



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

**7a**

**AGENDA REPORT**  
 Business | Action

December 5, 2022

**TO:** Commissioners

**FROM:** Keene Simonds, Executive Officer  
 Carolanne Ieromnimon, Analyst I

**SUBJECT:** **Proposed “Pastrana-Artesian Road Change of Organization” | Annexation to Rancho Santa Fe Community Services District and Related Negative Declaration under California Environmental Quality Act (CO22-02)**

**SUMMARY**

The San Diego County Local Agency Formation Commission (LAFCO) will consider a change of organization initiated by a landowner to annex approximately 10.0 acres of unincorporated territory to the Rancho Santa Fe Community Service District (CSD). The annexation is specific to extending public wastewater services; other CSD services – security, underground utilities, and landscape maintenance – are not part of the proposal. The affected territory as submitted comprises one entire parcel currently undeveloped in the unincorporated community of Rancho Santa Fe. The proposal purpose is to accommodate a future development, although no plans presently exist. Staff recommends conditional approval of the proposal as submitted along with waiving protest proceedings. A negative declaration is also presented for adoption finding the project will not have a significant effect on the environment consistent with the recommendations of an initial study.

<p><b>Administration</b>          Keene Simonds, Executive Officer          2550 Fifth Avenue, Suite 725          San Diego, California 92103-6624          T 619.321.3380 F 619.404.6508          www.sdlafo.org          lafco@sdcountry.ca.gov</p>	<p><b>Chair Jim Desmond</b>          County of San Diego</p> <p><b>Joel Anderson</b>          County of San Diego</p> <p><b>Nora Vargas, Alt.</b>          County of San Diego</p>	<p><b>Vice Chair Paul McNamara</b>          City of Escondido</p> <p><b>Mary Casillas Salas</b>          City of Chula Vista</p> <p><b>Kristi Becker, Alt.</b>          City of Solana Beach</p>	<p><b>Chris Cate</b>          City of San Diego</p> <p><b>Marni von Wilpert, Alt.</b>          City of San Diego</p>	<p><b>Jo MacKenzie</b>          Vista Irrigation</p> <p><b>Barry Willis</b>          Alpine Fire Protection</p> <p><b>David A. Drake, Alt.</b>          Rincon del Diablo</p>	<p><b>Andy Vanderlaan</b>          General Public</p> <p><b>Harry Mathis, Alt.</b>          General Public</p>
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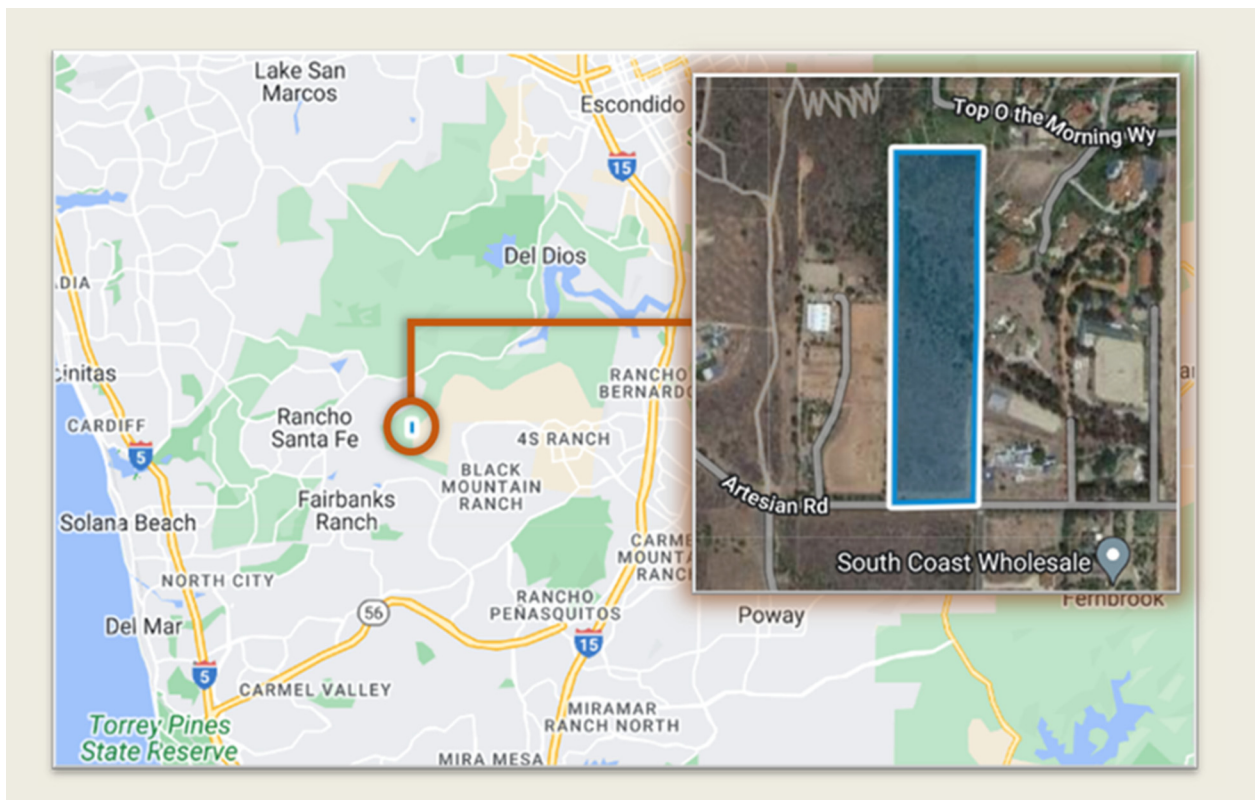
## BACKGROUND

### Applicant Request

San Diego LAFCO has received a change of organization proposal initiated by an interested landowner – Lin Su-Lu Pastrana – requesting approval to annex 10.0 acres of unincorporated territory in the Rancho Santa Fe community to the Rancho Santa Fe CSD. The affected territory as submitted comprises one entire legal parcel allocated along Artesian Road approximately 700 feet east of its intersection with Rio Vista Road. It lies entirely in Rancho Santa Fe CSD’s sphere of influence. The County Assessor’s Office identifies the subject parcel as 267-145-02.

