

PUBLIC HEARING ITEM

LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

FOR MEETING OF: MARCH 6, 2017

Proposals

Adoption of an Amendment to the Sphere of Influence for the County Service Area No. 83;
(SA16-03a)

Adoption of an Amendment to the Sphere of Influence for the Rancho Santa Fe
Community Services District
(SA16-03b)

Adoption of an Amendment to the Sphere of Influence for the Rancho Santa Fe Fire
Protection District
(SA16-03c)

“Rancho Serena - Van Ackeren Reorganization” (City of Encinitas Detachment)
(RO16-03)

Proponent

City of Encinitas, by resolution

Description/Justification

Proposed by resolution of the City of Encinitas is a reorganization involving detachment of one incorporated parcel from the City of Encinitas (Assessor Parcel Number 262-071-37, totaling approximately 0.13-acre), with concurrent annexations of the proposal area to: County Service Area (CSA) No. 83 (San Dieguito Parks); the Rancho Santa Fe Community Services District (CSD); and the Rancho Santa Fe Fire Protection District (FPD).

The proposed reorganization area was included within the 1986 incorporation boundary for the City of Encinitas along with the adjacent San Elijo Lagoon Ecological Reserve, which separates the proposal area from the developed areas within the City. All access and provision of municipal services to the proposal area is from the unincorporated territory to the east. The property owners are requesting detachment of the parcel from the City of Encinitas so it can be unified with their adjacent unincorporated property that contains one single-family residence (APN 262-130-30, approximately 0.71-acre). The approximate 0.13-acre proposal area serves as the back yard for the adjacent residence; no development is proposed as part of the reorganization.

The City of Encinitas has initiated the detachment of the incorporated parcel; the concurrent annexations are required to achieve consistency with the authorized service areas of the adjacent special districts that presently provide public services to the surrounding unincorporated territory. The proposed reorganization area is not currently located within the adopted spheres of influence for the affected special districts; therefore, amendments to the districts' spheres to include the proposal area are necessary.

The County of San Diego Board of Supervisors has adopted a Master Enterprise District Resolution (MEDR) that will govern the exchange of property taxes for the Rancho Santa Fe Community Services District; and has adopted a Resolution Regarding Negotiated Property Tax Exchange that will govern the exchange of property taxes from the City of Encinitas to the County of San Diego, County Service Area No. 83, and the Rancho Santa Fe Fire Protection District.

Land Use

Existing

The proposed reorganization area is presently part of the incorporated territory of the City of Encinitas; land uses are governed by the City's General Plan and zoning designations. Surrounding land uses consist of single-family residences to the unincorporated east; and open space/parks to the incorporated north, south, and west.

Prior to the 1986 incorporation of the City of Encinitas, the title to the proposal area was conveyed from the County of San Diego to the Rancho Serena Community Association, which subsequently transferred ownership to the private property owner of the adjacent residence located at 1402 Rancho Serena. However, the 1986 incorporation of the City of Encinitas included the private parcel along with the surrounding San Elijo Lagoon Ecological Reserve within the incorporated city boundary.

Presently, the City of Encinitas General Plan designation for the proposal area is Ecological Resource/Open Space/Parks (ER/OS/PK), consistent with the adjacent San Elijo Lagoon Ecological Reserve. Current Encinitas zoning for the proposal area is Ecological Resource/Open Space/Parks (ER/OS/PK). The City of Encinitas describes the ER/OS/PK zone as provided for *...land that is ecologically significant and has been set aside for preservation as open space, or land that has been set aside for the public's use as active and passive recreational areas; no private development may occur within this zone.*

Proposed

Following the proposed detachment of the proposal area from the City of Encinitas, the reorganization area will be included in the San Dieguito Community Planning Area along with the surrounding unincorporated County of San Diego territory. The County of San Diego has adopted a General Plan designation for the proposal area as Semi-Rural 2 (SR-2, up to 1 dwelling unit per 2, 4 or 8 acres, slope-dependent); and adopted prezoning for the proposal area as Variable Family Residential (RV). The land use and zoning designations were adopted by the County to be consistent with the San Dieguito Community Plan designations for the adjacent unincorporated territory.

