



San Diego County Local Agency Formation Commission

Regional Service Planning | Subdivision of the State of California

5C

AGENDA REPORT
Consent | Action

June 7, 2021

TO: Commissioners

FROM: Keene Simonds, Executive Officer
Priscilla Allen, Analyst I

SUBJECT: **Proposed “Chinese Bible Church Change of Organization” |
Annexation to the Rancho Santa Fe Community Services District (CO20-22)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a change of organization proposal filed by an interested landowner to annex 9.1 acres of unincorporated territory to the Rancho Santa Fe Community Services District (CSD). The affected territory as submitted includes one parcel developed with a single-family residence along with a detached guest house in the Santa Fe Valley community. The proposal purpose is to extend public wastewater service to the subject parcel and facilitate the planned development of a religious facility and accessory structures. Staff recommends conditional approval of the proposal without modifications along with waiving protest proceedings.

BACKGROUND

Applicant Request

San Diego LAFCO has received a petition application from a landowner – Chinese Bible Church of San Diego – requesting approval to annex 9.1 acres of unincorporated territory in Santa Fe Valley to the Rancho Santa Fe CSD. The affected territory as submitted involves one unincorporated parcel presently developed with a single-family residence and detached guest house along with non-commercial agricultural fields. The subject parcel’s situs is 16919 Four Gee Road and identified by the County of San Diego Assessor’s Office as 678-060-27.

Administration

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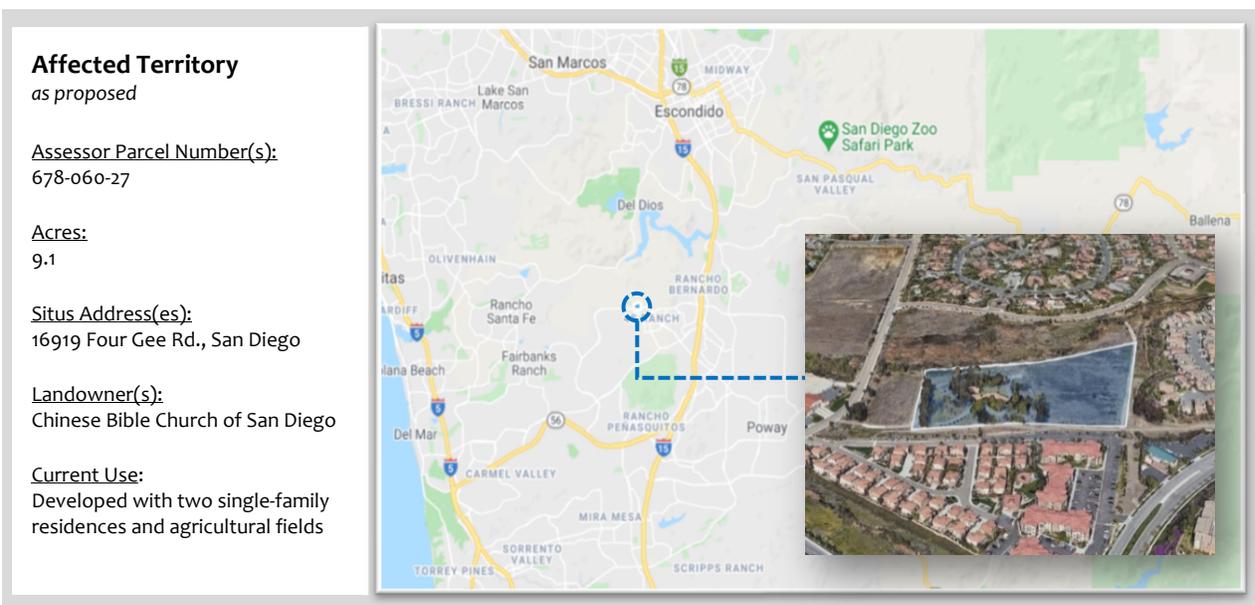
Kristi Becker, Alt.
City of Solana Beach

Vacant, Alt.
Special District

The affected territory lies entirely within the Rancho Santa Fe CSD’s sphere of influence.

Regional Setting

The affected territory lies within the unincorporated community of Santa Fe Valley and is adjacent to the City of San Diego’s Del Sur and Black Mountain Ranch neighborhoods. Arterial access is provided by Camino del Norte/Sur and provides access to Interstate 15 to the east (approximately 5 minutes) and Interstate 5 (approximately 15 minutes) to the west. An aerial map of the affected territory and its regional setting follows. Attachment One shows the affected territory relative to the proposed boundary change involving the lone subject agency (Rancho Santa Fe CSD).



Subject Agency

The proposed change of organization filed with San Diego LAFCO involves one subject agency: Rancho Santa Fe CSD.¹ A summary of the subject agency in terms of governance, resident population, municipal functions, and financial standing follows.

- Rancho Santa Fe CSD is an independent special district formed in 1983 as successor agency to the reorganization of the Rancho Santa Fe Sanitation District and the Rancho Maintenance District. Rancho Santa Fe CSD spans 16.2 square miles and includes the entire Santa Fe Valley and all and/or portions of Rancho Santa Fe and South Pointe Farms with an estimated residential population of 7,930. A five-member Board of Directors oversees Rancho Santa Fe CSD’s active municipal service functions: wastewater, landscape maintenance, security services and utility undergrounding.²

¹ State law defines “subject agency” to mean any district or city for which a change of organization or reorganization is proposed.