### Regional Setting

The affected territory lies in northern San Diego County within the unincorporated community of Rancho Santa Fe, near its eastern border with 4S Ranch. Principal access to the affected territory is provided by Camino del Norte via Artesian Road. Most of the surrounding area is under rural residential use. The affected territory lies within County Supervisorial District No. 3 (Terra Lawson-Remer), Assembly District No. 77 (Brian Malenschein), and Senate District No. 38 (Brian W. Jones). 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 Rancho Santa Fe CSD.

## Subject Agencies

The proposed change of organization filed with San Diego LAFCO involves one subject agency: Rancho Santa Fe CSD.<sup>1</sup> 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 1981 as a biproduct of the reorganization of the Rancho Santa Fe Sanitation District. The active service functions are wastewater (collection, treatment, and disposal classes), landscape maintenance, security, and utility undergrounding services. Wastewater serves as the Rancho Santa Fe CSD’s main function with the others organized with their own internal latent power zones. The jurisdictional boundary spans 16.2 square miles – or 10,348.8 acres – with a LAFCO estimated resident population of 141,950. LAFCO most recently updated Rancho Santa Fe CSD’s sphere of influence in 2013 with a larger-than-agency designation with the inclusion of 1,814 non-jurisdictional acres (mostly in 4S Ranch and Black Mountain Ranch areas). The last prepared audit shows Rancho Santa Fe CSD’s net position at \$38.5 million as of June 30, 2020 and reflects a decrease of (4.5%) over the prior three fiscal years.

## Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of 11 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.<sup>2</sup>

- County Service Area 135 (regional communications)
- County Service Area No. 17 (ambulance)
- County Service Area No. 83 (parks)
- San Diego County Street Lighting District
- San Diego County Flood Control District
- Olivenhain Municipal Water District
- Metropolitan Water District of Southern California
- Rancho Santa Fe Fire Protection District
- Rancho Santa Fe Community Service District (sphere only)
- Resource Conservation District of Greater San Diego
- San Diego County Water Authority

The affected territory also lies within the following school and college districts, and accordingly received notice of the proposal: Solana Beach Elementary School District; San Dieguito Union High School; and Mira Costa Community College.

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

<sup>2</sup> 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.

## **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 Rancho Santa Fe CSD for purposes of establishing wastewater services. Other active CSD services – security, landscaping maintenance, and underground utilities– are separately organized as internal latent power zones and would require separate proposal consideration by LAFCO. 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, development impacts, and Commission focus follows.

### **Proposal Purpose**

The purpose of the proposed change of organization before San Diego LAFCO is to establish public wastewater service to position the landowner to proceed in the future with a development, although no specific plans exist at this time. No other active Rancho Santa Fe CSD services would be extended to the affected territory. Extension of wastewater would add to existing urban-serving services available to the affected territory through the standing inclusion with the jurisdictional boundaries of Olivenhain Municipal Water District (potable water) and Santa Fe Fire Protection District (fire protection and emergency medical), and County Service Area No. 17 (ambulance transport).

### **Current and Planned Development**

The County of San Diego General Plan designates the affected territory as Semi-Rural Residential (SR-1) with a conforming zoning assignment of Rural Residential. This latter assignment provides a minimum parcel size of 2.0 acres. This latter assignment allows for a maximum density of four residential parcels within the affected territory given associated dedications for roads, sidewalks, etc. Additional intensity would also apply with the construction of an accessory dwelling unit for each single-family residence.

### **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 without amendment. This existing sphere determination narrows the Commission’s consideration of the proposed change of organization to two central and sequential policy items. These policy items ultimately take the form of determinations and 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 LAFCO law as detailed.

## ANALYSIS

San Diego LAFCO’s analysis of the proposed change of organization is divided into two subsections. The first subsection pertains to evaluating the central issues referenced in the preceding section relative to both statutory and local policy considerations. The second subsection considers other germane issues and highlighted by applicability 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 of the affected territory 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). A summary of key conclusions generated in the review of these factors and policies regarding service needs, capacities, and finances specific to the proposal and provision of wastewater to the affected territory follows.

- Service Needs

Annexation of the affected territory to Rancho Santa Fe CSD would represent a modest and orderly expansion of the District and its wastewater services and marked by accommodating a planned need. Additional details follow.

- Annexation of the affected territory to Rancho Santa Fe CSD for purpose of making available public wastewater service is consistent with the adopted residential land use policies of the County of San Diego and its residential designation.
- No Commission policies exist with respect to the notional preference to defer proposal consideration involving undeveloped and otherwise developable land until an entitlement is approved by the land use authority. This absence of an informing policy coupled with the relatively limited scope of potential development of the affected territory to include up to four residential lots suggests proceeding now with the proposal is reasonable.
- Proceeding with the annexation of the affected territory to Rancho Santa Fe CSD parallels the expressed interest of the landowner as the initiating party to proceed with a development application with the County of San Diego. This baseline needs help quantify the timing of the proposed change of organization.

- Service Capacities and Levels

Rancho Santa Fe CSD has available and sufficient collection and contracted treatment capacities to accommodate projected service demands in the affected territory at its planned maximum uses. Additional details follow.

- An existing Rancho Santa Fe CSD wastewater main is located north of the affected territory within the public right-of-way on Top of the Morning Way and accessible through an approximate +/- 1,000-foot private lateral connection.<sup>3</sup>

It is presumed the wastewater demand generated within the affected territory post annexation would equal a daily average of 1,200 gallons. This average demand projections is based on the presumed development of up to four single-family residences with a per unit daily generation of 300 gallons. This total average day demand represents less than 0.0039% of the current available contract capacity (treatment and disposal) available to Rancho Santa Fe CSD. Additional usage generated by accessory dwelling units would be de minimis.

