



**San Diego County**  
**Local Agency Formation Commission**  
 Regional Service Planning | Subdivision of the State of California

**5d**

**AGENDA REPORT**  
 Consent | Action

August 5, 2024

**TO:** Commissioners

**FROM:** Keene Simonds, Executive Officer  
 Michaela Peters, Local Government Analyst II

**SUBJECT: Results of Protest Hearing | Conditionally Approved “Sky Ranch Change of Organization” Detachment from Helix Water District and Conforming Sphere of Influence Amendment (LAFCO File No. CO23-13)**

**SUMMARY**

The San Diego County Local Agency Formation Commission (LAFCO) will receive the results of the protest hearing held for the “Sky Ranch Change of Organization.” This change of organization was conditionally approved by the Commission in May 2024 and involves the detachment of approximately 26.5 acres of inhabited incorporated territory within the City of Santee from the Helix Water District (WD). The noticed protest hearing was held on July 1, 2024. No protest was filed at the close of the hearing. The protest hearing results are being presented for the Commission to formally receive and file.

**BACKGROUND**

**Proposal Summary**

San Diego LAFCO received a change of organization proposal initiated by resolution of the Padre Dam Municipal Water District (MWD) in February 2023 seeking Commission approval to detach approximately 26.5 acres of incorporated territory from the Helix WD. The affected territory comprises one contiguous inhabited area involving all and/or portions of 38 legal

<p><b>Administration</b>          Keene Simonds, Executive Officer          2550 Fifth Avenue, Suite 725          San Diego, California 92103          T 619.321.3380          E lafco@sdcounty.ca.gov          www.sdlafco.org</p>	<p><b>Joel Anderson</b>          County of San Diego</p> <p><b>Jim Desmond</b>          County of San Diego</p> <p><b>Nora Vargas, Alt.</b>          County of San Diego</p>	<p><b>Kristi Becker</b>          City of Solana Beach</p> <p><b>Dane White</b>          City of Escondido</p> <p><b>John McCann Alt.</b>          City of Chula Vista</p>	<p><b>Chair Stephen Whitburn</b>          City of San Diego</p> <p><b>Marni von Wilpert, Alt.</b>          City of San Diego</p>	<p><b>Vice Chair Barry Willis</b>          Alpine Fire Protection</p> <p><b>Jo Mackenzie</b>          Vista Irrigation</p> <p><b>David Drake, Alt.</b>          Rincon del Diablo</p>	<p><b>Harry Mathis</b>          General Public</p> <p><b>Vacant, Alt.</b>          General Public</p>
---	--	---	--	---	---

parcels currently developed with 27 single-family residences as part of the Sky Ranch Subdivision.<sup>1</sup> The proposal’s purpose is to eliminate an existing boundary overlap between Padre Dam MWD and Helix WD and in doing so make explicit that Padre Dam MWD is the sole authorized provider of public wastewater services going forward. The Padre Dam MWD will continue providing both water and wastewater service to the affected territory following detachment. A map of the affected territory is provided in Attachment One.

## Commission Action

On May 6, 2024, San Diego LAFCO held a noticed public hearing to consider the change of organization proposal filed by the Padre Dam MWD. The Commission proceeded to conditionally approve the change of organization with a conforming sphere amendment and no modifications. The Commission also delegated protest proceedings to the Executive Officer as allowed under statute and local policy.

## DISCUSSION

This item is for San Diego LAFCO to receive the results of the protest hearing delegated to the Executive Officer involving the Commission’s earlier approval of the subject change of organization proposal as required under the policy. Protest for the proposal opened on Monday, June 10, 2024, and concluded at a hearing held on Monday, July 1, 2024 at the Padre Dam MWD offices. Notice of the hearing was provided in the manner allowed under statute and included publishing a 1/8<sup>th</sup> page advertisement in the San Diego Union-Tribune as well as voluntary mailed notices to all landowners and registered voters within the affected territory. No written protest was received through the end of the hearing from affected landowners or registered voters. A video recording of the protest hearing is available online at the LAFCO website: [www.sdlafco.org](http://www.sdlafco.org).

With the preceding results in mind, the Executive Officer has proceeded to execute a confirming resolution ordering the change of organization. The change of organization will become final once all terms have been satisfied.

