

INFORMATION ITEM

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

9

FOR MEETING OF: APRIL 7, 2014

Proposal

“Harmony Grove Village Reorganization” [County Service Area No. 107 (Elfin Forest/Harmony Grove); Rincon Del Diablo Municipal Water District] (RO13-47)

“Amendment to the Sphere of Influence for Rincon Del Diablo Municipal Water District (SA13-47)

Proponent

Property owner, by petition

Description/Justification

Proposed by petition of the landowner is a reorganization of four unincorporated parcels (totaling approximately 96.04-acres) that are part of the Harmony Grove Village residential development project area. The proposed reorganization is intended to consolidate the provision of fire protection and water services to the proposed development area by County Service Area (CSA) No. 107 (Elfin Forest/Harmony Grove Volunteer Fire Department) and the Rincon Del Diablo Municipal Water District (MWD), respectively. Two of the parcels in the proposed reorganization area are involved in the fire protection service reorganization and are identified as Proposal Area 1 on the attached vicinity map; the other two parcels within the proposal area comprise the water service reorganization and are identified as Proposal Area 2.

The proposed reorganization involves detachment of Proposal Area 1 from the San Marcos Fire Protection District (FPD) and a concurrent annexation of the territory to CSA No. 107; and detachment of Proposal Area 2 from the Vallecitos Water District (WD) and a concurrent annexation of the territory to Rincon Del Diablo MWD. The proposed reorganization territory is bordered by incorporated territory of the City of San Marcos to the north and the City of Escondido to the east, with rural, single-family residential uses in the surrounding unincorporated areas.

Harmony Grove Village

The County of San Diego has approved a Tentative Parcel Map (VTM5365) that includes the proposed reorganization area. The Harmony Grove Village development project involves construction of 742 housing units over an approximately 468-acre project area. Proposal Areas 1 and 2 are located within an approximate 84-acre northern portion of the Harmony Grove Village project area that is identified as Planning

Area 3 - "The Groves". Approximately 50 single-family residential units are planned for Proposal Area 1; approximately 77 single-family residential units are planned for Proposal Area 2.

The County has adopted an Environmental Impact Report (EIR) for the Harmony Grove Village project (Log No. 04-08-011; SCH No. 2004071004) that identifies all potentially significant environmental impacts. The Rincon Del Diablo MWD has indicated that capacity is available to extend public water services to the Harmony Grove Village development project territory. CSA No. 107 will provide fire protection services from a fire station to be constructed within the development project area. The San Diego County Sanitation District (SD) will provide sewer services to the Harmony Grove Village project.

Proposal Area 1

Two of the parcels within the proposed reorganization area (APNs 235-563-03, approximately 51.16-acres; and 235-563-11, approximately 5.50-acres) are currently located within the San Marcos FPD service area for the provision of structural fire protection and advanced life support (ALS) ambulance transport services. The remainder of the Harmony Grove Village development project area is presently located within the fire protection service area of CSA No. 107. The two parcels are proposed to be detached from the San Marcos FPD and annexed to CSA No. 107 for the provision of structural fire protection services only.

The proposed reorganization of the two parcels would consolidate the entire Harmony Grove Village development project area within the CSA's fire protection service area. Parcel -11 is owned by SDG&E and is not part of the Harmony Grove Village tentative map or project area; the parcel has been included in the proposed reorganization so that it will be consistent with the jurisdictional organization of the surrounding parcels following the proposed reorganization to CSA No. 107.

The adopted sphere of influence for CSA No. 107 has been designated as a transitional (zero) sphere in anticipation of a future change of service responsibility to another public agency; therefore, no sphere amendment is required as part of the proposed reorganization to CSA No. 107. The CSA No. 107 service area is primarily located within the adopted sphere of influence for the Rancho Santa Fe FPD; however, the proposed reorganization area and the portion of the CSA No. 107 service area that includes the Harmony Grove Village development project area are not located within the Rancho Santa Fe FPD sphere.