- Service Funding and Costs

Rancho Santa Fe has adequate financial resources and administrative controls to provide wastewater services to the affected territory in support of its planned development without adversely impacting current ratepayers. Rancho Santa Fe CSD’s most recent audited statements reflects the District’s sufficient 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 0.05% over the last three fiscal years. Establishing actual wastewater service is premised on the landowner paying a connection fee to Rancho Santa Fe CSD of \$9,385. The landowner would subsequently pay an annual wastewater charge of \$950 for each dwelling unit.

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

The timing of the change of organization to annex the affected territory to Rancho Santa Fe CSD for purposes of extending public wastewater service is reasonably warranted. Justification is marked by the preceding analysis and appropriately syncs the need for public wastewater service in a developing area in a manner responsive to existing infrastructure and land use policies. Additional analysis supporting the conclusion is provided in Appendix A.

<sup>3</sup> The property owner would be responsible for extending the existing sewer main located on Top of the Morning Way. The proposed sewer main will need to be conducted with a sewer easement granted to the Rancho Santa Fe CSD.

## Item No. 2 | Modifications and Terms

No modifications to the submitted change of organization have been identified by San Diego LAFCO staff meriting Commission consideration at this time. This includes conformation that the annexation of the affected territory would not generate any corridors and/or otherwise illogical jurisdictional features. Staff is recommending applying standard terms of approval.

### CONCLUSION | MODIFICATIONS AND TERMS

No modifications appear warranted. Standard approval terms are recommended and include receipt of all remaining payments associated with the processing of the proposal by the Commission through recordation.

## 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 any jurisdictional change 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 of San Diego has adopted a master agreement to govern the tax exchange for the proposed change of organization. The master agreement specifies no transfer of property taxes would occur following the annexation of the affected territory to Rancho Santa Fe CSD given the underlying service – wastewater – is not presently provided.

### Environmental Review

San Diego LAFCO is obligated under CEQA to assess whether environmental impacts would result from activities approved under the Commission’s authority, either as a lead or responsible agency. LAFCO serves as lead agency under CEQA for this proposal given it has been initiated by landowner petition. Accordingly, and given the proposal qualifies as a project and no available exemptions were identified, staff prepared an initial study assessing the potential effects on the environment using the standard checklist under CEQA Guidelines.<sup>4</sup> The initial study concludes there is no substantial evidence the proposal (project) will have a significant effect on the environment and the adoption of a negative declaration is warranted. A copy of the initial study is attached to this agenda report.

<sup>4</sup> A draft initial study was circulated by LAFCO staff on October 12, 2022. A notice of intention to adopt a negative declaration was issued and circulated on November 8, 2022 with notice provided to all adjacent landowners and occupants as well as a physical sign posted at the affected territory per CEQA Guidelines.

## 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 56662. The recommended waiver appropriately applies under this statute given the affected territory is uninhabited as defined under LAFCO law (i.e., less than 11 voters); the subject agency has not filed an objection to the waiver; and the landowner consents to the underlying action.

## RECOMMENDATION

Staff recommends approval of the change of organization as submitted with standard terms along with a premising negative declaration. This recommendation is consistent with Alternative One in the proceeding section.

## ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO:

### Alternative One (recommended):

- (a) Adopt the attached draft resolution approving a negative declaration for the proposal identified as “Pastrana-Artesian Road Change of Organization.”
- (b) Adopt the attached draft resolution conditionally approving the proposal identified as “Pastrana-Artesian Road Change of Organization” along with waiving protest.

### Alternative Two:

Continue consideration to the next regular meeting.

### Alternative Three:

Disapprove the change of organization proposal – with or without approving the negative declaration – 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 business calendar. A successful motion to approve the business calendar will include taking affirmative action on the staff recommendation unless otherwise specified.

On behalf of the Executive Officer,



Carolanne Ieromnimon  
Analyst I

### Appendix:

A) Analysis of Proposal Review Factors

### Attachments:

- 1) Vicinity Map of the Affected Territory
- 2) Draft Resolution Approving a Negative Declaration
- 3) Initial Study
- 4) Resolution Approving the Proposal
- 5) Application Materials

## 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.**
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The affected territory as submitted comprises one 10.0-acre unincorporated parcel in the community of Rancho Santa Fe. The subject parcel is undeveloped and uninhabited. The affected territory lies within an urban-residential area with moderate growth anticipated in the surrounding area within the next 10-year period. Total assessed value (land and structures) of the subject parcel is \$232,228 with the last transaction recorded in March 2021.

- 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.**
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The County of San Diego serves as the primary purveyor of general governmental services to the affected territory. These governmental services include community planning, roads, and police protection. Other pertinent service providers include County Service Area No. 135 (regional communications), Olivenhain Municipal Water District (domestic water), and Rancho Santa Fe Fire Protection District (fire protection and emergency medical). This proposal affects only wastewater and is the focus of the succeeding analysis.

- **Extending Public Wastewater to Affected Territory**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site may generate impacts on local utilities and municipal services. These impacts tie to the presumed net future addition of four new single-family residences on the project site as contemplated under County of San Diego zoning. This includes a direct project impact of extending Rancho Santa Fe CSD wastewater system by approximately 1,000 feet to receive flows from the project site. This expansion is deemed relatively modest. Further, the estimated wastewater flow generated within the project site at its presumed development would equal a daily average of 1,200 million gallons and represents less than 0.0039% of the capacity available to Rancho Santa Fe CSD.

**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.**

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Approving the change of organization and annexation therein to Rancho Santa Fe CSD would strengthen existing economic and social ties between the District and the affected territory given the land’s standing inclusion in the CSD sphere of influence. These ties – markedly – provides an existing community expectation for CSD to provide services headlined by wastewater in support of the site’s planned development under the County land use policies.

