

## CONSENT ITEM

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

FOR MEETING OF: OCTOBER 2, 2017

**Proposal**

“Calle Diegueno Annexation” to the Whispering Palms Community Services District (DA17-08)

**Proponent**

Whispering Palms Community Services District, by resolution

**Description/Justification**

Proposed by resolution of the Whispering Palms Community Services District (CSD) is an annexation of two unincorporated parcels (APN 303-040-36, approximately 2.38-acres; and APN 303-040-38, approximately 2.41-acres) for the provision of sewer service. The proposed annexation area totals approximately 4.76-acres and is located within the adopted sphere of influence of the Whispering Palms CSD.

Each of the parcels within the proposed annexation area are developed with one single-family residence that utilizes a septic system (onsite wastewater treatment system). The property owner of parcel -38 intends to develop a second dwelling unit on the parcel but has been unable to secure permitting approval for an expanded septic system with two vertical seepage pits. In a letter dated December 30, 2015, the County Department of Environmental Health (DEH) reported that the onsite septic system planned for the parcel would not be approved for permitting due to high groundwater levels.

The primary purpose of the proposed annexation is to transition the existing and proposed residential development from septic to public sewer; no other changes to municipal services are proposed. The Whispering Palms CSD has indicated that capacity exists to provide sewer services to the proposal area via an easement from an existing line located within an adjacent residential parcel. The property owners will finance all connection costs.

The proposed annexation area is presently located within the sphere and authorized service area of: the Olivenhain Municipal Water District (MWD) for water service; County Service Area (CSA) No. 17 (San Dieguito Ambulance) for emergency medical transport; CSA No. 135 (Regional Communications) for regional emergency communications; the Rancho Santa Fe Fire Protection District (FPD) for structural fire protection services and emergency medical services; and, receives police services from the San Diego County Sheriff; no changes to these service arrangements are proposed.

The San Diego County Board of Supervisors has adopted a Master Enterprise District Resolution (MEDR) that will govern any exchange of property taxes resulting from the annexation.

### **General Plan/Zoning**

County of San Diego General Plan: San Dieguito Community Plan

Semi-Rural Residential (SR-2; 1 dwelling unit per 2 acres)

County of San Diego zoning: Rural Residential (RR; 1 dwelling unit per 2 acres; 2 acre min. lot size)

### **Location**

North of Carmel Valley Road; east of El Camino Real; south of San Dieguito Road; and west of Camino Del Sur. (Thomas Bros. Page 1188/F1-2)

### **Public Services**

#### *Fire*

The proposed annexation area is currently located within the sphere of influence and authorized service area of the Rancho Santa Fe Fire Protection District (FPD) for the provision of fire protection and emergency medical transport services. The closest Rancho Santa Fe FPD Fire Station to the proposed reorganization area is Station No. 3, located at 6424 El Apajo, Rancho Santa Fe (approximately 1.8-miles from the proposal area). No change to this service arrangement is proposed as part of the subject annexation

#### *Police*

Police protection in the local unincorporated territory is provided by the San Diego County Sheriff. The San Diego County Sheriff's 4S Ranch Substation serves the 4S Ranch community and the unincorporated areas of Rancho Bernardo, Rancho Santa Fe, Bing Crosby Ranch, and portions of Fairbanks Ranch. The 4S Ranch Substation is located at 10282 Rancho Bernardo Rd, San Diego, approximately 8.0-miles from the proposal area. No change to this service arrangement is proposed as part of the subject annexation.

#### *Sewer*

The proposed annexation area is not presently located within the authorized service area of a public sewer service provider; however the proposal area is located within the adopted sphere of influence of the Whispering Palms CSD. The proposed annexation to the Whispering Palms CSD will allow for the extension of sewer service to the two developed parcels within the proposal area, and one proposed second unit currently under review by the County of San Diego. The Whispering Palms CSD has indicated that adequate wastewater infrastructure and treatment capacity exists to serve the two single-family residences and proposed second unit within the proposal area. The adjacent residential

property to the north of the proposal area also uses a septic system; however, the property owner did not wish to participate in the proposed annexation to the CSD at this time.

### *Water*

The proposed annexation area is presently located within the authorized service area and adopted sphere of influence of the Olivenhain Municipal Water District (MWD) for the provision of water services. The Olivenhain MWD presently provides water service to the two single-family residences within the proposal area via an existing main located in Calle Diegueno. No change to this service arrangement is proposed as part of the subject annexation.

