

PUBLIC HEARING ITEM
LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

8A
8B

FOR MEETING OF: SEPTEMBER 11, 2017

Proposals

Adoption of an Amendment to the Sphere of Influence for the Lakeside Fire Protection District
(SA16-17)

“Hillside Meadows Reorganization” (City of Santee Detachment)
(RO16-17)

Proponent

Landowner, by petition

Description/Justification

Proposed by petition of the landowner is a reorganization involving detachment of approximately 0.194-acre of incorporated territory from the City of Santee, with a concurrent annexation of the proposal area to the Lakeside Fire Protection District (FPD). The City of Santee has adopted a resolution supporting the proposed detachment of the reorganization area; the concurrent annexation is required as the Lakeside FPD presently provides structural fire protection services to the surrounding unincorporated territory. The proposed reorganization area is not currently located within the adopted sphere of influence of the Lakeside FPD; therefore, an amendment to the District’s sphere to include the proposal area is necessary prior to or concurrently with the proposed annexation.

The proposed reorganization area is a portion of unincorporated Assessor Parcel Number (APN) 379-024-23 (totaling approximately 35.63-acres), which is located within the unincorporated community of Lakeside. The proposed reorganization area was included within the City of Santee’s 1980 incorporation boundary as part of a planned Mast Boulevard roadway realignment that was not subsequently constructed. The proposed reorganization is intended to rejoin the incorporated portion with the remainder of the unincorporated parcel.

The County of San Diego has approved development plans for APN 379-024-23 (Hillside Meadows, TM5203RPL); a condition of the County’s development approval requires the Hillside Meadows property owner to process a reorganization with LAFCO to detach the incorporated portion from the City of Santee and unify the unincorporated parcel.

The subject unincorporated parcel presently receives emergency medical services from County Service Area No. 69 (Heartland Paramedics); and sewer and water services from

the Padre Dam Municipal Water District; no changes to these service arrangements are proposed as part of the reorganization.

The County of San Diego Board of Supervisors has adopted a Resolution Regarding Negotiated Property Tax Exchange that will govern the exchange of property taxes from the City of Santee to the County of San Diego and the Lakeside Fire Protection District.

Land Use

The portion of unincorporated APN 379-024-23 that constitutes the proposed reorganization area is presently part of the incorporated territory of the City of Santee; however, the City has not adopted General Plan or zoning designations for the property.

APN 379-024-23 is located within the Upper San Diego RiverWay Improvement Project (USDRIP or RiverWay) Specific Plan. The RiverWay Specific Plan was approved by the County in 1991 to provide flood control improvements, an industrial business park, recreation and environmental protection measures for approximately 592-acres on the San Diego River in the unincorporated community of Lakeside.

The present County of San Diego General Plan and zoning designations for APN 379-024-23 are *Specific Plan Area* (S88; up to 7.3 dwelling units per acre; 6,000 square-foot minimum lot size). The County has conditionally approved a Tentative Map for APN 379-024-23 (Hillside Meadows, TM5612) that allows for the development of 146 single-family residential units on approximately 35.63-acres (4.1 dwelling units per acre). Surrounding land uses consist of single-family residences to the north, east and west; and open space and industrial uses to the south.

Environmental Review

An EIR for the RiverWay Specific Plan (ER 98-10-014) was certified by the County of San Diego Board of Supervisors on August 9, 2000. The EIR identified potentially significant impacts to aesthetics, biological resources, cultural resources, and hazards. These potentially significant impacts were determined to be avoided or mitigated to less-than-significant levels. Significant and unmitigable impacts were identified to traffic/transportation and public services.

An Addendum to the RiverWay EIR for the Hillside Meadows project (ER 00-14-016) was certified by the County on November 13, 2002. The Addendum identified potentially significant impacts to biological resources, cultural resources, noise, and traffic/transportation. These potentially significant impacts were determined to be avoided or mitigated to less-than-significant levels.

Following the proposed reorganization, the approximately 0.194-acre proposal territory will be included within the Lakeside Community Plan, the RiverWay Specific Plan, and the Hillside Meadows project area, and be subject to the County's previously-certified EIR and Addendum; therefore, per CEQA Guidelines Section 15061(b)(3), the proposed reorganization is not subject to the environmental impact evaluation process because it can

be seen with certainty that there is no possibility for the proposed project to significantly impact the environment, and the activity is not subject to CEQA.

Public Services

Fire

The proposed reorganization area is currently provided fire protection services from the City of Santee Fire Station No. 4, located at 8950 Cottonwood Avenue, Santee (approximately 4.0-miles from the proposal area). Estimated response time to the proposal area is approximately 10 minutes from Station No. 4.

As part of the proposed reorganization, the proposal area will annex to the Lakeside Fire Protection District (FPD), which is the authorized fire protection service provider for the adjacent unincorporated territory. The Lakeside FPD Station No. 2, located at 12216 Lakeside Avenue, Lakeside, is approximately 3.0-miles from the proposal area. The Lakeside FPD estimates a response time of approximately 3.3 minutes to the proposal area from Station No. 2.

Emergency Medical Transport

The proposed reorganization area is presently located within the authorized service area and adopted sphere of influence of County Service Area No. 69 (Heartland Paramedics). CSA No. 69 provides emergency medical transport services to the incorporated territory of the City of Santee, as well as to the unincorporated communities of Lakeside, Pepper Drive, and Bostonia; therefore, no change to this service arrangement is proposed as part of the subject reorganization.