**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.**

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Approving the proposed change of organization and annexation to Rancho Santa Fe CSD would facilitate the extension of public wastewater services to the affected territory and the anticipated future development of a minor four-lot subdivision. Approval would be consistent with the Commission’s adopted policies to sync urbanized uses with urbanized services. The affected territory does not contain “open-space” as defined under LAFCO law and no conflicts exists under Government Code Section 56377. Additional analysis concerning conformance with germane Commission policies follows.

- San Diego LAFCO Policy L-107 requires applicants to disclose and address potential jurisdictional issues associated with their proposals and if applicable requires a consultation process with affected agencies, interested parties, or organizations to help discuss and potentially remedy concerns unless waived by the Executive Officer. No jurisdictional disputes or related concerns were identified or disclosed by the applicant or by affected agencies or interested parties in the review of the proposal.

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

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The affected territory does not contain “prime agricultural land” or “agricultural land” as defined under LAFCO law. 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 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.**

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LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds that appears consistent with the standards of the State Board of

Equalization and conforming with lines of assessment. LAFCO approval would be conditioned on approval of the map and geographic description by the County Assessor’s Office and address any modifications enacted by the Commission.

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

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The proposed change of organization would make available public wastewater service to the affected territory in accommodation of its planned residential development. The proposal and its anticipated outcomes do not generate any known conflicts 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.**

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The affected incorporated territory is presently designated for semi-rural residential use under the adopted land use policies of the County of San Diego. The affected territory is zoned as Semi-Rural Residential (SR-2), which prescribes a minimum parcel size of 2.0 acres. The existing and planned residential uses are consistent with the proposal’s purpose to provide public wastewater to the affected territory and the potential development of a minor subdivision.

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

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The affected territory lies entirely within Rancho Santa Fe CSD’s sphere of influence. The proposal does not conflict with any other local agency sphere of influence.

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

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Notice of the submitted change of organization proposal was distributed to all affected and subject agencies as required under LAFCO law. Notices were also provided to all local college and school districts. No written comments on the proposal were received ahead of preparing this agenda report for distribution on November 28, 2022.

**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.**

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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 wastewater to the affected territory without adversely impacting existing ratepayers. This statement is supported by the following factors.

- San Diego County SD’s last audit covers 2019-2020 and shows the District finished with ample liquidity levels with an agency-wide current ratio of 16.1 (i.e., \$16.1 in current assets for every \$1.00 in current liabilities).

- Rancho Santa Fe CSD finished 2019-2020 with high capital levels and marked by a low debt ratio of 1.0% (i.e., only \$1.0 out of every \$100.00 in net assets are financed.)
- Rancho Santa Fe CSD has experienced an upward trend in each of the last three audited fiscal years with an average total margin of 0.05%. The most recent year – 2019-2020 – the District finished with an overall total margin of 2.67%.

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

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The affected territory already lies within Olivenhain MWD’s jurisdictional boundary, and as such is eligible to proceed with a connection to the potable water system at any time. Similarly, the affected territory lies within the two regional wholesale providers boundaries: San Diego County Water Authority and Metropolitan Water District of Southern California.

**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.**

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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.**

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The affected territory is considered uninhabited as defined by LAFCO law (containing 11 registered voters or less). The landowners support the proposed change of organization and have provided written consent to the proceedings.

**o) Any information relating to existing land use designations.**

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See above analysis for (h).

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

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The change of organization is expected to have a positive impact on environmental justice by further promoting the availability of public wastewater service within the affected territory and in doing so provide further protections within the watershed. Consideration of existing environmental justice factors within the affected territory draw on staff analyzing data available from the California Environmental Protection Agency through its online assessment tool (CalEnviroScreen 4.0). Two composite percentile rankings for the affected territory are generated within this analysis and involves (a) pollution burdens and (b) susceptible population to pollution burdens relative to all census tracts in California.

- The affected territory’s **composite pollution burden ranking** falls in the 24 percentiles with an internal range between 2 to 99 percentiles. Nine pollution burdens exceed the 33 percentile and involve air quality, pesticides, traffic, drinking water contaminants, cleanup sites, groundwater threats, hazardous waste, impaired water and solid waste, and considered moderate in magnitude. One of these six pollution burdens – impaired water – also exceed the 70-percentile and is considered significant in magnitude.
- The affected territory’s **composite susceptible population** ranking falls in the 15.6 percentile with an internal range between 6.7 to 53.9 percentiles. Four of these at-risk groups exceeds the 33 percentile and involves low birth weight, linguistic isolation, housing burden and unemployment. No measurement exceeds the 70-percentile used in this report as the threshold for a significant impairment.

A summary of all tracked pollution burdens and susceptible population follows.

APN 267-145-02	
Pollution Burdens and Susceptible Population	
Table 2.6a (Source: California Environmental Protection Agency and SD LAFCO)	
Factor	Affected Territory + Surrounding Lands
Census Tract No.	<b>60730170-30</b>
Estimated Population	25,348
Pollution Burden	Weighted Percentile
... Composite Score	50.62
<b>... Percentile</b>	<b>24.29</b>
Indicator   Air Quality: Ozone	48.70
Indicator   Air Quality: PM 2.5:	16.35
Indicator   Air Quality: Diesel PM:	22.74
Indicator   Pesticides:	60.34
Indicator   Toxic Releases:	10.34
Indicator   Traffic:	57.76
Indicator   Drinking Water Contaminants:	38.47
Indicator   Lead in Housing:	2.47
Effects   Cleanup Sites:	58.19
Effects   Groundwater Threats:	63.37
Effects   Hazardous Waste:	62.48
Effects   Impaired Water:	99.03
Effects   Solid Waste:	35.72
Sensitive Population	Weighted Percentile
<b>... Percentile</b>	<b>15.62</b>
Population   Asthma:	6.66
Population   Low Birth Weight:	40.47
Population   Cardiovascular Disease:	14.68
Population   Education:	8.42
Population   Linguistic Isolation:	36.97
Population   Poverty:	12.45
Population   Unemployment:	53.89
Population   Housing Burden:	53.12

- 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 General Plan contains a hazard mitigation plan for potential fire, flooding and earthquakes. The affected territory lies within a wildfire hazard area.