The Rancho Santa Fe FPD and CSA No. 107 are currently engaged in discussions regarding a potential reorganization/consolidation of the districts; however, the proposed Harmony Grove Village reorganization area will remain outside of the Rancho Santa Fe FPD sphere following the proposed reorganization to CSA No. 107. If the two districts agree to a future consolidation, it is anticipated that the proposal area will be in the

Rancho Santa Fe FPD sphere and annexed to the FPD's service area with the Harmony Grove Village development project area.

CSA No. 17 (San Dieguito Ambulance) currently provides ALS ambulance transport services within a service area and sphere that includes all of the Rancho Santa Fe FPD and a portion of the CSA No. 107 service areas. The Harmony Grove Village project area is located within the adopted sphere of influence for CSA No. 17; however, the development project area is not presently located within the service area of an agency that provides ALS ambulance transport services. The development project area currently receives ALS ambulance transport services from CSA No. 17, San Marcos FPD, and the City of Escondido via mutual and automatic aid agreements with CSA No. 107. A portion of Proposal Area 1 is not located within the CSA No. 17 sphere; therefore, it is recommended that CSA No. 17's sphere be amended to include all of APN 235-563-03 so that the Harmony Grove Village development project area is entirely located within the CSA No. 17 sphere following the proposed reorganization to CSA No. 107.

Proposal Area 2

The other two subject parcels within the reorganization area (APNs 235-563-02, approximately 38.37-acres; and 235-563-10, approximately 1.01-acres) are proposed to be detached from the Vallecitos WD and annexed to the Rincon Del Diablo MWD for the provision of water service. The parcels are not located within the adopted sphere of influence for Rincon Del Diablo MWD; therefore, an amendment to the MWD's sphere is required concurrently with the proposed annexation.

The remainder of the Harmony Grove Village development project area is presently located within the Rincon Del Diablo MWD service area and sphere; annexation of the two parcels would consolidate the entire development project area within the MWD's water service territory. Parcel -10 is owned by SDG&E and is not part of the Harmony Grove Village tentative map or project area; the parcel has been included in the proposed reorganization area so that it will be consistent with the jurisdictional organization of the surrounding parcels following the proposed reorganization to Rincon Del Diablo MWD.

General Plan/Zoning

County of San Diego General Plan: San Dieguito Community Plan: Specific Plan Area (SPA) – Harmony Grove Village

County of San Diego zoning: A-70 (Limited Agriculture) / S-88 (Specific Plan), 1 du/ 2-4 ac; 2 acre minimum lot size)

Location

North of Del Dios Highway; east of S. Twin Oaks Valley Road; south of SR-78; and west of I-15. (Thomas Bros. Page 1129).