Environmental Review

The City of Encinitas has determined that the proposed reorganization is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319(b), which exempts from environmental review annexations of individual small parcels of the minimum size for facilities exempted by CEQA Guidelines Section 15303, *New Construction or Conversion of Small Structures*.

Public Services

The proposed reorganization area is presently part of the incorporated territory of the City of Encinitas, which provides fire protection, parks, and sewer services within its incorporated territory. The surrounding unincorporated territory currently receives fire protection services from the Rancho Santa Fe Fire Protection District (FPD); Parks and recreation services from County Service Area No. 83 (San Dieguito Local Parks); and sewer services from the Rancho Santa Fe Community Services District (CSD). Following detachment from the City of Encinitas, the proposed sphere amendment area will be concurrently included within the sphere of influence for each of the respective special district service providers for the unincorporated territory, and be annexed to each of the districts' authorized service areas.

Fire

The proposed reorganization area is currently provided fire protection services from the City of Encinitas Fire Department Station #4, located at 2011 Village Park Way (approximately 4.0-miles from the proposal area). Estimated response time to the proposal area is approximately 10 minutes from Station #4.

As part of the proposed reorganization, the proposal area will annex to the Rancho Santa Fe Fire Protection District (FPD), which is the authorized fire protection service provider for the adjacent unincorporated territory. The Rancho Santa Fe FPD Station #1, located at 16936 El Fuego, Rancho Santa Fe, is approximately 3.0-miles from the proposal area. The Rancho Santa Fe FPD estimates a response time of approximately 7 minutes to the proposal area from Station #1.

Emergency Medical Transport

The proposed reorganization area is presently located within the adopted sphere of influence and authorized service area of County Service Area No. 17 (San Dieguito Ambulance). CSA No. 17 provides emergency medical transport services to the incorporated territory of the City of Encinitas, as well as to the unincorporated community of Rancho Santa Fe; therefore, no change to the sphere or service arrangement is proposed as part of the subject reorganization.

Police

Police protection is presently provided to the proposed reorganization area by the San Diego County Sheriff from its North Coastal Station at 175 N. El Camino Real, Encinitas, located approximately 4.3-miles from the proposal area. The San Diego County Sheriff's

North Coastal Station provides police services to the City of Encinitas as well as to the unincorporated community of Rancho Santa Fe; therefore, no change to this service arrangement is proposed as part of the subject reorganization.

Sewer

The proposed reorganization area is not presently located within the authorized service area or adopted sphere of influence of a public sewer service provider. As part of the proposed reorganization, the proposal area will be included within the sphere of influence and concurrently annex to the Rancho Santa Fe Community Services District (CSD), which is the authorized sewer service provider for the adjacent unincorporated territory.

Following the proposed detachment from the City of Encinitas, the concurrent annexation of the proposal area to the Rancho Santa Fe CSD is intended to achieve consistency with the municipal service providers for the adjacent unincorporated territory; however, no extension of sewer service to the proposal area is proposed as part of the subject reorganization.

Water

The proposed reorganization area is presently located within the adopted sphere of influence and authorized service area of the Olivenhain Municipal Water District (MWD). No change to this service arrangement or sphere designation is proposed as part of the subject reorganization.

Conclusion and Recommendation

The proposed “Rancho Serena - Van Ackeren Reorganization” has been submitted by resolution of the City of Encinitas, has received consent from the affected special districts. The County of San Diego has adopted a negotiated exchange of property tax revenues, and approved conditional General Plan and zoning designations for the proposal territory. The proposed reorganization is categorically exempt from environmental review under the State CEQA Guidelines, and the County’s land use designations will conform to the surrounding San Dieguito Community Plan following detachment of the proposal area from the City of Encinitas. No opposition to the proposal has been received.