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



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RESOLUTION NO. \_\_\_\_\_

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

ADOPTION OF A NEGATIVE DECLARATION FOR THE  
“PASTRANA-ARTESIAN ROAD CHANGE OF ORGANIZATION”  
LAFCO FILE NO. CO22-02

**WHEREAS**, on January 18, 2022, an interested landowner – Lin Su-Lu Pastrana – 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 10.0 acres of unincorporated territory to the Rancho Santa Fe Community Service District (CSD) and specific to public wastewater service; and

**WHEREAS**, the affected territory as proposed is currently undeveloped and identified by the County of San Diego Assessor’s Office as 267-145-02; and

**WHEREAS**, the California Environmental Quality Act, Public Resources Code, Section 21000 et seq. (“CEQA”) requires the Commission to consider the potential environmental impacts of the proposal prior to approving any jurisdictional changes under its authority; and

**WHEREAS**, in accordance with CEQA, Commission staff prepared an initial study for the proposal – otherwise referenced as the “project” – that concluded no significant effects on the environment will be generated and a negative declaration should be adopted; and

**WHEREAS**, a draft of the initial study prepared by Commission staff on the project was circulated and made available for public review on October 12, 2022; and

**WHEREAS**, a notice of intent to proceed with the adoption of a negative declaration for the project was issued on November 8, 2022 and identified November 28, 2022 as the period ending for the public and public agencies having jurisdiction and/or interest in the project; and

**WHEREAS**, written comments received on the notice of intent have been reviewed by Commission staff and support proceeding with the negative declaration.

**NOW, THEREFORE BE IT RESOLVED**

1. The Commission finds the facts set forth in the preceding recitals are true and correct and establish the factual basis for the Commission in adopting this resolution.
2. The Commission has reviewed the final initial study prepared for the project.

3. After reviewing the initial study as well as all written and verbal comments on the initial study and notice of intention, the Commission independently finds there is no substantial evidence that the project as analyzed in the initial study will have a significant effect on the environment.
4. The Commission – and in its role as lead agency – ADOPTS a negative declaration for the project.

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PASSED AND ADOPTED by the Commission on December 5, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Attest:

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Keene Simonds  
Executive Officer



**Keene Simonds**  
Executive Officer

**SAN DIEGO COUNTY  
LOCAL AGENCY FORMATION COMMISSION**

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October 12, 2022  
- Draft Circulated

November 28, 2022  
- Final Version

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM  
Disclosure of Potential Impacts**

1. Project Title: "Pastrana-Artesian Road Change of Organization"  
LAFCO File No. CO22-02
2. Lead Agency: San Diego LAFCO  
2550 Fifth Avenue, Suite 725, San Diego CA 92103  
619-321-3380
3. Contact Person: Carol Ieromnimon, Analyst I  
[carolanne.ieromnimon@sdcounty.ca.gov](mailto:carolanne.ieromnimon@sdcounty.ca.gov)
4. Location: The project site is parcel specific and identified by the County of San Diego Assessor's Office as 267-145-02. The project site is approximately 10.0 acres in size and located in west-central San Diego County within the unincorporated community of Rancho Santa Fe. It is located on the northern frontage of Artesian Road.
5. Applicant: Lin Su-Lu Pastrana  
c/o Patrick de la Torre  
Bill Yen & Associates, Inc.

13071 Poway Road  
Poway, California 92064  
619-971-0277

6. General Plan Designation: Semi-Rural Residential – 2
- one dwelling unit per 2.0 acres
  - community plan is San Dieguito
7. Zoning Standard: Rural Residential
- minimum lot size is 2.0 acres
  - building type is single-family detached
  - maximum building height is 35 feet/2 stories
8. Description: The project involves the proposed annexation of one unincorporated and undeveloped parcel (APN 267-145-02) to the Rancho Santa Fe Community Services District (CSD). The project purpose as a whole is to authorize the extension of public wastewater service to the subject parcel and in doing so facilitate the probable future development. Although no development plans currently exist, it is reasonable to assume for the purpose of this initial study the project will accommodate a minor four-lot residential subdivision with allowances for roads and related dedications consistent with its current zoning standard. All other public services needed to support a minor subdivision are already authorized within the project site and include placement within the existing boundaries of the Rancho Santa Fe Fire Protection District (FPD) and Olivenhain Municipal Water District (MWD).
9. Surrounding Setting: Land uses surrounding the project site to the west, north, and east are predominately rural residential with estate homes and some limited agriculture and/or equestrian uses. More intensive single-family residential uses and related improvements – including an 18-hole golf course – are located to the immediate northeast and involve a series of subdivisions associated with the Crosby Club. Unimproved open space lands consisting primarily of coastal sage lies to the south of the project site. The project site is located 1.5 miles southeast of Del Dios Highway and 4.9 miles from Interstate 15.
10. Other Agency Approvals: A separate approval from Rancho Santa Fe CSD is required to provide actual wastewater service to the project site. Future development of the project site – including ancillary permits – would be subject to separate approval actions by the County of San Diego.

11. Tribal Consultation: No California Native American tribes affiliated with the project site has requested consultation with LAFCO per Public Resources Code Section 21080.3.1
12. Site Visits: LAFCO staff performed site visits on September 1, 2022 and September 20, 2022.



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below potentially would be significantly affected by this project, as indicated by the checklist on the following pages.