### **Executive Officer Recommendation**

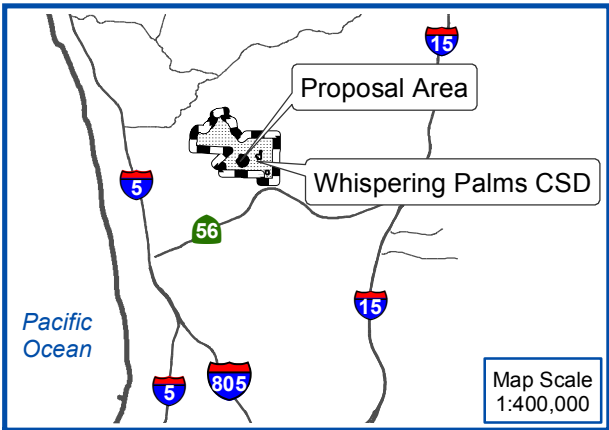
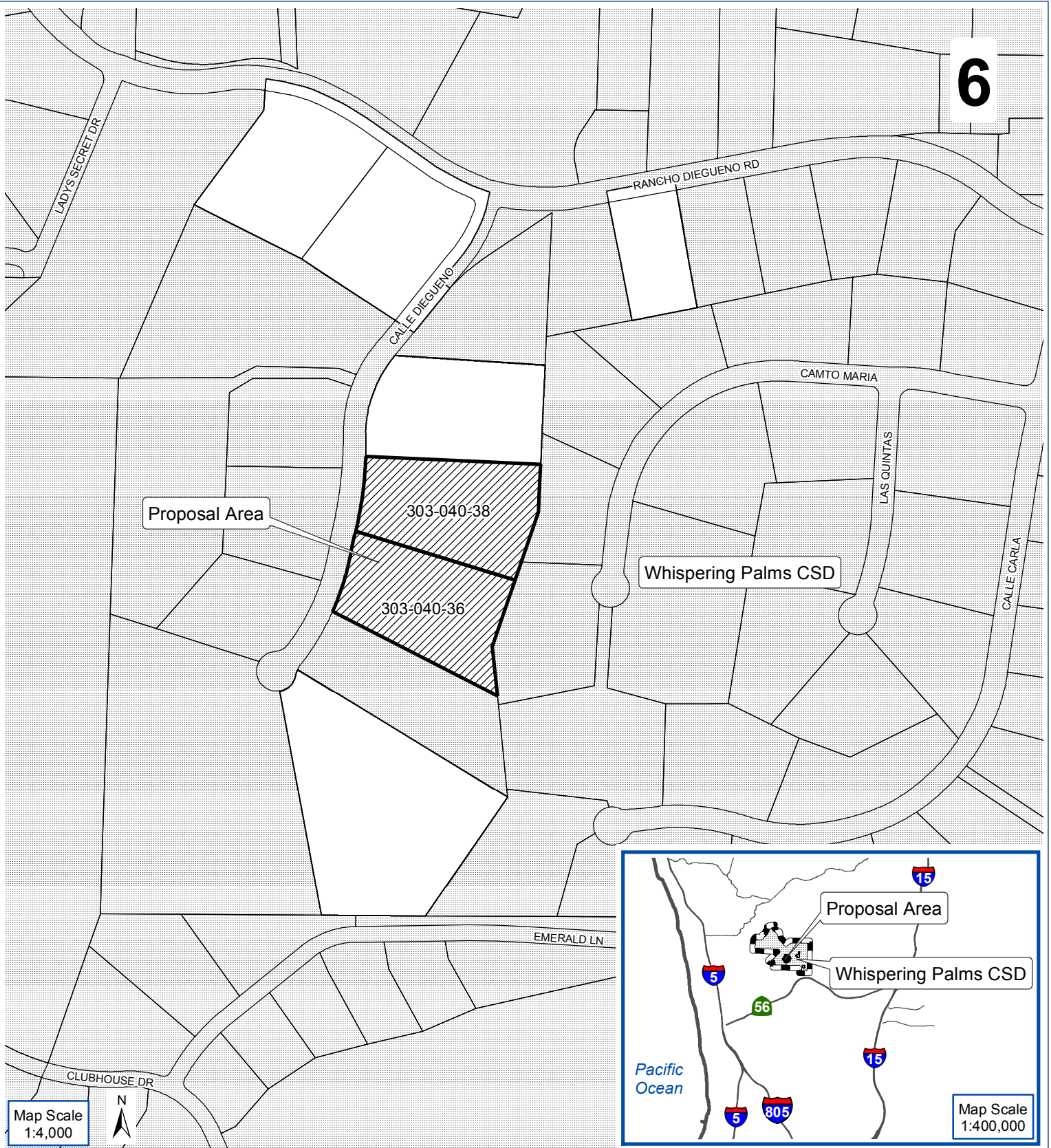
- (1) Find in accordance with the Executive Officer's determination, that pursuant to Section 15319(a) of the State CEQA Guidelines, this annexation is not subject to the environmental impact evaluation process because the proposal area contains existing structures and is developed to the density allowed by current zoning or rezoning of either the gaining or losing governmental agency whichever is more restrictive, provided however that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities; and
- (2) Adopt the form of resolution approving this annexation 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 annexation subject to the following conditions:

Payment by the property owners of district capacity fees and sewer service fees, and State Board of Equalization charges.

### **Attachment**

Vicinity Map

KS:RB:trl






Map Scale  
1:4,000



Map Scale  
1:400,000

**DA17-08 PROPOSED "CALLE DIEGUENO ANNEXATION" TO THE WHISPERING PALMS CSD**

-  Proposal Area
-  Whispering Palms CSD
-  Sphere of Influence