Executive Officer Recommendation

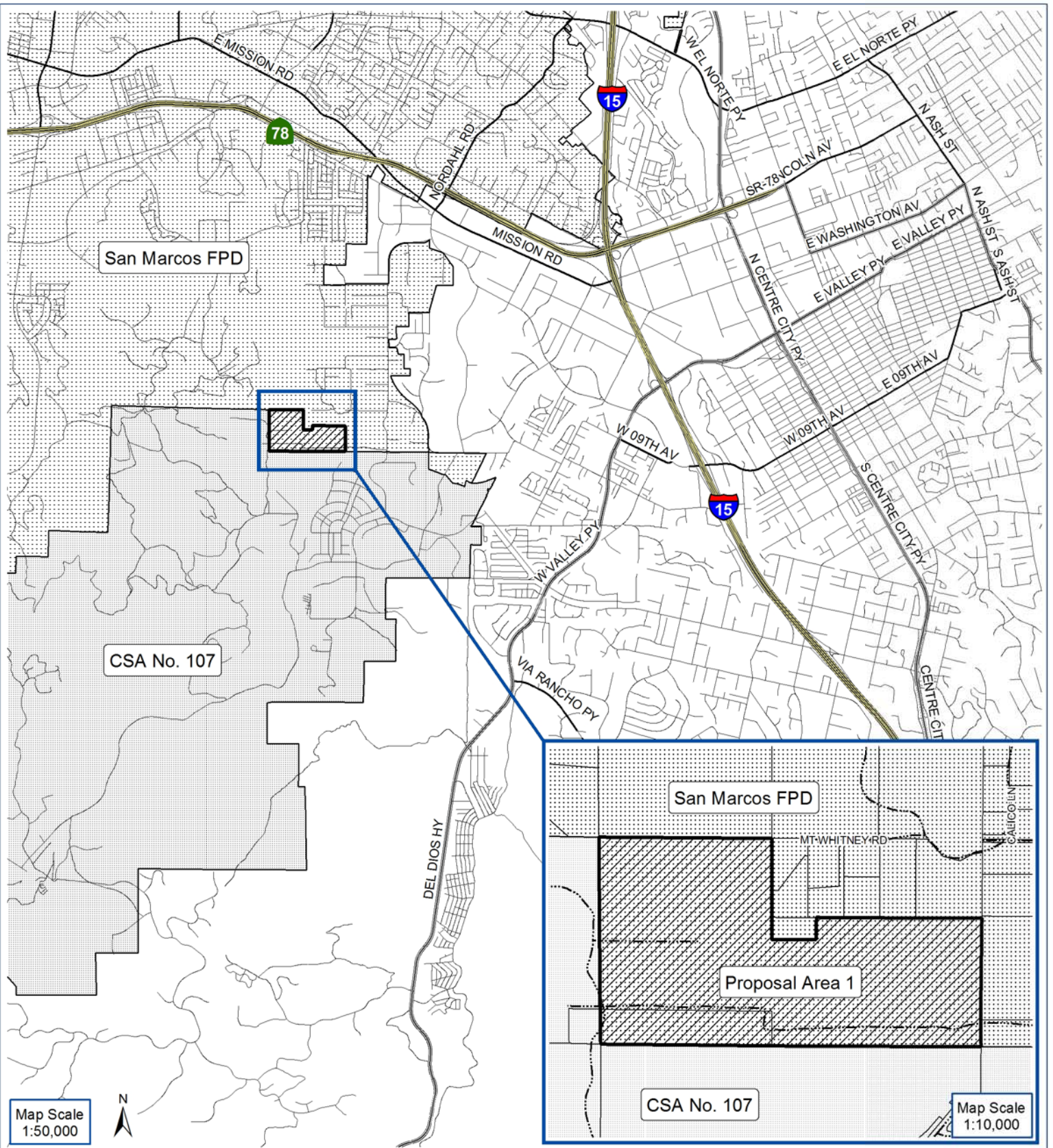
No Commission action is recommended. This item has been placed on the agenda for information purposes. No later than 60 days after the date that the information item is on the Commission's agenda, any district to which annexation of territory is proposed may transmit to the Commission a resolution requesting termination of proceedings.

