

PUBLIC HEARING ITEM

LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

FOR MEETING OF: JUNE 3, 2013

7A
7B

Proposals

Adoption of an Amendment to the Sphere of Influence for the Santa Fe Irrigation District (SA12-12)

“King Reorganization” (Santa Fe Irrigation District)
(RO12-12)

Proponent

Property Owner, by petition

Description/Justification

Proposed by petition of the landowner is a reorganization of one unincorporated parcel (Assessor Parcel Number 265-260-06, totaling approximately 3.86 acres) involving detachment from the Olivenhain Municipal Water District (MWD) and concurrent annexation to the Santa Fe Irrigation District (ID) for the provision of domestic water service. The subject parcel is undeveloped and the landowner intends to construct one single-family residence. The proposed reorganization area is not currently located within the adopted sphere of influence of the Santa Fe ID; therefore, an amendment to the district’s sphere to include the subject territory is required prior to, or concurrently with the proposed reorganization.

In 1974, the previous owner of the subject property entered into a water service agreement with the Olivenhain MWD and the Santa Fe ID. The service agreement involved the subject parcel and two adjacent parcels that were subsequently subdivided from a larger 11-acre parcel located within the Olivenhain MWD service area (County of San Diego Parcel Map 3063). The service agreement secured future water service to the three subdivided parcels from the Santa Fe ID as “surplus customers,” while remaining within the service area (and sphere of influence) of the Olivenhain MWD.

The Santa Fe ID currently provides water service to the residential development on one of the adjacent parcels as a “surplus customer” under the 1974 service agreement. While State Law allows for the on-going extension of Santa Fe ID water service outside its sphere and service area in accordance with the previously-existing service agreement, the current owner of the proposed reorganization area desires to formalize the water service arrangement for the subject parcel by detaching from the Olivenhain MWD and annexing to the Santa Fe ID.

The Santa Fe ID has indicated that it has sufficient capacity to extend water service to the proposed reorganization area from existing infrastructure located on site. The district has adopted terms and conditions for the reorganization that include an annexation fee of

\$29,492.33. The landowner will be responsible for all district fees and connection costs.

The current County of San Diego General Plan designation for the proposal territory is SR-2 (Semi-Rural Residential; 1 dwelling unit per 2, 4, 8 ac); current zoning is RR (Rural Residential; 1 du per 2, 4, 8 ac; 2-acre minimum lot size). The proposal area is surrounded by large-lot estate residential uses with on-site agricultural groves.

The proposal area is located within the Rancho Santa Fe Fire Protection District (FPD) and the Rancho Santa Fe Community Services District (CSD) for the provision of structural fire protection services and wastewater services, respectively; no change to these service arrangements are proposed as part of the subject reorganization.

Following the reorganization, the annual property tax allocation from the proposal area (\$225.01) will be transferred from the Olivenhain MWD to the Santa Fe ID. The County Board of Supervisors has adopted a Master Enterprise District Resolution (MEDR) that will govern the exchange of property taxes between the affected districts.

Executive Officer Recommendation

- (1) Find in accordance with the Executive Officer's determination, that pursuant to Section 15061(b)(3) of the State CEQA Guidelines, this reorganization is not subject to the environmental impact evaluation process because *it can be seen with certainty that there is no possibility that the reorganization in question may have a significant effect on the environment, and the activity is not subject to CEQA; and*
- (2) Amend the sphere of influence of the Santa Fe Irrigation District and adopt the written Statement of Determinations as shown in Exhibit A; and
- (3) Adopt the form of resolution approving this minor sphere amendment and reorganization 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 reorganization subject to the following conditions:

Santa Fe Irrigation District

Payment by property owner of district annexation fee of \$29,492.33 and reorganization processing costs; payment by property owner of any and all facilities necessary to the delivery of water, and all district fees, charges, rates, and taxes.

