450 MGD, and generally provides treatment services for Rancho Santa Fe and other surrounding communities in the unincorporated areas of the county. The District has indicated that it has sufficient capacity to extend water service to the proposal area from existing infrastructure. In 2013, LAFCO determined that the Rancho Santa Fe CSD was adequately providing its authorized services and the District's adopted larger-than-agency sphere of influence was affirmed. The existing undergrounding service-specific sphere was also affirmed.

**(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.**

Social and economic communities of interest are not relevant in considering this sphere amendment.

**(5) For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.**

The proposed sphere amendment and annexation does not involve an update to the sphere of influence for the Rancho Santa Fe CSD, therefore the determination does not apply. There are currently no disadvantaged unincorporated communities within the existing sphere of influence or near the proposal area. Refer to the SB244 Local Agency Matrix approved by the San Diego Local Agency Formation Commission on March 4, 2013 for the status of disadvantaged unincorporated communities and the San Dieguito WD.