- Aesthetics
- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Hydrology/Water Quality
- Mineral Resources
- Population and Housing
- Recreation
- Tribal Cultural Resources
- Mandatory Findings of Significance
- Agricultural + Forest Resources
- Biological Resources
- Geology and Soils
- Hazards & Hazardous Materials
- Land Use and Planning
- Noise
- Public Services
- Transportation/Traffic
- Utilities & Service Systems

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
  
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
  
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
  
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis described in the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
  
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project. Nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Carolanne Ieromnimon  
Print Name

Analyst I  
Title

### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**1. AESTHETICS.**

Would the project:

- |                                                                                                                                                      |                          |                          |                                     |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista?                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings in a State scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings?                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views?                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a), (b), and (c): no impact**

The annexation and extension of public wastewater service to the project site is not expected to substantively impact scenic vistas, scenic resources, or visual character either directly, indirectly, or cumulatively. Specifically, while the existing undeveloped use of the project site and its otherwise natural setting could be considered a scenic vista, the extension of the public wastewater system would not in-and-of-itself substantively alter existing visual aesthetics. The project site is not located along and/or visible from any registered scenic highways, routes, or corridors, and all trenching associated with the extension of the wastewater system. Any future development indirectly facilitated by the project is subject to conforming to the adopted land use policies of the County of San Diego, which assigns a common residential zoning standard for the project site and surrounding areas and helps to ensure consistent visual character. These preceding factors sufficiently inform a no-impact determination.

**(d): less than significant impact**

The annexation and extension of public wastewater service to the project site may create new sources of light and glare impacting day and nighttime views. This would include temporary lights and glares directly associated with construction/trenching necessary to extend the public wastewater system by approximately 1,000 feet to the project site. Additionally, indirect impacts associated with ongoing lights and glares would be associated with the possible future development of the project site to include up to four single-family residences as contemplated under County of San Diego zoning. However, both temporary and ongoing impacts associated with the project are expected to be de minimis given existing mitigation and related policies established by the County and similarly moot cumulative effects. This includes compliance with the County's Light Pollution Code, which establishes evaluation standards to mitigate light and glare impacts as part of the permitting process that would apply to both the temporary and ongoing project aspects. These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**2. AGRICULTURE + FORESTRY RESOURCES:**

Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared per the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with zoning for agricultural use or Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning, or cause rezoning of, forest land, timberland, or Timberland Production zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in loss or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in loss of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a): less than significant impact**

The potential future development associated with the annexation and extension of public wastewater service to the project site would presumably involve the conversion of approximately 1.0 acres of prime farmland to non-agricultural uses based on existing mapping by the California Resources Agency. This indirect potential loss – however – is only notional given no existing agricultural uses exist within the project site. The non-contiguous placement of the mapped prime farmland in the project site also suggests opportunities for future agricultural production is limited. These preceding factors similarly

apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

**(b), (c), (d), and (e): no impact**

The annexation and extension of public wastewater service to the project site does not conflict with zoning, agricultural contracts, and/or forest and timberland resources. The project site is zoned by the County of San Diego as Rural Residential, which is not considered an agricultural zone. The project site is also not under an existing Williamson Act contract nor contains any forest lands or timberland as defined under the corresponding statutes. These preceding factors sufficiently inform a no-impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**3. AIR QUALITY**

Would the project:

- |                                                                                                                                                              |                          |                          |                                     |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Conflict or obstruct implementation of applicable air quality plan?                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Result in a cumulatively considerable net increase of a pollutant where the project region is non-attainment under federal or state air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Expose sensitive receptors to substantial pollutant concentrations?                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. Result in other emissions leading to odors adversely affecting a substantial number of people?                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a): no impact**

The annexation and extension of public wastewater service to the project site is not expected to generate any conflicts with the San Diego Regional Air Quality Strategy or State Implementation Plan either directly, indirectly, or cumulatively. Pertinently, should the project evolve to facilitate the future development of the project site as contemplated under County of San Diego zoning, the managed collection of wastewater by Rancho Santa Fe CSD serves as a superior alternative to an onsite septic system with regard to protecting against airborne pollutants and related odors. These preceding factors sufficiently inform a no-impact determination.

**(b), (c) and (d): less than significant impact**

The annexation and extension of public wastewater service and presumable role thereafter in aiding future development of the project site is expected to indirectly introduce new sensitive receptors, emissions, and odors. New sensitive receptors tie to the probable future construction of four new single-family residences as contemplated under existing County of San Diego zoning and residency therein of certain at-risk populations, such as children and elderly. This includes emissions generated through the construction and

residential use of the project site via additional vehicle miles traveled (construction workers, residents, etc.) Relatedly, objectionable odors – ranging from ammonia and carbon dioxide – may also be generated. The potential introduction of these new airborne pollutants would impact San Diego County given its present non-attainment status under the California Ambient Air Quality Standard involving ozone (excessive 1-hour concentrations) and particulate matter (excessive 24-hour concentrations). The introduction of these airborne pollutants – however – is expected to be de minimis given the relatively limited scale of the project paired with existing mitigation protections – such as the County Grading Ordinance. These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**4. BIOLOGICAL RESOURCES**

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by California Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (through direct removal, filling, hydrological interruption, or other means)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a), (b), (d), (e), and (f): less than significant impact**

The annexation and extension of public wastewater service and presumable role thereafter in aiding future development of the project site is expected to generate indirect impacts on local biological resources. This includes the potential loss and/or disturbance should development proceed of coastal sage scrub and oak woodland, which are located within the project site and considered sensitive species in San Diego County. Additionally, while the project site does not include riparian habitat, it does comprise a small amount of non-native grassland, which is considered a sensitive natural community by the County, Fish and Game, and Fish and Wildlife. Possible – but not necessarily probable – indirect impacts could also emerge in terms of compliance with various adopted habitat conservation plans applicable to the subject parcel and headlined by the County of San Diego's Multiple Species Conservation Program as well as its Biological Mitigation and Resource Protection Ordinances. These applicable plans paired with the relatively limited development potential of the project site – notably – helps to ensure impacts on biological resources would be mitigated and/or avoided. These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

**(c): no impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site would not affect – wetlands directly, indirectly, or cumulatively – given none presently exist. These preceding factors sufficiently inform a no-impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**5. CULTURAL RESOURCES**

Would the project:

- |                                                                                                            |                          |                          |                          |                                     |
|------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of historical resources per Section 15064.5?     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of archaeological resources per Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Disturb any human remains, including those interred outside of formal cemeteries.                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a), (b), and (c): no impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site would not affect – directly, indirectly, or cumulatively – any known historical or archaeological resources as defined. None of these resources are registered and/or known to exist within the project site. There is also no evidence suggesting human remains are interred within the project site. These preceding factors sufficiently inform a no-impact determination.