Therefore, the amendments to the spheres of influence for County Service Area No. 83; Rancho Santa Fe Community Services District; and the Rancho Santa Fe Fire Protection District; and the proposed “Rancho Serena - Van Ackeren Reorganization” are recommended for your Commission’s adoption and approval.

Executive Officer Recommendation

- (1) Concur in the determination by the City of Encinitas that this reorganization is exempt from CEQA review pursuant to Section 15319(b) of the State CEQA Guidelines because the reorganization involves annexation of individual small parcels of the minimum size for facilities exempted by Section 15303, *New Construction or Conversion of Small Structures*; and,

- (2) Amend the coterminous sphere of influence of County Service Area No. 83 and adopt the written Statement of Determinations as shown in Exhibit A; and,
- (3) Amend the larger-than-agency sphere of influence of the Rancho Santa Fe Community Services District and adopt the written Statement of Determinations as shown in Exhibit B; and,
- (4) Amend the conterminous sphere of influence of the Rancho Santa Fe Fire Protection District and adopt the written Statement of Determinations as shown in Exhibit C; and,
- (5) Approve the proposed “Rancho Serena - Van Ackeren Reorganization” involving detachment of the proposal area from the City of Encinitas with concurrent annexations to County Service Area No. 83; the Rancho Santa Fe Community Services District; and the Rancho Santa Fe Fire Protection District; and,
- (6) Adopt the form of resolution approving the sphere amendments 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:

None

Attachments

Vicinity Map

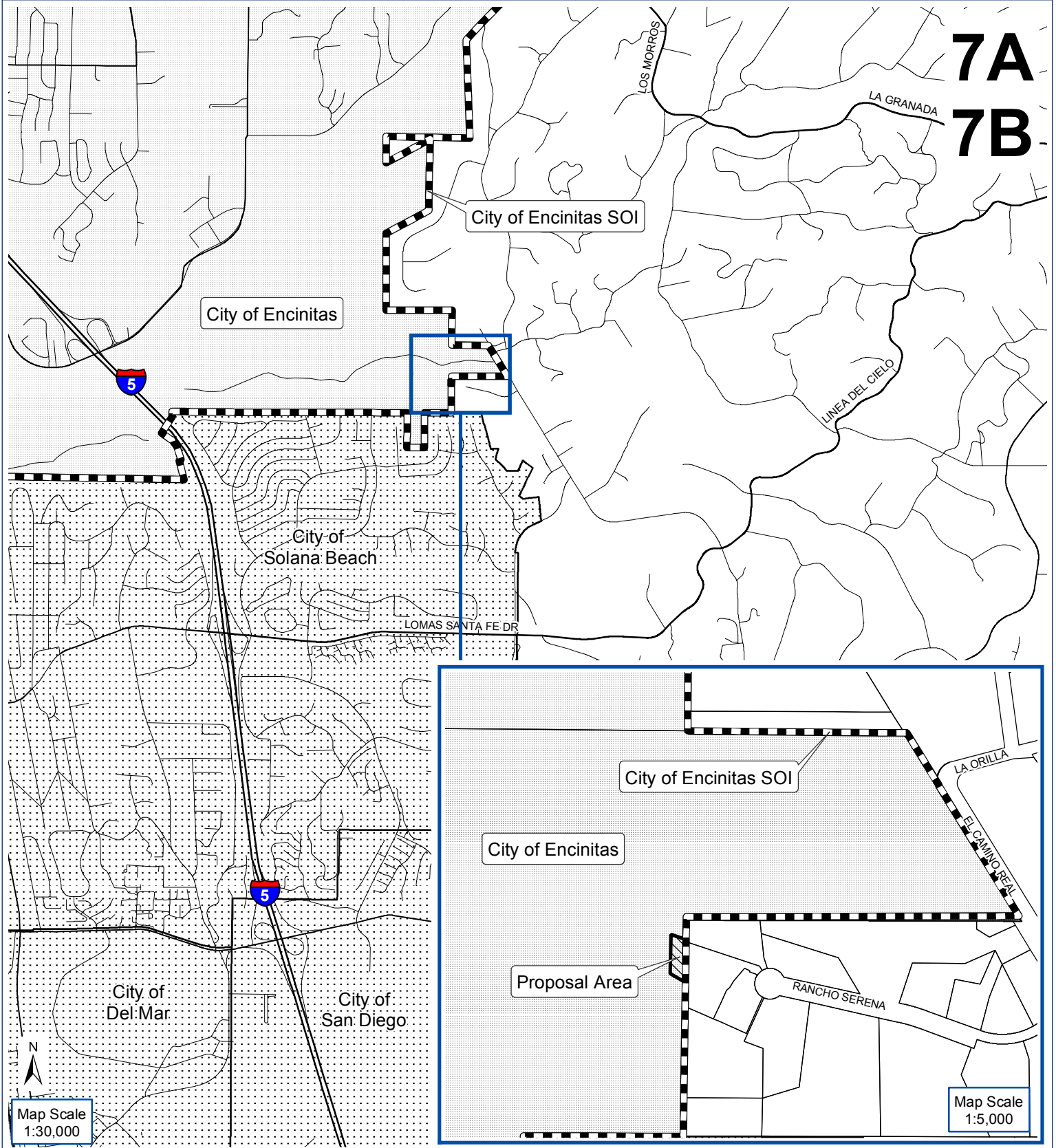
Exhibit A: Statement of Determinations – County Service Area No. 83

