

## INFORMATION ITEM

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

FOR MEETING OF: NOVEMBER 7, 2016

**Proposal**

Proposed "Rancho Hills Annexation" to the Rancho Santa Fe Community Services District (DA16-11)

**Proponent**

Landowner, by resolution

**Description/Justification**

An annexation to the Rancho Santa Fe Community Services District (CSD) is proposed so that sewer service can be provided to an undeveloped area totaling approximately 123-acres. The annexation area is currently within the Olivenhain Municipal Water District (MWD) for water service but is outside the MWD's latent sewer service area. The proposed Rancho Hills project includes the development of 37 residential lots. Due to the topography of the subject territory, the landowner has collaborated with both Rancho Santa Fe CSD and Olivenhain MWD to ensure the delivery of sewer service. As a result, 31 units are being proposed to be served by Rancho Santa Fe CSD and the remaining 6 units by Olivenhain MWD. A request from Olivenhain MWD to include the 6 units in its sewer boundary is required; however, an application initiating the inclusion in Olivenhain MWD's latent sewer service area has not yet been initiated by the Olivenhain MWD. Per Government Code Section 56654(b), an application for the expansion of latent powers can only be initiated by the subject agency (Olivenhain MWD). The Districts have indicated that capacity is available to extend public sewer service to the site from an existing sewer line located approximately 4,500 feet from the proposal area and will be conveyed to the Santa Fe Valley Water Reclamation Facility. The proposal area will continue to receive fire protection and water services from Rancho Santa Fe Fire Protection District and Olivenhain MWD respectively. A master enterprise property tax resolution pertains to this application.

This information item represents the official notice to the Rancho Santa Fe CSD and Olivenhain MWD of the commencement of a 60-day period in which a resolution to LAFCO requesting termination of the reorganization proceedings may be adopted and submitted [Government Code Section 56857(b)].

Any resolution requesting termination of the proceedings is required to be based upon written findings supported by substantial evidence in the record that the request is justified by a financial or service related concern. Government Code Section 56857(d) provides additional details for defining and determining these financial or service-related concerns:

- "Financial concerns" means that the proposed uses within the territory proposed to be annexed do not have the capacity to provide sufficient taxes, fees, and charges, including connection fees, if any, to pay for the full cost of providing services, including capital costs. Cost allocation shall be based on generally accepted accounting principles and shall be subject to all constitutional and statutory limitations on the amount of the tax, fee, or charge.
- "Service concerns" means that a district will not have the ability to provide the services that are the subject of the application to the territory proposed to be annexed without imposing level of service reductions on existing and planned future uses in the district's current service area. "Service concerns" does not include a situation when a district has the ability to provide the services or the services will be available prior to the time that services will be required.
- A district may make findings regarding financial or service concerns based on information provided in the application and any additional information provided to the district by the Commission or the applicant that is relevant to determining the adequacy of existing and planned future services to meet the probable future needs of the territory. Findings related to service or financial concerns may be based on an urban water management plan, capital improvement plan, financial statement, comprehensive annual financial report, integrated resource management plan, or other information related to the ability of a district to provide services.

Accordingly, to request termination of the "Rancho Hills Annexation" based on identified service and/or financial concerns, the affected annexing districts may submit an adopted resolution to LAFCO by the end of the 60-day period, which is January 9, 2017.

### **General Plan/Zoning**

County of San Diego General Plan: Santa Fe Valley Community Plan: Open Space (S80; intended for recreation areas or areas with severe environmental constraints); Semi-Rural Residential (SR-2; up to 1 dwelling unit per 2, 4, or 8 acres dependent on slope)

County of San Diego zoning: Rural Residential (RR, 1 du/ 2ac)

### **Location**

The proposed annexation area is north of Camino De Sur; east of Interstate 5; south of Del Dios Highway and Lake Hodges; and west of Interstate 15.