## ANALYSIS

San Diego LAFCO’s approved detachment of approximately 26.5 incorporated acres within the City of Santee from the Helix WD has cleared its last substantive threshold. All remaining actions necessary to record and enact the change of organization are ministerial.<sup>2</sup>

---

<sup>1</sup> The subject parcels are divided between 21 whole legal parcels and 17 partial legal parcels.

<sup>2</sup> San Diego LAFCO policy directs the Executive Officer to proceed and issue an ordering resolution at the conclusion of the protest hearing process so long as the results do not require the proposal to be terminated or confirmed by an election. The Executive Officer is also responsible for informing the Commission of the protest results resulting in an action being ordered at the next regular meeting. [Policy on Conducting Protest Hearings Section 4(h)].

## RECOMMENDATION

It is recommended San Diego LAFCO formally receive the results of the protest hearing held on the subject change of organization as detailed above and consistent with Alternative One in the proceeding section.

## ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO and can be accomplished with a single motion:

Alternative One (recommended):

Receive and file the protest results for the “Sky Ranch Change of Organization” (CO23-13) as presented.

Alternative Two:

Continue the item to a future meeting and provide related direction to staff as needed.

## PROCEDURES

This item has been placed on the 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 by the Commission.

On behalf of the Executive Officer,

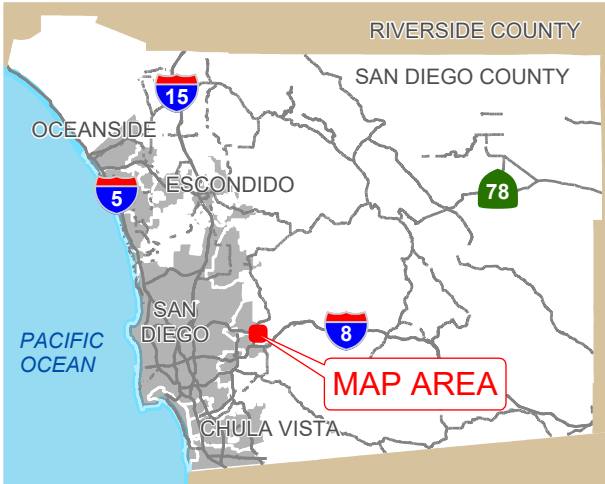
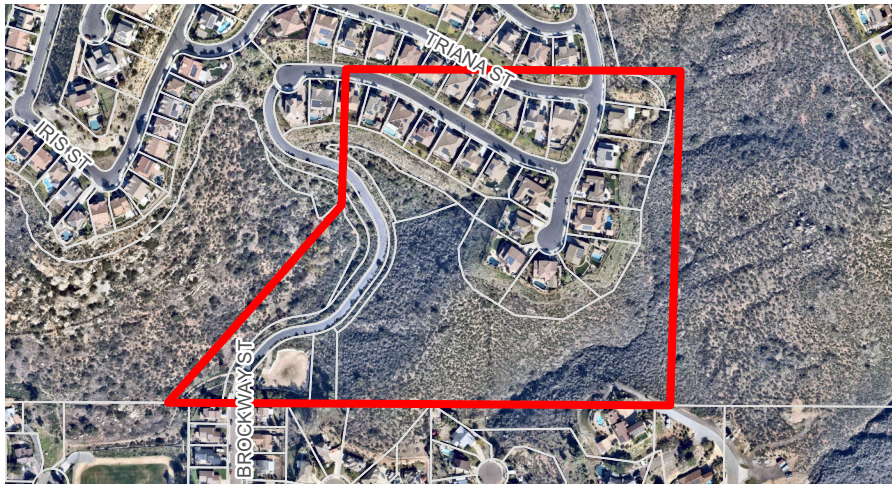
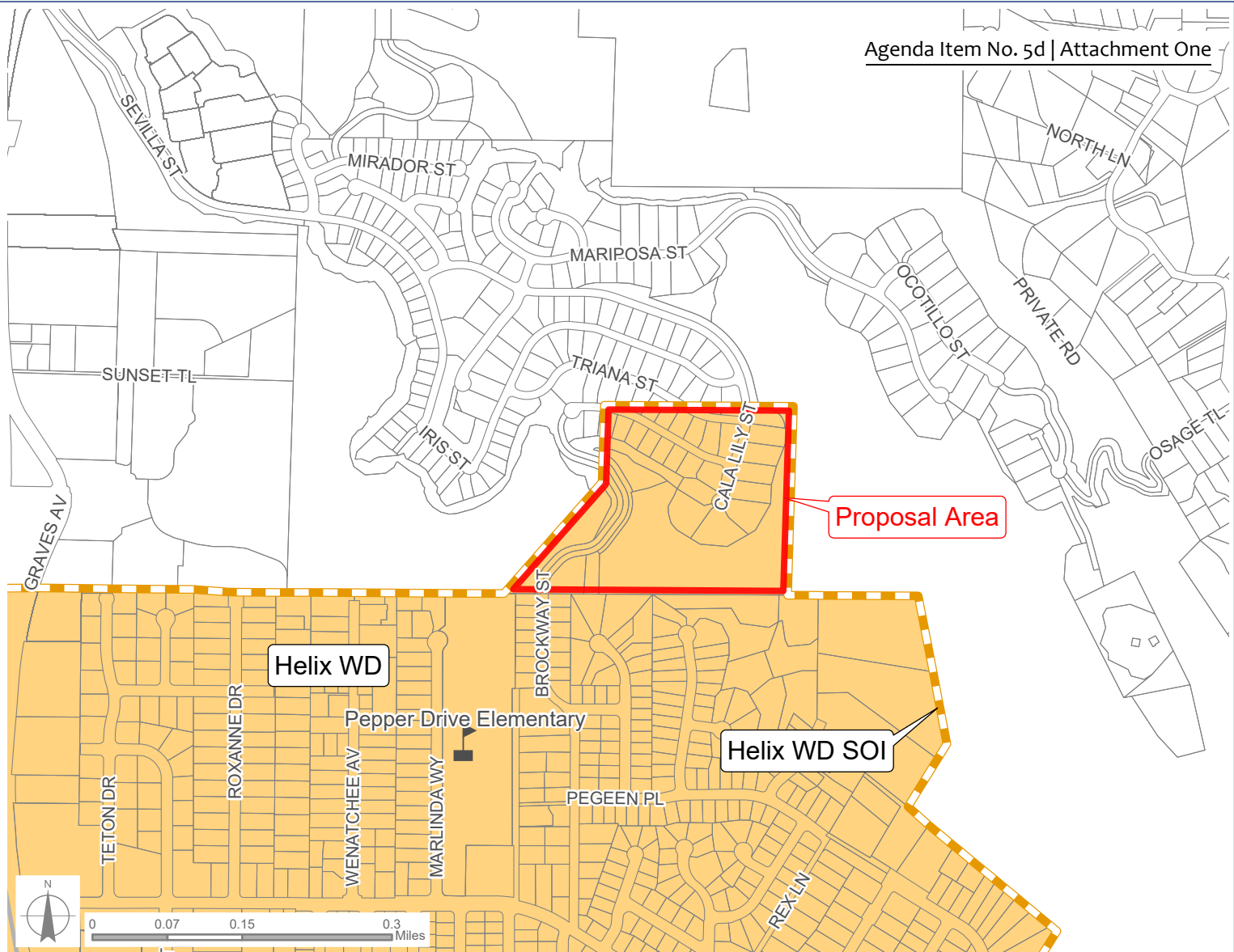


Michaela Peters  
Analyst II

Attachments:

- 1) Map of the Affected Territory
- 2) Copy of Advertisement in UT

**Blank for Photocopying**



CO23-13 "SKY RANCH CHANGE OF ORGANIZATION" | DETACHMENT FROM HELIX WD AND CONFORMING SPHERE ACTION

- Proposal Area
  - Helix WD SOI
  - Helix WD
- SOI = Sphere of Influence

**Blank for Photocopying**

5290929

LOCAL AGENCY FORMATION COMMISSION (LAFCO)  
2550 FIFTH AVENUE 725  
SAN DIEGO, CA 92103

Legal No. **0011672345**



San Diego County  
Local Agency Formation Commission  
Regional Service Planning | Subdivision of the State of California