Exhibit B: Statement of Determinations – Rancho Santa Fe Community Services District




Exhibit C: Statement of Determinations – Rancho Santa Fe Fire Protection District

MDO:RB:ra

7A
7B



SA16-03(a); SA16-03(b); SA16-03(c) - Adoption of Amendments to the Spheres of Influence for the CSA No. 83, Rancho Santa Fe FPD and the Rancho Santa Fe CSD
RO16-03 - Proposed "Rancho Serena-Van Ackeren Reorganization" (City of Encinitas Detachment)

-  Proposal Area
 -  City of Encinitas
 -  City of Encinitas SOI
- SOI = Sphere of Influence

RECOMMENDED STATEMENT OF DETERMINATIONS
PROPOSED AMENDMENT TO THE COTERMINOUS
SPHERE OF INFLUENCE OF
COUNTY SERVICE AREA NO. 83 (SAN DIEGUITO LOCAL PARKS)
“Rancho Serena - Van Ackeren Reorganization” (SA16-03a; RO16-03)

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 coterminous sphere of influence for County Service Area No. 83 (San Dieguito Local Parks).

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

The proposed sphere amendment area is presently part of the incorporated territory of the City of Encinitas; land uses are governed by the City’s General Plan and zoning designations. The approximate 0.13-acre proposal area serves as the back yard for an adjacent unincorporated residence; no development is proposed as part of the reorganization. Surrounding land uses consist of single-family residences to the unincorporated east; and open space/parks within the San Elijo Lagoon Ecological Reserve to the incorporated north, south, and west; there are no agricultural uses in the immediate area.

The current City of Encinitas General Plan designation for the proposed sphere amendment area is Ecological Resource/Open Space/Parks (ER/OS/PK), consistent with the adjacent San Elijo Lagoon Ecological Reserve. Following the proposed detachment of the proposal area from the City of Encinitas, the sphere amendment area will be included in the San Dieguito Community Planning Area along with the surrounding unincorporated County of San Diego territory. The County of San Diego has adopted a General Plan designation for the proposal area as Semi-Rural 2 (SR-2, up to 1 dwelling unit per 2, 4 or 8 acres, slope-dependent); and adopted rezoning for the proposal area as Variable Family Residential (RV). The land use and zoning designations were adopted by the County to be consistent with the San Dieguito Community Plan designations for the adjacent unincorporated territory.