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Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**6. ENERGY**

Would the project:

- |                                                                                                                                                                               |                          |                          |                          |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary energy resource consumption, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a) and (b): no impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site is not expected to generate impacts – directly, indirectly, or cumulatively – tied to unwise energy uses and/or conflict with related State or local plans. The extension of the public wastewater system to the project site will utilize gravity in conveying flows into the collection system and would not require the operation of a pump station. The potential construction of up to four single-family residences as contemplated under County of San Diego zoning is not expected to generate comparatively high energy uses and will be subject to complying with all current State and local energy saving requirements – including, but not limited to – solar panels and low-flush toilets consistent with the County's Building Energy Efficiency Standards. These preceding factors sufficiently inform a no-impact determination.

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Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>7. GEOLOGY AND SOILS</b>				
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Rupture of a known earthquake fault as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map or based on other evidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in landslide, lateral spreading, subsidence, liquefaction or collapse on-or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for disposing wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a – i, ii, iii, iv), (b), (c), (d), (e), and (f): no impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site is not expected to generate and/or incur impacts involving local geology or soils either directly, indirectly, or cumulatively. The project site is not located in a known earthquake fault under the Alquist - Priolo Earthquake Fault Zoning Map, and there is no evidence otherwise of a known fault. The project site is not within "Potential Liquefaction Area" based on the County of San Diego Guidelines for Determining Geological Hazards. Should any development be proposed in the future, County Code requires a soils compaction report to be prepared before the issuance of a building permit to ensure a safe/stable foundation and protection from landslide or excessive settling. Nonetheless, the project site's soils are identified as Olivenhain Sandy Loan with a soil erosion rating of "slight" and considered stable. Any grading associated with a future project would also be subject to a permit to ensure best practices to protect against topsoil losses. Public wastewater service would be made available from Rancho Santa Fe CSD as part of the project. No evidence exists of a unique paleontological resource, site, or geological feature in the project site. These preceding factors sufficiently inform a no-impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**8. GREENHOUSE GAS EMISSIONS**

Would the project:

- a. Generate greenhouse gas emission, directly or indirectly, that may have a significant impact?
- b. Conflict with a adopted plan, policy or regulation for the purpose of reducing greenhouse emissions?

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a) and (b): less than significant impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site is expected to generate new greenhouse gas emissions through additional vehicle miles traveled. These new emissions would be generated principally through the indirect net addition of four single-family residences above existing conditions per County of San Diego zoning. In September 2022, the County adopted a transportation study guide in assessing vehicle miles traveled and associated greenhouse gas emissions that includes establishing evaluation thresholds where certain projects can be presumed to generate less than significant impacts. One of these exception thresholds involves projects involving up to 11 single family homes based on the presumption of generating less than 110 average daily trips – or 10 per house per day. These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

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Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**9. HAZARDS & HAZARDOUS MATERIALS**

Would the project:

- |                                                                                                                                                                                                                                                                  |                          |                          |                                     |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous?                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g. Expose people or structures to the risk of loss, injury or death involving wildland fires?                                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a), (b), (c), (d), and (e): no impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site is not expected to generate impacts involving hazards and/or hazardous materials either directly, indirectly, or cumulatively. No aspect of the project involves the storage, use, transport, emission, or disposal of hazardous substances. No existing structures would be demolished as part of the project. No schools – existing or proposed – are located within a quarter mile. The project site is not registered with any database of the State or County of San Diego with respect to listing hazardous materials. The project site is not under the jurisdiction of an airport land use compatibility plan. These preceding factors sufficiently inform a no-impact determination.

**(f) and (g): less than significant impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site would potentially generate impacts involving emergency response plans/efforts as well as exposing lives and structures to wildland fires. These impacts are indirect and tie to the potential development of the project site and the net addition of four new single-family residences as contemplated under County of San Diego zoning and subject thereafter to the County's Operation Area Emergency Plan. This plan was updated in 2018 defines responsibilities between the County and all 18 cities in responding to major emergencies and disasters. The project site is adjacent to wildlands as mapped by the County and have the potential therein to expose any future development (structures and lives) to wildfire events. The potential for losses – however – is considered de minimis given the project site is already in the Rancho Santa Fe FPD and recipient of elevated fire protection and emergency medical response. These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
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**10. HYDROLOGY & WATER QUALITY**

Would the project:

- |                                                                                                                                                                                                                        |                          |                          |                          |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| a. Violate any water quality standards or waste discharge requirements or groundwater quality?                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | ■                        | <input type="checkbox"/> |
| b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management?                                               | <input type="checkbox"/> | <input type="checkbox"/> | ■                        | <input type="checkbox"/> |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | ■                        | <input type="checkbox"/> |
| i) result in substantial erosion or siltation on or offsite?                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | ■                        | <input type="checkbox"/> |
| ii) substantially increase the rate or amount of surface runoff in a manner resulting in flooding?                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | ■                        | <input type="checkbox"/> |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drain system or provide substantial sources of polluted runoff?                                               | <input type="checkbox"/> | <input type="checkbox"/> | ■                        | <input type="checkbox"/> |
| iv) impede or redirect flood flows?                                                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ■                        |
| d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ■                        |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a), (b), and (c – i, ii, iii): less than significant impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site would potentially generate impacts involving hydrology and water quality. These potential impacts would be indirect and tie to the presumed development and ongoing use of four single-family residences as contemplated under County of San Diego zoning, which would create new surface flows and/or patterns through grading, landscaping, and impervious surfaces. These new flows and/or patterns could result in polluted runoff. The establishment of impervious surfaces could similarly impact groundwater recharge as well as soil erosion. Existing mitigation and related policies through the County of San Diego – however – reasonably ensure most of these potential impacts would be avoided or substantively limited. This includes the County requiring all approved subdivisions to control runoff and related pollutants through a project-specific stormwater management plan to show compliance with the County's National Pollutant Discharge Elimination System or NPDES permit. Additionally, any future development within the project site will obtain its water service from the Olivenhain MWD with supplies entirely drawn from surface resources and not groundwater. The project site is also outside of any adjudicated or at-risk groundwater basin identified by the Department of Water Resources. These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