Police

Police protection in the City of Santee is presently provided by contract with the San Diego County Sheriff from its Santee Station located at 8811 Cuyamaca Street, Santee. The Santee Station is located approximately 3.6-miles from the proposal area.

Following the proposed reorganization, police protection services to the proposal area would be provided by the San Diego County Sheriff from the Lakeside Substation at 12365 Parkside Street, Lakeside. The San Diego County Sheriff's Lakeside Substation is located approximately 2.5-miles from the proposal area and provides police services to the unincorporated community of Lakeside, the unincorporated areas adjacent to El Cajon, and the Barona Indian Reservation.

The Lakeside Substation service area covers approximately 81 square miles, with a population of almost 71,000. The Sheriff's Department reports a total of 30 patrol deputies, five Detectives, one School Resource Deputy, and one Special Purpose (Barona) Deputy, two Crime Suppression deputies, two Community Service Officers, three professional staff, one Crime Prevention Specialist, three sergeants and one lieutenant serving the command area.

Sewer & Water

The proposed reorganization area is presently located within the authorized service area and adopted sphere of influence of the Padre Dam Municipal Water District (MWD) for the provision of sewer and water services; no change to this service arrangement proposed as part of the subject reorganization.

Conclusion and Recommendation

The proposed “Hillside Meadows Reorganization” has been submitted by petition of the landowner and the proposed detachment has been supported by resolution of the City of Santee. The County of San Diego has adopted a negotiated exchange of property tax revenues, and the proposal territory will be subject to County General Plan and zoning designations. The proposed reorganization is categorically exempt from environmental review under the State CEQA Guidelines. No opposition to the proposal has been received. Therefore, the amendment to the sphere of influence for the Lakeside Fire Protection District and the proposed “Hillside Meadows Reorganization” are recommended for your Commission’s adoption and approval.

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 activity in question may have a significant effect on the environment, and the activity is not subject to CEQA;
- (2) Amend the larger-than-agency sphere of influence of the Lakeside Fire Protection District and adopt the written Statement of Determinations as shown in Exhibit A;
- (3) Approve the proposed “Hillside Meadows Reorganization” involving detachment of the proposal area from the City of Santee with a concurrent annexation to the Lakeside Fire Protection District; and,
- (4) Adopt the form of resolution approving the 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:

None

Attachments

Vicinity Map

Exhibit A: Statement of Determinations – Lakeside Fire Protection District

MDO:RB:trl

**RECOMMENDED STATEMENT OF DETERMINATIONS
PROPOSED AMENDMENT TO THE LARGER-THAN-AGENCY
SPHERE OF INFLUENCE OF THE
LAKESIDE FIRE PROTECTION DISTRICT**

“Hillside Meadows Reorganization”
(City of Santee Detachment)
(SA16-17; RO16-17)

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-agency sphere of influence for the Lakeside 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 Santee; however, the City has not adopted land uses or zoning designations. The approximate 0.19-acre proposal area is a portion of an unincorporated parcel (Assessor Parcel Number 379-024-23; totaling approximately 35.63-acres) located within the Lakeside Community Planning Area of the unincorporated County of San Diego. The County of San Diego has approved development plans for APN 379-024-23 (Hillside Meadows, TM5203RPL); a condition of the County’s development approval requires the Hillside Meadows property owner to process a reorganization with LAFCO to detach the incorporated portion from the City of Santee and unify the unincorporated parcel.

Surrounding land uses consist of single-family residences to the north, east and west; and open space and industrial uses to the south; there are no agricultural lands in the immediate area.

(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 Santee. The approximate 0.19-acre proposal area is a portion of an unincorporated parcel (Assessor Parcel Number 379-024-23; totaling approximately 35.63-acres) located within the unincorporated community of Lakeside. The County of San Diego has approved development plans for APN 379-024-23 (Hillside Meadows, TM5203RPL); a condition of the County’s development approval requires the Hillside Meadows property owner to process a reorganization with LAFCO to detach the incorporated portion from the City of Santee and unify the unincorporated parcel. Following the proposed detachment, sphere amendment, and annexation, the proposal area will receive fire protection services from the Lakeside Fire Protection District (FPD).

The surrounding unincorporated territory currently receives sewer/water services from the Padre Dam Municipal Water District (MWD); no change to this service arrangement is proposed. The San Diego County Sheriff provides police services to the City of Santee as well as to the unincorporated community of Lakeside; no change to this service arrangement is proposed. County Service Area No. 69 (Heartland Paramedic) provides ambulance transport services within the City of Santee as well as to the unincorporated community of Lakeside; 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 Lakeside FPD is authorized to provide structural fire protection and advanced life support-level (ALS) emergency medical services (EMS). The FPD has indicated that it can provide service to the proposed reorganization area from the Lakeside FPD Station No. 2, located at 12216 Lakeside Avenue, Lakeside, approximately 3.0-miles from the proposal area. The Lakeside FPD estimates a response time of approximately 3.3 minutes to the proposal area from Station No. 2. In 2007, LAFCO determined that the Lakeside FPD was adequately providing its authorized services and the district's adopted larger-than-agency sphere of influence was 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 reorganization does not involve an update to the sphere of influence for the Lakeside 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 Lakeside FPD.