² The CSD was authorized to provide utility undergrounding services as a latent power in 2010 and security services in 2014. Both services are restricted to an area corresponding to the covenant boundary, which also is the service specific sphere for those services.

LAFCO established a sphere of influence for Rancho Santa Fe CSD in 1983, which was last updated in 2013 with a larger-than-agency designation to include 1,925 non-jurisdictional acres and equal to 18.6% of the District boundary.³ Rancho Santa Fe CSD’s audited net position is \$38.5 million as of June 30, 2019 and has decreased by (4.1%) over the prior three audited fiscal years.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of 13 local agencies directly subject to San Diego LAFCO’s planning and regulatory responsibilities. These agencies qualify as “affected agencies” relative to the proposed change of organization and listed below.⁴

- County Service Area No. 17: San Dieguito Ambulance
- County Service Area No. 83: San Dieguito Local Parks
- County Service Area No. 135: Regional Communications
- Metropolitan Water District of Southern California
- Olivenhain Municipal Water District
- Palomar Health Healthcare District
- Pomerado Cemetery District
- Rancho Santa Fe CSD (sphere only)
- Rancho Santa Fe Fire Protection District
- Resource Conservation District of Greater San Diego County
- San Diego County Flood Control District
- San Diego County Street Lighting District
- San Diego County Water Authority

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications – the change of organization proposal to annex the affected territory to the Rancho Santa Fe CSD. The Commission may also consider applying conditions so long as it does not directly regulate land use, property development, or subdivision requirements. Additional discussion with respect to proposal purpose and Commission focus follows.

³ The sphere of influence for Rancho Santa Fe CSD includes the entire Santa Fe Valley Specific Plan.

⁴ State law defines “affected local agency” as any entity that contains, or would contain, or whose sphere contains or would contain, any territory for which a change of organization is proposed or ordered. Notice of the proposal and hearing were provided to the agencies.

Proposal Purpose

The purpose of the proposed change of organization before San Diego LAFCO is to establish public wastewater service to the affected territory and in doing so facilitate the development of a religious facility (“Chinese Bible Church of San Diego”) and accessory structures. The timing of the proposal follows a conditionally approved major use permit by the County of San Diego in June 2019 that includes – among other terms – the annexation and wastewater connection therein of the affected territory to the Rancho Santa Fe CSD. No other municipal service establishments are proposed given the affected territory is presently located within the Rancho Santa Fe Fire Protection District (FPD) for fire protection and emergency medical services as well as the Olivenhain Municipal Water District (MWD) for water services.

Development Potential

The affected territory is unincorporated and designated under the County of San Diego General Plan as Semi Rural (SR) and within the Santa Fe Valley Specific Plan. The present zoning designation is S-88 with additional prescriptions in the San Dieguito Community Plan Area. This zoning assignment provides a minimum lot size of 0.5 acres and produces a maximum buildout potential for the subject parcel of 18 lots less any setbacks and other ancillary restrictions. The subject parcel’s use as the Chinese Bible Church of San Diego is entitled and limited by the County through the major use permit (PDS 2010-3300-10-037).

Commission Focus

San Diego LAFCO’s current sphere of influence designation for Rancho Santa Fe CSD includes the affected territory and can readily accommodate the proposed annexation to the District without amendment. This existing sphere determination narrows the Commission’s consideration to two central and sequential policy items. These policy items take the form of determinations and serve to orient the Commission to consider the stand-alone merits of the (a) timing of the change of organization and (b) whether discretionary boundary modifications or approval terms are appropriate. The Commission must also consider other relevant statutes in and outside of LAFCO law as detailed.

ANALYSIS

San Diego LAFCO’s analysis of the proposed change of organization is organized into two subsections. The first subsection pertains to evaluating the central issues referenced in the preceding section and specifically analyzing the merits of the change of organization and whether modifications and/or terms are appropriate to further address Commission goals and policies. The second subsection considers other germane issues required under LAFCO law or other applicable statutes and marked by making findings under the California Environmental Quality Act (CEQA).

Central Policy Items

Item No. 1 |

Change of Organization Timing

The timing of the change of organization involving annexation to the Rancho Santa Fe CSD for public wastewater service appears appropriate. This conclusion draws from the analysis of the statutory factors required for consideration of proposed jurisdictional changes along with the proposal’s conformance with locally adopted Commission policies. Most of the prescribed review factors and applicable policies focus on the effects of the proposed annexation on the service and financial capacities of the *receiving agency*, Rancho Santa Fe CSD (emphasis added). A summary of key conclusions generated from the review of these factors and applicable local policies follow with a complete analysis provided as Appendix A.

- Service Needs

Annexation of the affected territory to the Rancho Santa Fe CSD would represent a logical and orderly expansion of the District’s jurisdictional boundary and public wastewater services therein to include a contiguous parcel to the immediate southeast of the District. Additional details on relevant service needs follow.