Attachments

Vicinity Map 1: Proposal Area 1




Vicinity Map 2: Proposal Area 2

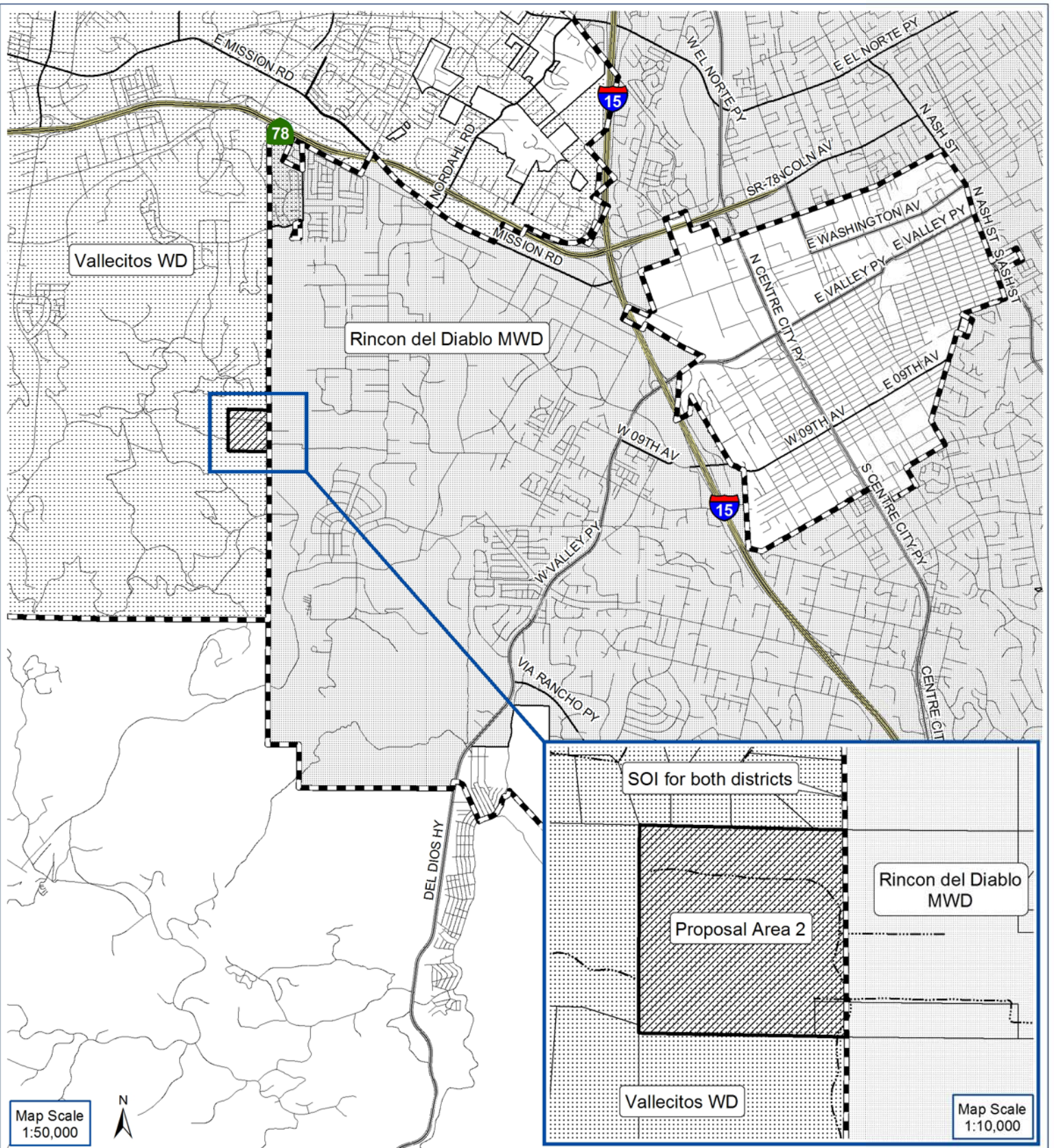
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SA/RO13-47 PROPOSED "HARMONY GROVE VILLAGE REORGANIZATION" (CSA NO. 107; RINCON DEL DIABLO MWD)

MAP 1 of 2 PROPOSED DETACHMENT FROM SAN MARCOS FPD; PROPOSED ANNEXATION TO CSA NO. 107

-  Proposal Area 1
-  CSA No. 107
-  San Marcos FPD



SA/RO13-47 PROPOSED "HARMONY GROVE VILLAGE REORGANIZATION" (CSA NO. 107; RINCON DEL DIABLO MWD)

MAP 2 of 2 PROPOSED DETACHMENT FROM VALLECITOS WD; PROPOSED SPHERE AMENDMENT AND ANNEXATION TO RINCON DEL DIABLO MWD

- Proposal Area 2
 - Vallecitos WD
 - Vallecitos WD SOI
 - Rincon del Diablo MWD
 - Rincon del Diablo MWD SOI
- SOI = Sphere of Influence