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

The proposed sphere amendment area is presently part of the incorporated territory of the City of Encinitas, which presently provides fire protection, police, and sewer services within its incorporated territory. The approximate 0.13-acre proposal area serves as the back yard for an adjacent unincorporated residence; no development is proposed as part of the reorganization. The surrounding unincorporated territory currently receives fire protection services from the Rancho Santa Fe Fire Protection District (FPD); Parks and recreation

services from County Service Area No. 83 (San Dieguito Local Parks); and sewer services from the Rancho Santa Fe Community Services District (CSD).

Following detachment from the City of Encinitas, the proposed sphere amendment area will be concurrently included within the sphere of influence for each of the respective special district service providers for the unincorporated territory, and be annexed to each of the districts' authorized service areas. The proposal area is currently located within the sphere and service area of the Olivenhain Municipal Water District for domestic water service; no change to this service arrangement is proposed. The San Diego County Sheriff provides police services to the City of Encinitas as well as to the unincorporated community of Rancho Santa Fe; no change to this service arrangement is proposed.

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

County Service Area No. 83 (San Dieguito Local Parks) provides park maintenance services in unincorporated communities east of the Cities of Encinitas and Solana Beach. In 2013, LAFCO determined that County Service Area No. 83 was adequately providing its authorized services and the district's adopted coterminous 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 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 County Service Area No. 83, therefore the determination does not apply. 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 County Service Area No. 83.

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

“Rancho Serena - Van Ackeren Reorganization” (SA16-03b; RO16-03)

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 proposed sphere amendment area is presently part of the incorporated territory of the City of Encinitas; land uses are governed by the City’s General Plan and zoning designations. The approximate 0.13-acre proposal area serves as the back yard for an adjacent unincorporated residence; no development is proposed as part of the reorganization. Surrounding land uses consist of single-family residences to the unincorporated east; and open space/parks within the San Elijo Lagoon Ecological Reserve to the incorporated north, south, and west; there are no agricultural uses in the immediate area.

The current City of Encinitas General Plan designation for the proposed sphere amendment area is Ecological Resource/Open Space/Parks (ER/OS/PK), consistent with the adjacent San Elijo Lagoon Ecological Reserve. Following the proposed detachment of the proposal area from the City of Encinitas, the sphere amendment area will be included in the San Dieguito Community Planning Area along with the surrounding unincorporated County of San Diego territory. The County of San Diego has adopted a General Plan designation for the proposal area as Semi-Rural 2 (SR-2, up to 1 dwelling unit per 2, 4 or 8 acres, slope-dependent); and adopted rezoning for the proposal area as Variable Family Residential (RV). The land use and zoning designations were adopted by the County to be consistent with the San Dieguito Community Plan designations for the adjacent unincorporated territory.

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

The proposed sphere amendment area is presently part of the incorporated territory of the City of Encinitas, which presently provides fire protection, police, and sewer services within its incorporated territory. The approximate 0.13-acre proposal area serves as the back yard for an adjacent unincorporated residence; no development is proposed as part of the reorganization. The surrounding unincorporated territory currently receives fire protection services from the Rancho Santa Fe Fire Protection District (FPD); Parks and recreation

services from County Service Area No. 83 (San Dieguito Local Parks); and sewer services from the Rancho Santa Fe Community Services District (CSD). Following detachment from the City of Encinitas, the proposed sphere amendment area will be concurrently included within the sphere of influence for each of the respective special district service providers for the unincorporated territory, and be annexed to each of the districts' authorized service areas. The proposal area is currently located within the sphere and service area of the Olivenhain Municipal Water District for domestic water service; no change to this service arrangement is proposed. The San Diego County Sheriff provides police services to the City of Encinitas as well as to the unincorporated community of Rancho Santa Fe; no change to this service arrangement is proposed.