- The Commission has previously designated Rancho Santa Fe CSD as the ultimate wastewater service provider for the affected territory through the standing inclusion within the CSD sphere. Annexation to Rancho Santa Fe CSD memorializes this existing Commission expectation and accommodates the expressed interest of the current landowner to establish wastewater service as evident by their initiation of the change of organization proceedings.
- Annexation of the affected territory to Rancho Santa Fe CSD for purpose of establishing public wastewater services going forward is consistent with the adopted land use policies of the County of San Diego. The County is the current and appropriate long-term land use authority and memorialized – notably – by the Commission’s standing exclusion of the lands from any cities’ spheres of influence.
- The timing of the proposal syncs to the demonstrated need for public wastewater service to accommodate the planned and conditionally approved major use permit for civic religious uses within the affected territory.

- Service Capacities and Levels

Rancho Santa Fe CSD has available and sufficient collection and contracted treatment capacities to accommodate projected service demands within the affected territory at its planned maximum uses without expanding existing public infrastructure. Additional details on relevant service capacities and levels follow.

- Actual service to the affected territory from Rancho Santa Fe CSD is accessible through a 500-foot private lateral extension from an existing collection pipeline available at the project boundary and by an existing open space easement.

- In consultation with the Rancho Santa Fe CSD, it is projected the maximum average day wastewater demand generated by the proposed religious facility and accessory structures within the affected territory is 3,325 gallons. This amount represents 2.2% of the existing excess capacity of Rancho Santa Fe CSD, and as such can be readily accommodated without additional resources or infrastructure planning. Ultimate buildout is further assumed to be limited to the major use permit allowance and is the equivalent in terms of demands to 13.3 dwelling units.
- Service Funding and Costs
Rancho Santa Fe CSD has the financial resources coupled with administrative controls to provide wastewater to the affected territory in support of its planned civic religious use without adversely impacting ratepayers. Rancho Santa Fe CSD’s recent audited statements reflects the District’s relatively strong liquidity and capital levels and highlighted by a current ratio of 16:1 and debt ratio of 1.0%. These measurements provide reasonable assurances of the District’s effective financial management and helps lessen concerns regarding recent operating losses that are marked by an average total margin of (15.7%).

**CONCLUSION |
MERITS OF CHANGE OF ORGANIZATION TIMING**

The timing of the change of organization and annexation of the affected territory to Rancho Santa Fe CSD is warranted. Justification is marked by the preceding analysis and highlighted by syncing the timing of the annexation with a known and immediate service need while reflecting available capacities and infrastructure. Additional analysis supporting the conclusion is provided in Appendix A.

**Item No. 2 |
Modifications and Terms**

No modifications to the submitted change of organization proposal are recommended by staff and application of standard Commission approval terms are appropriate. This includes noting annexation of the affected territory as proposed would not result in any unserved corridors within Rancho Santa Fe CSD or any otherwise irregularities. A map of the affected territory as submitted is provided as Attachment One.

**CONCLUSION |
MODIFICATIONS AND TERMS**

No modifications to the proposal area as submitted appear appropriate. Standard approval terms are recommended.

Other Statutory Considerations

Exchange of Property Tax Revenues

California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement by the affected local agencies before San Diego LAFCO can consider a proposed change of organization involving an annexation unless an applicable master agreement applies. The associated statutes also empower the County of San Diego to make all related property tax exchange determinations on behalf of special districts. Staff has confirmed the County Board of Supervisors has adopted a master tax exchange agreement applicable to the proposed annexation. The application of this master tax exchange agreement will result in no transfer of property taxes to Rancho Santa Fe CSD.

Environmental Review

The County of San Diego serves as lead agency under CEQA for considering the physical effects of the proposal as part of its discretion to approve the underlying project to redevelop the affected territory into a multi-building church complex. In this role as lead agency, the County adopted a mitigated negative declaration for the project on June 26, 2019 and done so in concert with preparing a supplement to an earlier certified Santa Fe Valley Specific Plan Environmental Impact Report (EIR). As responsible agency, San Diego LAFCO staff has reviewed the Supplemental EIR and associated documents and believes the County has made adequate findings for the Commission’s use in approving the annexation of the affected territory to Rancho Santa Fe CSD and no further analysis is required under CEQA. Copies of the Supplemental EIR are available online on the LAFCO website.

Protest Proceedings

Protest proceedings for the proposed change of organization may be waived by San Diego LAFCO should the Commission proceed with an approval under Government Code Section 56662. The recommended waiver appropriately applies under this statute given the affected territory is uninhabited as defined under LAFCO law; the subject agency has not filed an objection to the waiver; and the sole landowner has consented to the underlying action.⁵

RECOMMENDATION

Staff recommends approval of the change of organization proposal as specified along with standard terms. This recommendation is consistent with the action outlined as Alternative One in the proceeding section.

⁵ LAFCO law defines uninhabited as territory in which 11 or less registered voters reside.

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO:

Alternative One (recommended):

Adopt the attached draft resolution approving the change of organization proposal as submitted and without modifications along with standard terms.

Alternative Two:

Continue consideration to the next regular meeting.

Alternative Three:

Disapprove the change of organization proposal with direction to staff to return at the next regular meeting with a conforming resolution for adoption.