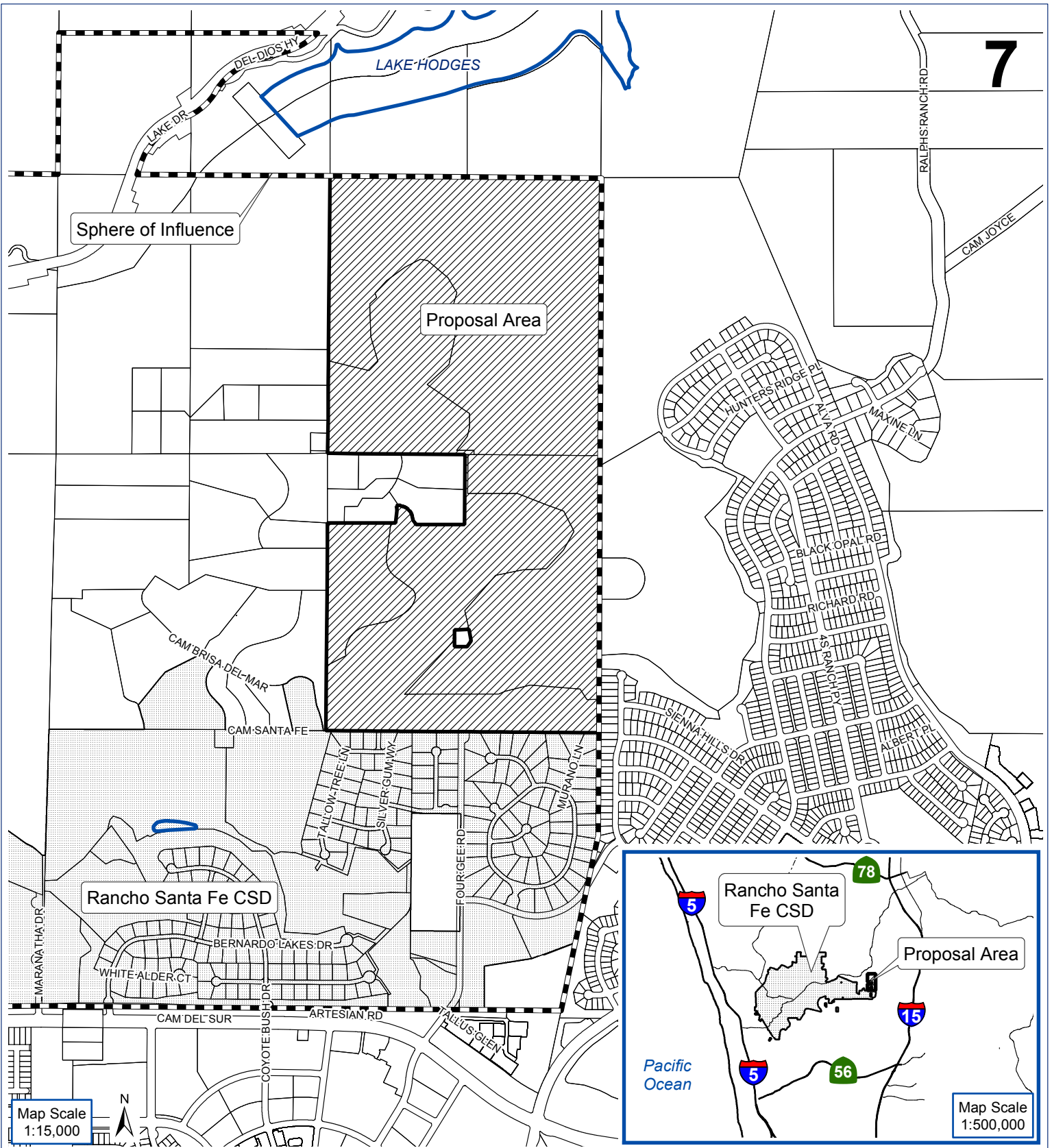
### **Executive Officer Recommendation**

No Commission action is recommended. This item has been placed on the agenda for information purposes. No later than 60 days after the date that the information item is on the Commission's agenda, any district to which annexation of territory is proposed may transmit to the Commission a resolution requesting termination of proceedings.

### **Attachment**

Vicinity Map

MDO:JS:eb



7

Sphere of Influence

Proposal Area

Rancho Santa Fe CSD

Rancho Santa Fe CSD




Proposal Area

Map Scale  
1:15,000

Map Scale  
1:500,000

DA16-11

**PROPOSED "RANCHO HILLS ANNEXATION" TO THE RANCHO SANTA FE COMMUNITY SERVICES DISTRICT**

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