LAFCO

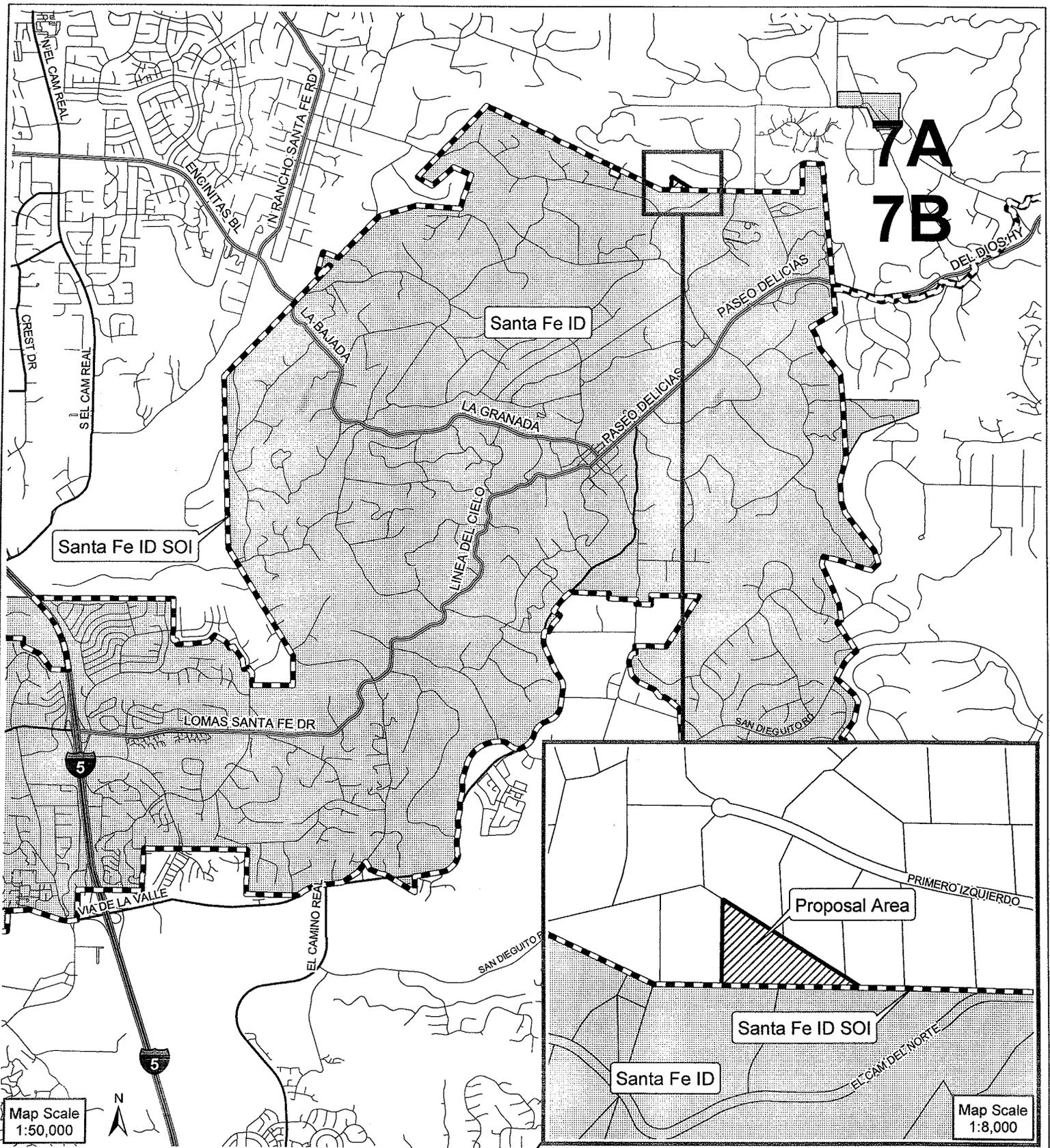
Payment by property owner of State Board of Equalization charges.

Attachments

Vicinity Map

Exhibit A: Statement of Determinations

MDO:RB:trl



SA12-12

PROPOSED AMENDMENT TO THE SPHERE OF INFLUENCE FOR THE SANTA FE IRRIGATION DISTRICT

RO12-12

PROPOSED "KING REORGANIZATION" (SANTA FE IRRIGATION DISTRICT)

-  Santa Fe ID
 -  Santa Fe ID SOI
 -  Proposal Area
- SOI = Sphere of Influence

SAN DIEGO LAFCO

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**RECOMMENDED STATEMENT OF DETERMINATIONS
PROPOSED MINOR AMENDMENT TO THE SPHERE OF INFLUENCE FOR
THE SANTA FE IRRIGATION DISTRICT**

“King Reorganization” (SA12-12; RO12-12)

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 a minor amendment to the sphere of influence for the Santa Fe Irrigation District.

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

The proposed sphere amendment and reorganization will allow for the provision of public water service to one unincorporated parcel: APN 265-260-06 (approximately 3.86-acres). The subject parcel is undeveloped and the landowner intends to construct one single-family residence.

The current County of San Diego General Plan designation for the proposal territory is SR-2 (Semi-Rural Residential; 1 dwelling unit per 2, 4, 8 ac); current zoning is RR (Rural Residential; 1 du per 2, 4, 8 ac; 2-acre minimum lot size). The proposal area is surrounded by large-lot estate residential uses with on-site agricultural groves.

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

The proposed minor sphere amendment and reorganization will allow for the provision of public water service to one unincorporated parcel: APN 265-260-06 (approximately 3.86-acres). The subject parcel is undeveloped and the landowner intends to construct one single-family residence. The proposal area is surrounded by large-lot estate residential uses with on-site agricultural groves.

The proposal area is located within the Rancho Santa Fe Fire Protection District (FPD) and the Rancho Santa Fe Community Services District (CSD) for the provision of structural fire protection services and wastewater services, respectively; no change to these service arrangements are proposed as part of the subject reorganization. The proposed reorganization is not anticipated to affect the probable need for public facilities and services in the area.

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

The Santa Fe Irrigation District provides potable water treatment and supply, and recycled water supply. The district has indicated that it has sufficient capacity to extend water service to the proposed reorganization area from existing infrastructure located on site. In 2007, LAFCO determined that the district was adequately providing its authorized services and the district’s adopted sphere of influence was reaffirmed.

- (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 minor 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 reorganization does not involve an update to the sphere of influence for the Santa Fe Irrigation District.