PROCEDURES FOR CONSIDERATION

This item has been placed on San Diego LAFCO’s agenda as part of the consent calendar. A successful motion to approve the consent calendar will include taking affirmative action on the staff recommendation unless otherwise specified.

On behalf of the Executive Officer,



Priscilla Allen
Analyst I

Appendices:

- A) Analysis of Boundary Change Factors

Attachments:

- 1) Map of the Affected Territory
- 2) Draft Resolution of Approval
- 3) Landowner Petition

APPENDIX A

Government Code Section 56668 Proposal Review Factors

- a) **Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent areas, in the next 10 years.**
-

The affected territory as submitted is parcel-specific and involves one unincorporated property developed with a main single-family residence and accessory guest house within the Santa Fe Valley community. The subject parcel totals 9.09 acres with a current entitlement to redevelop into a 90,000 square foot religious facility and accessory structures. The current assessed value of the subject parcel – including land and improvements – is \$3,444,126 with the last transaction recorded in January 2011. The application materials identify the affected territory is currently occupied with one family. The affected territory is surrounded by residential, open space, and civic uses, and is bordered by the City of San Diego on the east. Continued growth is anticipated in the surrounding Santa Fe Valley area within the next 10-year period and consistent with recent trends.

- b) **The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.**
-

The County of San Diego serves as the primary purveyor of general governmental services to the affected unincorporated territory. These governmental services include community planning, roads, and law enforcement via the County Sheriff. Other pertinent service providers include Rancho Santa Fe FPD for fire protection and emergency medical services and the Olivenhain (MWD) for water services. This proposal affects only wastewater and is the focus of the succeeding analysis.

- **Extending Public Wastewater to Affected Territory**

The extension of Rancho Santa Fe CSD’s wastewater service can be accommodated through an approximate 500-foot lateral to the CSD’s collection main from an existing collection pipeline available at the project boundary and by an existing open space easement. It is projected the maximum average day wastewater demand generated by the proposed religious facility and accessory structures planned for the affected territory is 3,325 gallons. This amount represents 2.21% of the existing available capacity of Rancho Santa Fe CSD, and as such can be readily accommodated without additional resources or infrastructure planning.

c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.

Approving the proposed change of organization would formalize and make permanent existing economic and social ties between Rancho Santa Fe CSD and the affected territory. These ties were initially established with the Commission previously adding all of the affected territory to Rancho Santa Fe CSD’s sphere of influence and in doing so signal its policy expectation the District should ultimately accommodate and support current and present land uses through the provision of water, wastewater and landscape maintenance.

d) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies/priorities set forth in G.C. Section 56377.

Approving the proposed annexation to Rancho Santa Fe CSD would facilitate the extension of public wastewater services to a County-approved religious facility in accordance with a major use permit and present land uses and zoning. Annexation of the affected territory would make the existing service arrangement permanent and is consistent with the policies and practices of the Commission to sync urban uses with urban services. None of the affected territory includes lands qualifying as “open-space” as defined under LAFCO law and the proposal therefore does not conflict with G.C. Section 56377.

e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.

The affected territory does not contain “prime agricultural land” or “agricultural land” as defined under LAFCO law or further prescribed in local Commission policy. Specifically, the affected territory does not contain lands currently used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program. Approval of the reorganization proposal and annexation to Rancho Santa Fe CSD would have no effect on maintaining the physical and economic integrity of agricultural lands.

f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment, the creation of islands or corridors of unincorporated territory, and other similar matters.

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds consistent with the standard of the State Board of Equalization and conforming with lines of assessment. LAFCO approval would be conditioned on submittal of a final map and description conforming to the referenced standards and addressing any proposal area modifications enacted by the Commission.

g) A regional transportation plan adopted pursuant to Section 65080.

The County of San Diego has approved environmental review for the associated development project with mitigation measures designed to avoid any significant impacts to traffic or circulation. Therefore, the proposed change of organization for annexation to the Rancho Santa Fe CSD does not conflict with *San Diego Forward*, the regional transportation plan adopted by the San Diego Association of Governments.

h) Consistency with the city or county general and specific plans.

The primary purpose of the proposed change of organization before San Diego LAFCO is to extend wastewater service for a County-approved religious facility with accessory structures on the affected territory. The planned civic uses are consistent with the County of San Diego General Plan and zoning designations.

i) The sphere of influence of any local agency affected by the proposal.

The affected territory lies entirely within the sphere of influence designated for the Rancho Santa Fe CSD. Annexation of the affected territory to Rancho Santa Fe CSD for purpose of establishing public wastewater services going forward is consistent with the adopted land use policies of the County of San Diego. The County is the current and appropriate long-term land use authority and marked by the subject land’s standing exclusion from nearby cities’ spheres of influence as determined by Commission.

j) The comments of any affected local agency or other public agency.