**PROOF OF PUBLICATION  
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA  
County of San Diego**

The Undersigned, declares under penalty of perjury under the laws of the State of California: That he/she is the resident of the County of San Diego. That he/she is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that he/she is not a party to, nor interested in the above-entitled matter; that he/she is Chief Clerk for the publisher of

The San Diego Union-Tribune

a newspaper of general circulation, printed and published daily in the City of San Diego, County of San Diego, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all the times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said City of San Diego, County of San Diego, for a period exceeding one year next preceding the date of publication of the notice hereinafter referred to, and which newspaper is not devoted to nor published for the interests, entertainment or instruction of a particular class, profession, trade, calling, race, or denomination, or any number of same; that the notice of which the annexed is a printed copy, has been published in said newspaper in accordance with the instruction of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**06/10/2024**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at San Diego, California, on this 10th day of June, 2024.

*C. Gaza*  
Signature

**NOTICE OF SCHEDULED PROTEST HEARING**

**"SKY RANCH CHANGE OF ORGANIZATION"  
LAFCO FILE NO. CO23-13**

**Monday, July 1, 2024 at 11:00 A.M.  
Padre Dam Municipal Water District  
August A. Cairns Customer Service Center Boardroom  
300 Fanita Parkway, Santee CA, 92071**

The above-listed change of organization was initiated by resolution of the Padre Dam Municipal Water District and involves the detachment of 26.5 acres of incorporated territory within the City of Santee from the Helix Water District. The purpose of the proposal is to eliminate an existing overlap between Padre Dam Municipal Water District and Helix Water District and in doing so better align the agencies' respective wastewater service areas consistent with their current and planned infrastructure. The Padre Dam MWD will continue providing both water and wastewater service to the affected territory following detachment. The proposal was conditionally approved by San Diego LAFCO at a noticed public hearing on May 6, 2024. A summary description of the area making up the affected territory follows.

The affected territory comprises one contiguous area containing all and/or portions of 38 legal parcels. Within the affected territory there are 27 existing single-family residences and related improvements - including the public right-of-way of segments of Cala Lily Street, Triana street, and Monticello Street as well as dedicated open space - as part of the Sky Ranch Subdivision.

Additional details of the proposal - including a map of the affected territory - is available online at [www.sdlafco.org](http://www.sdlafco.org) by accessing the "Meetings" page and staff reports for the May 6, 2024 meeting.

Commencing on Monday, June 10, 2024, San Diego LAFCO will accept written protests filed by landowners and/or registered voters within the affected territory up and until the close of the protest hearing set for Monday, July 1st, 2024 at the above listed time and place. Written protest filed before the formal hearing may be submitted by mail/courier, facsimile, or email so long as it is received by LAFCO by 5:00 p.m. on Sunday, June 30, 2024. Otherwise, all protests must be submitted in person at the noticed hearing. Each written protest shall state whether it is made by a qualifying landowner or registered voter. It shall also identify the property location or assessor's parcel number(s) (landowner) or residence address and be signed and dated. All signatures must be dated after the publication of the protest hearing notice.

**Protest Evaluation**

LAFCO staff will work with the County of San Diego Assessor and Registrar of Voters in evaluating protest received on the change of organization. The following thresholds apply:

- Should less than 25% of (a) registered voters and/or (b) landowners holding less than 25% of the assessed value of land within the affected territory file written protests the change of organization will be ordered without an election.
- Should 25% to 50% of (a) registered voters and/or (b) landowners holding 25% to 50% of the assessed value of land in the affected territory file written protests the change of organization will be ordered subject to an election.

- Should more than 50% of (a) registered voters and/or (b) landowners holding 50% or more of the assessed value of land within the affected territory file written protests the change of organization will be terminated.

Protest forms for landowners and registered voters are available at [www.sdlafco.org](http://www.sdlafco.org). All questions should be directed to LAFCO Analyst II Michaela Peters by telephone at 619-321-3380 or by email at [michaela.peters@sdcounty.ca.gov](mailto:michaela.peters@sdcounty.ca.gov).

PUBLISHED: June 10, 2024 (SDUT 11672345)