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

The Rancho Santa Fe Community Services District (CSD) provides wastewater, landscape maintenance, utility undergrounding, and security services within portions of the unincorporated communities of Rancho Santa Fe, Santa Fe Valley, and South Pointe Farms. LAFCO originally approved a sphere-of-influence for the Rancho Santa Fe CSD in 1983 that was smaller than the District. The sphere was significantly expanded in 1997 to include the entire Santa Fe Valley Specific Plan Area. A service-specific sphere was approved for the utility under-grounding area in 2010 and for the security services area in 2014. In 2013, LAFCO determined that the Rancho Santa Fe CSD was adequately providing its authorized services and the district's adopted larger-than-agency and service specific spheres of influence were 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 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 Rancho Santa Fe CSD, therefore the determination does not apply. 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 Rancho Santa Fe CSD.

**RECOMMENDED STATEMENT OF DETERMINATIONS
PROPOSED AMENDMENT TO THE COTERMINOUS
SPHERE OF INFLUENCE OF THE
RANCHO SANTA FE FIRE PROTECTION DISTRICT**

“Rancho Serena - Van Ackeren Reorganization” (SA16-03c; RO16-03)

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 coterminous sphere of influence for the Rancho Santa Fe Fire Protection District (FPD).

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

The proposed sphere amendment area is presently part of the incorporated territory of the City of Encinitas; land uses are governed by the City’s General Plan and zoning designations. The approximate 0.13-acre proposal area serves as the back yard for an adjacent unincorporated residence; no development is proposed as part of the reorganization. Surrounding land uses consist of single-family residences to the unincorporated east; and open space/parks within the San Elijo Lagoon Ecological Reserve to the incorporated north, south, and west; there are no agricultural uses in the immediate area.

The current City of Encinitas General Plan designation for the proposed sphere amendment area is Ecological Resource/Open Space/Parks (ER/OS/PK), consistent with the adjacent San Elijo Lagoon Ecological Reserve. Following the proposed detachment of the proposal area from the City of Encinitas, the sphere amendment area will be included in the San Dieguito Community Planning Area along with the surrounding unincorporated County of San Diego territory. The County of San Diego has adopted a General Plan designation for the proposal area as Semi-Rural 2 (SR-2, up to 1 dwelling unit per 2, 4 or 8 acres, slope-dependent); and adopted prezoning for the proposal area as Variable Family Residential (RV). The land use and zoning designations were adopted by the County to be consistent with the San Dieguito Community Plan designations for the adjacent unincorporated territory.

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

The proposed sphere amendment area is presently part of the incorporated territory of the City of Encinitas, which presently provides fire protection, police, and sewer services within its incorporated territory. The approximate 0.13-acre proposal area serves as the back yard for an adjacent unincorporated residence; no development is proposed as part of the reorganization. The surrounding unincorporated territory currently receives fire protection services from the Rancho Santa Fe Fire Protection District (FPD); Parks and recreation services from County Service Area No. 83 (San Dieguito Local Parks); and sewer services

from the Rancho Santa Fe Community Services District (CSD). Following detachment from the City of Encinitas, the proposed sphere amendment area will be concurrently included within the sphere of influence for each of the respective special district service providers for the unincorporated territory, and be annexed to each of the districts' authorized service areas. The proposal area is currently located within the sphere and service area of the Olivenhain Municipal Water District for domestic water service; no change to this service arrangement is proposed. The San Diego County Sheriff provides police services to the City of Encinitas as well as to the unincorporated community of Rancho Santa Fe; no change to this service arrangement is proposed.

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

The Rancho Santa Fe FPD is authorized to provide structural fire protection and advanced life support-level (ALS) emergency medical services (EMS). The district has indicated that it can provide service to the proposed reorganization area from the Rancho Santa Fe FPD Station #1, located at 16936 El Fuego, Rancho Santa Fe, approximately 3.0-miles from the proposal area. The Rancho Santa Fe FPD estimates a response time of approximately 7 minutes to the proposal area from Station #1. In 2016, LAFCO determined that the Rancho Santa Fe FPD was adequately providing its authorized services and the district's adopted coterminous sphere of influence was updated.

- (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 reorganization does not involve an update to the sphere of influence for the Rancho Santa Fe FPD, therefore the determination does not apply. 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 Rancho Santa Fe FPD.