Notice of the submitted reorganization proposal was distributed to all affected and interested agencies as required under LAFCO law. No written comments on the proposal were received ahead of preparing this agenda report for distribution on May 28, 2021. In addition, LAFCO Policy L-107 requires applicants to disclose and address potential jurisdictional issues associated with their proposals and if applicable require a consultation process with the affected agencies, interested parties, or organizations to help remedy concerns unless waived by the San Diego LAFCO Executive Officer. No potential jurisdictional issues were identified with the proposal and this includes compatibility with all nearby city spheres of influence.

k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Information collected and reviewed as part of this proposal indicates Rancho Santa Fe CSD has sufficient and available financial resources and administrative controls therein relative to providing public water and wastewater to the affected territory without adversely impacting existing ratepayers. This statement is supported by the following factors.

- Rancho Santa Fe CSD's last audit covers 2018-2019 and shows the District finished with above-average liquidity levels with an agency-wide current ratio of 16.1% (i.e., \$16.10 in current assets for every \$1.00 in current liabilities).
- Rancho Santa Fe CSD finished 2018-2019 with high capital levels as evident by a low debt ratio of 1.0% (i.e., only \$1 out of every \$100.00 in net assets are financed).
- Rancho Santa Fe CSD has experienced a downward trend in each of the last three audited fiscal years with an average total margin of (15.7%). The most recent year – 2018-2019 – the total margin was (24.1%).

l) Timely availability of adequate water supplies for projected needs as specified in G.C. Section 65352.5.

The affected territory is presently within the Olivenhain MWD's retail domestic water system with wholesale supplies provided by the San Diego County Water Authority. Approval of the proposed change of organization would not affect the timely availability of water supplies to the affected territory for the proposed residential uses.

m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments.

The proposed change of organization would not impact any local agencies in accommodating their regional housing needs. All potential units tied to the lands are already assigned to the County of San Diego by the region's council of governments. The annexation to the Rancho Santa Fe CSD would not affect this assignment.

n) Any information or comments from the landowners, voters, or residents.

The affected territory is considered uninhabited as defined by LAFCO law (containing 11 registered voters or less). The landowner supports the proposed change of organization and has provided written consent to the proceedings as the initiating applicant.

o) Any information relating to existing land use designations.

See above analysis for (h).

p) The extent to which the proposal will promote environmental justice.

As used in this review factor, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The proposed change of organization does not include locating new public facilities and the proposed provision of public services would be limited to the

planned religious facility. Approval of the proposed change of organization is not anticipated to affect the promotion of environmental justice.

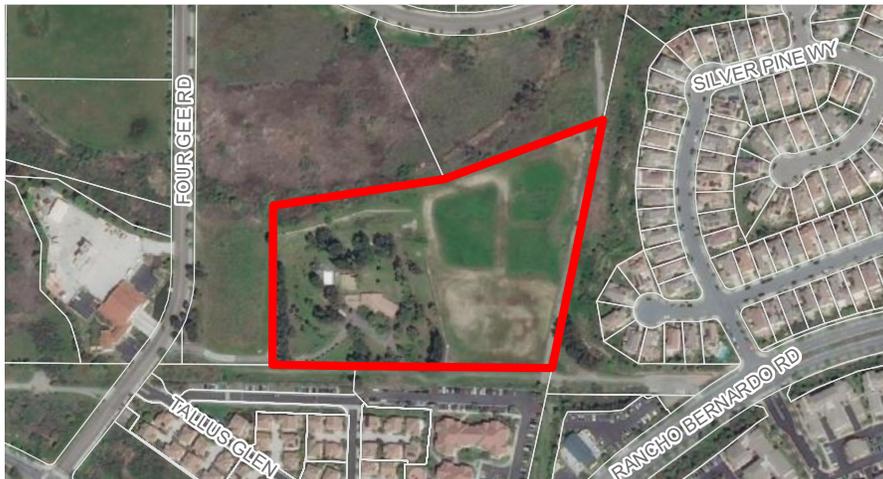
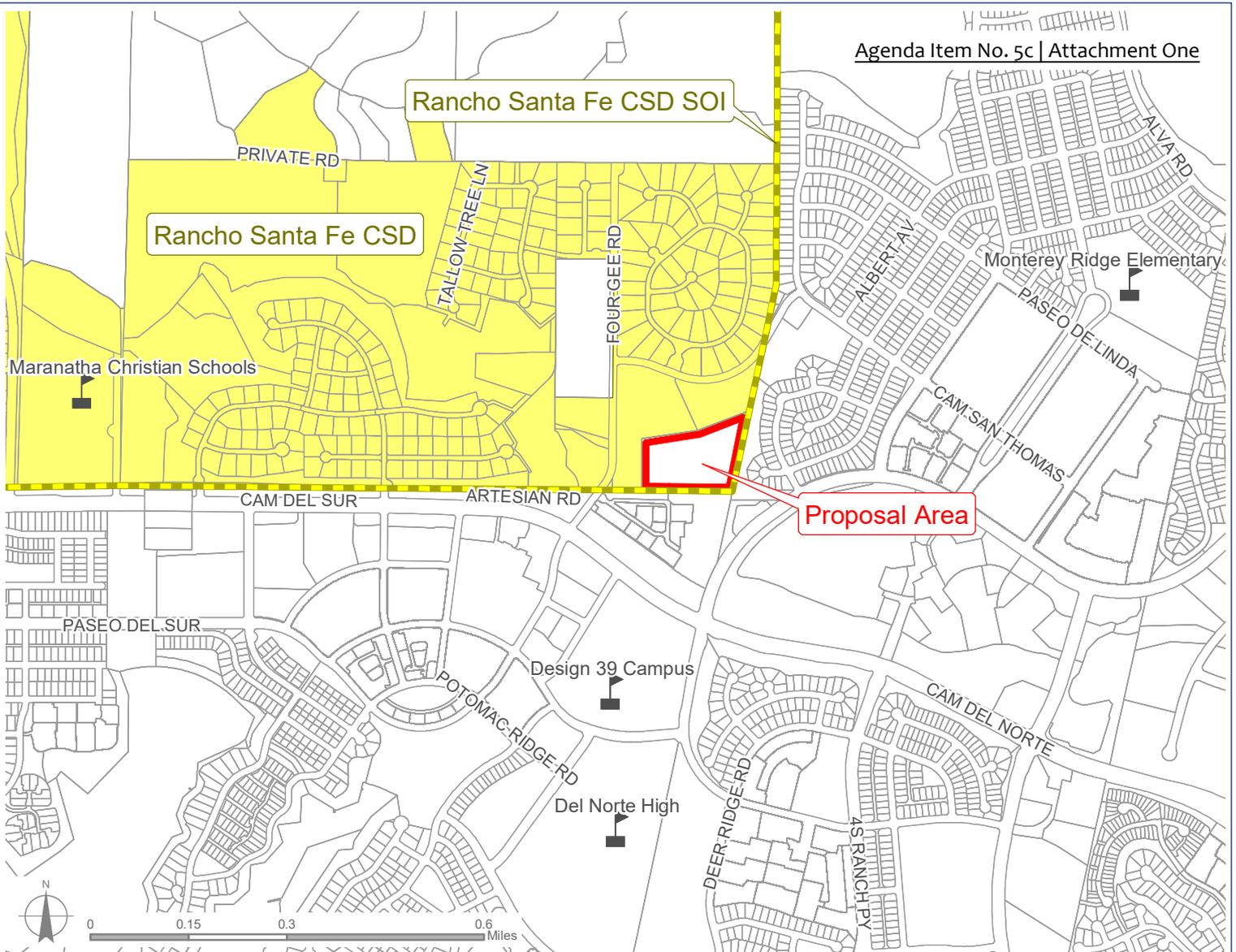
- q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information is relevant to the affected territory.**
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The County of San Diego has adopted a multi-jurisdictional hazard mitigation plan for potential fire, flooding and earthquakes. The affected territory lies outside any identified threat designations.

- r) Section 56668.3(a)(1) Whether the proposed annexation will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annex to the district.**
-

Approval of the change of organization would be in the best interest of the current and future landowners of the affected territory by ensuring access to reliable public wastewater service going forward. Approval would also benefit adjacent landowners and/or residents by eliminating the potential operation of one or more private septic systems and the potential therein for failures.

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CO20-22

"CHINESE BIBLE CHURCH CHANGE OF ORGANIZATION" | PROPOSED ANNEXATION TO THE RANCHO SANTA FE CSD

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



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RESOLUTION NO. _____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A CHANGE OF ORGANIZATION

**“CHINESE BIBLE CHURCH CHANGE OF ORGANIZATION”
ANNEXATION TO THE RANCHO SANTA FE COMMUNITY SERVICES DISTRICT
LAFCO FILE NO. CO20-22**

WHEREAS, on November 5, 2020, landowner Chinese Bible Church of San Diego filed a petition to initiate proceedings and an application with the San Diego County Local Agency Formation Commission, hereinafter referred to as “Commission,” pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the application seeks approval of a change of organization to annex approximately 9.1 acres of unincorporated territory within the Santa Fe Valley community to the Rancho Santa Fe Community Services District; and

WHEREAS, the affected territory as proposed includes one developed parcel with a single-family residence and detached guest house along with non-commercial agricultural fields and identified by the County of San Diego Assessor’s Office as 678-060-27; and

WHEREAS, the Commission has confirmed an applicable master property tax transfer agreement applies to the proposed change of organization dated December 14, 1982; and

WHEREAS, the Commission’s Executive Officer has reviewed the proposed change of organization and prepared a report with recommendations; and

WHEREAS, the Executive Officer’s report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a noticed public meeting on the proposal on June 7, 2021; and

WHEREAS, the Commission considered all the factors required by law under Government Code Section 56668 and adopted local policies and procedures.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

- 1. The public meeting was held on the date set therefore, and due notice of said meeting was given in the manner required by law.

2. At the public meeting, the Commission considered the Executive Officer's report.
3. The Commission serves as responsible agency under the California Environmental Quality Act (CEQA) in considering the "project" involving the proposed change of organization. The Commission's findings follow.
 - a) The County of San Diego serves as lead agency under CEQA for the change of organization involving the annexation of the affected territory to Rancho Santa Fe Community Services District. The County has determined this activity and underlying development entitlements are a project under CEQA and prepared and adopted a Supplement to the Santa Fe Valley Specific Plan Environmental Impact Report (EIR) on June 26, 2019. The SEIR attests the project will not have a significant and adverse impact on the environment after all feasible mitigation measures are implemented. The Commission has independently reviewed the SEIR and concurs and incorporates herein the findings as a responsible agency.
4. The Commission APPROVES the change of organization without modifications and subject to conditions as provided. Approval involves all of the follow:
 - a) Annexation of the affected territory to the Rancho Santa Fe Community Services District is shown in "Exhibit A-1" and described in "Exhibit A-2."
5. The Commission CONDITIONS all approvals on the following terms being satisfied by May 3, 2022 unless an extension is requested and approved by the Executive Officer:
 - a) Completion of the 30-day reconsideration period provided under Government Code Section 56895.
 - b) Submittal to the Commission of final map and geographic description of the affected territory as approved by the Commission conforming to the requirements of the State Board of Equalization – Tax Services Division.
 - c) Submittal to the Commission of the following payments:
 - A check made payable to LAFCO in the amount of \$50.00 for the County of San Diego-Clerk Recorder to reimburse for filing a CEQA Notice of Exemption consistent with the findings in the resolution.
 - A check made payable to the State Board of Equalization for processing fees in the amount of \$500.00.
6. The Commission assigns the proposal the following short-term designation:

"Chinese Bible Church Change of Organization"

7. The affected territory as designated by the Commission is uninhabited as defined in Government Code Section 56046.
8. The Commission waives conducting authority proceedings under Government Code Section 56662.
9. The Rancho Santa Fe Community Services District is a registered-voter district.
10. The Rancho Santa Fe Community Services District utilizes the County of San Diego assessment roll.
11. The affected territory will be liable for any existing bonds, contracts, and/or obligations of the Rancho Santa Fe Community Services District as provided under Section 57328.
12. The effective date of the approval shall be the date of recordation but not before the completion of a 30-day reconsideration period and only after all terms have been completed as attested by the Executive Officer.
13. As allowed under Government Code Section 56107, the Commission authorizes the Executive Officer to make non-substantive corrections to this resolution to address any technical defects, errors, irregularities, or omissions.
14. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Sections 56880-56882 of the Government Code.
15. The Executive Officer is further authorized and directed to prepare, execute, and record a Certificate of Completion, make the required filings with the County Assessor, County Auditor, and the State Board of Equalization as required by Section 57200, et seq., of the Government Code.

**

PASSED AND ADOPTED by the Commission on June 7, 2021 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

**

Attest:

Keene Simonds
Executive Officer

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EXHIBIT A-1
MAP OF THE AFFECTED TERRITORY

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EXHIBIT A-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

-Placeholder-

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PETITION FOR PROCEEDINGS PURSUANT TO THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF 2000

Part I: NOTICE OF INTENT TO CIRCULATE PETITION

Proponents are required to file a NOTICE OF INTENT TO CIRCULATE PETITION with the Executive Officer of the San Diego Local Agency Formation Commission before a petition to initiate a change of organization or reorganization can be circulated (Govt. Code § 56700.4).

1. Notice is hereby given to circulate a petition proposing to: _____

2. The reason(s) for the proposal are: _____

Chiamu Chang

Proponent's Name (print)

Signature of proponent or representative

Proponent's Address

City, State, Zip

Pursuant to Section 56700.4 of the California Government Code, this NOTICE OF INTENT TO CIRCULATE PETITION was filed with me on _____

Date

Executive Officer (Print and Sign)

PART II: DISCLOSURE REQUIREMENTS

The Political Reform Act prohibits a person appointed to the Local Agency Formation Commission from soliciting or accepting campaign contributions of more than \$250 within the preceding 12 months from parties, participants, or their agents while a proceeding is pending before LAFCO and for three months following the decision. LAFCO commissioners who receive such contributions are required to disqualify themselves from participating in the proceedings. Both commissioners and contributors who are parties to the proceeding are required to disclose the contributions received or made. Names of current LAFCO commissioners and LAFCO disclosure forms are available at [HTTP://WWW.SDLAFCO.ORG](http://www.sdlafco.org) or by calling 858/614-7755.

Pursuant to Government Code Section 56700.1, any person or combination of persons who, for political purposes, directly or indirectly contributes \$1,000 or more, or expend \$1,000 or more in support of, or in opposition to a proposal for a change of organization or reorganization that will be submitted to the Commission, shall disclose and report to the Commission to the same extent and subject to the same requirements of the Political Reform Act (Title 9 [commencing with Section 81000]) as provided for local initiative measures.

Pursuant to Government Code Section 57009, any person or combination of persons who directly or indirectly contributes \$1,000 or more, or expends \$1,000 or in support of, or in opposition to, the conducting authority proceedings for a change of organization or reorganization, must comply with the disclosure requirements of the Political Reform Act of 1974, (Government Code section 81000 et seq.). Applicable reports must be submitted to the Secretary of State and the appropriate city or county clerk. Copies of the reports must also be filed with the Executive Officer of San Diego LAFCO.

Part III: PETITION FOR CHANGE OF ORGANIZATION OR REORGANIZATION

This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code, Section 56000 et seq. of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

(a) The specific change(s) of organization proposed is/are: _____

(b) The boundary of the territory included in the proposal is as described in the attached legal description and map and is by this reference incorporated herein.

(c) The proposed action(s) will be subject to the following terms and conditions: _____

(d) The reason(s) for the proposal is/are: _____

(e) Signers of this petition have signed as (select one): landowner; registered voter.

(f) The name(s) and mailing address(s) of the chief petitioner(s) (not to exceed three) is/are:

1. _____
Name of chief proponent (print) mailing address

2. _____
Name of chief proponent (print) mailing address

3. _____
Name of chief proponent (print) mailing address

(g) It is requested that proceedings for this proposal be taken in accordance with Section 56000 et seq. of the Government Code.

(h) This proposed change of organization (select one) is is not consistent with the sphere-of-influence of any affected city or district.

(i) The territory included in the proposal is (select one) inhabited (12 or more registered voters) uninhabited (11 or less registered voters).

(j) If the formation of a new district(s) is included in the proposal:

1. The principal act under which said district(s) is/are proposed to be formed is/are: _____

2. The proposed name(s) of the new district(s) is/are: _____

3. The boundary(ies) of the proposed new district(s) is/are described in the attached legal description and map and are by this reference incorporated herein.

(k) If an incorporation is included in the proposal:

1. The name of the proposed city is: _____

2. Provisions are requested for appointment of: city manager city clerk city treasurer

(l) If the proposal includes a consolidation of special districts, the proposed name of the consolidated district is: _____

Part IVb: LANDOWNER PETITION

Petitions must meet minimum signature requirements (see Part V). Signatures must be secured within six months of the date on which the first signature was affixed. Petitions must be submitted to the LAFCO Executive Officer within 60 days after the last signature is affixed (Govt. Code § 56705).

Each of the undersigned states:

- I personally signed this petition.
- I am a landowner of the affected territory.
- I personally affixed hereto the date of my signing this petition and the Assessor's Parcel Number(s), or a description sufficient to identify the location of my land.

Name of Signer	Assessor's Parcel Number(s)	Date Signed	Official Use
Sign <u>Chiamu Chang</u> Print <u>Chiamu Chang</u>		7/3/2020	
Sign _____ Print _____			

Part V: MINIMUM SIGNATURE REQUIREMENT FOR A SUFFICIENT PETITION UNDER THE PROVISIONS OF THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF 2000

Reorganization—Signatures must comply with the applicable signature requirements for each of the changes proposed (Govt. Code § 56864.1).

District Formation—Signatures as required by the principal act under which the new district is proposed to be formed (Govt. Code § 56860).

Dissolution of a District—For registered voter district: signatures by (a) not less than 10% of the registered voters within the district; or (b) not less than 10% of the number of landowners within the district who also own not less than 10% of the assessed value of land within the district.

—For landowner-voter districts: signatures by not less than 10% of the number of landowners within the district who also own not less than 10% of the assessed value of land within the district.

—If dissolution is for inactivity, the petition must be signed by three or more registered voters or landowners within the subject district and include statement and recitations as required by Govt. Code 56871 (Govt. Code § 56870).

Consolidation of Districts—For registered voter districts: signatures by not less than 5% of the registered voters within each of the districts.

—For landowner-voter districts: signatures by landowners-voters constituting not less than 5% of the number of landowner-voters owning land within each of the several districts who also own not less than 5% of the assessed value of land within each of the districts (Govt. Code § 56865).

Merger of District with City or Establishment of a Subsidiary District—For a registered voter district: signatures by (a) 5% of the registered voters of the district; or (b) 5% of the registered voters residing within the territory of the city outside the boundaries of the district.

—For a landowner-voter district: signatures by (a) 5% of the number of landowner-voters within the district; or (b) 5% of the registered voters residing within the territory of the city outside the boundaries of the district (Govt. Code § 56866).

District Annexation or Detachment—For a registered voter district: signatures by (a) not less than 25% of the number of registered voters within the territory proposed to be annexed or detached; or (b) not less than 25% of the number of landowners within the territory proposed to be annexed or detached who also own not less than 25% of the assessed value of land within the territory.

—For a landowner-voter district: signatures by not less than 25% of the number of landowners owning land within the territory proposed to be annexed or detached who also own not less than 25% of the assessed value of land within the territory (Govt. Code § 56864).

Incorporation of a City—Signatures by: (a) not less than 25% of the registered voters residing in the area to be incorporated; or (b) not less than 25% of the number of owners of land within the territory proposed to be incorporated who also own not less than 25% of the assessed value of land within the territory proposed to be incorporated (Govt. Code § 56764).

Disincorporation of a City—Signatures by not less than 25% of the registered voters residing in the city proposed to be disincorporated (Govt. Code § 56766).

Consolidation of Cities—Signatures by not less than 5% of the registered voters of each affected city (Govt. Code § 56766).

Annexation to a City—Signatures by: (a) not less than 5% of the number of registered voters residing within the territory proposed to be annexed; or (b) not less than 5% of the number of owners of land within the territory proposed to be annexed who also own 5% of the assessed value of land within the territory (Govt. Code § 56767).

Detachment from a City—Signatures by: (a) not less than 25% of the number of registered voters residing within the territory proposed to be detached; or (b) not less than 25% of the number of owners of land within the territory proposed to be detached who also own 25% of the assessed value of land within the territory (Govt. Code § 56768).