**(c – iv) and (d): no impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site is not expected to alter flood water or become susceptible or otherwise effected by a seiche, tsunami, or mudflow. The project site is not located within a mapped flood zone. The project site is also more than a mile away from the ocean and away from lakes or reservoirs. The project site is not within a landslide susceptibility zone. These factors inform a no-impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
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**11. LAND USE PLANNING**

Would the project:

- |                                                                                                                                                                                        |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Physically divide an established community?                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so accommodate a future development plan. With this context in mind, the following statements apply.

**(a) and (b): no impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site is contemplated under County of San Diego General Plan and Zoning Ordinance. No conflicts are identified in the San Dieguito Community Plan. These preceding factors sufficiently inform a no-impact determination.

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Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
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**12. MINERAL RESOURCES**

Would the project:

- |                                                                                                                                                                       |                          |                          |                                     |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a): less than significant impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site may impact local mineral resources. The project site has been classified by the California Department of Conservation – Mines and Geology as “Potential Mineral Resources Significant” (MRZ-3). This classification suggests indirect impacts tied to developing the project site as contemplated under County of San Diego zoning resulting in the loss of known mineral deposits that may qualify as mineral resources. However, the project site’s size and location next to existing residential and agricultural uses substantively negates a compatibility finding necessary for the County to approve a future mining activity. These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

**(b): no impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site would not conflict – directly, indirectly, or cumulatively – with adopted local plans with respect to protecting locally important resource recovery sites. The project site is zoned Rural Residential by the County of San Diego, which does not contemplate extractive uses. The project site also is not assigned with an extractive land use overlay zone. These preceding factors sufficiently inform a no impact determination.

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Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
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**13. NOISE**

Would the project result in:

- |                                                                                                                                                                                                                                                                                                 |                          |                          |                                     |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Generation of excessive ground borne vibration or ground borne noise levels?                                                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. For a project within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a) and (b): less than significant impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site may generate impacts – directly and indirect – involving ambient and ground borne noises. However, these impacts are not expected to be substantial or excessive given the relatively limited scale of wastewater extension and possible development (i.e., up to four single family residences) paired with the reasonable expectation of complying with existing mitigation and related policies established by the County of San Diego. This includes County General Plan – Noise Element Policy 4b specifying all construction projects to limit noise impacts to no more than 60 decibels over a one-hour average. Similarly, and with respect to ongoing use, the project site's zoning standard – Rural Residential – prescribes maximum noise limits over one-hour averages to 50 decibels between 7:00 AM and 10:00 PM and 45 decibels between 10:00 PM

to 7:00 AM. These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

**(b): no impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site would not conflict airport activities. The project site is not located within with airport land use compatibility plan or within two miles of a public or public use airport. These factors sufficiently inform a no impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
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**14. POPULATION AND HOUSING**

Would the project:

- |                                                                                                                                           |                          |                          |                                     |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Induce substantial growth in an area, either directly or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a): less than significant impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site may indirectly induce additional growth in the area. This additional growth ties to the project's approximate 1,000-foot extension of Rancho Santa Fe CSD's public wastewater system, which proportionally reduces infrastructure costs for other landowners to consider proceeding with their own future annexation proposals. The additional growth indirectly aided by the project – however – would not be considered substantial given the limited number of properties in the area that are also in Rancho Santa FE's sphere that are currently without wastewater service. Further, no aspect of this project changes the County of San Diego's existing zoning in the area of Rural Residential and its 2.0-acre minimum lot size. These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

**(b): no impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site would not create any displacement – directly, indirectly, or cumulatively – of housing units and/or people. The project site is entirely undeveloped with no known residents. These factors sufficiently inform a no impact determination.

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Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
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**15. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a), (b), (c), (d), and (e): less than significant impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site may result in impacts on existing general tax supported public service levels within the affected area involving fire, police, schools, and parks. These impacts would be indirect and tie to the potential net addition of four single-family residences and their occupants within the project site as allowed under County of San Diego zoning. The magnitude of the impacts – however – would not be considered substantial relative to current service demands versus available resources among the affected providers: Rancho Santa Fe FPD (fire protection); County (police and parks); and San Dieguito Union High and Solana Beach Elementary (schools). The project is not expected to generate the need to construct new and/or physically alter these agencies' facilities. Further, all listed agencies

would have the opportunity to provide comments and/or approval terms to the County should a future development for the project site proceed. These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
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**16. RECREATION**

- |                                                                                                                                                                                                                |                          |                          |                                     |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a): less than significant impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site may indirectly generate additional demands on existing neighborhood and regional park/recreational sites. These impacts tie to the potential net addition of four single-family residences and their occupants within the project site as allowed under County of San Diego zoning. The magnitude of the impacts – however – is not expected to produce substantial physical deterioration of the park/recreation site given the relatively low usage that could be reasonable tied to the project sites development. Further, additional mitigations already exist to address cumulative impacts on park/recreation sites associated with the project and ties to the County’s Park Land Dedication Ordinance and requirement therein for all developers to proportionally contribute towards the acquisition, planning, and development of local parkland and recreation facilities within the unincorporated areas. These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

**(b): no impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site would not involve the construction or expansion of recreational facilities either directly, indirectly, or cumulatively. The project site is zoned Rural Residential by the County of San Diego, which does not accommodate construction or use of public and/or commercial recreational facilities. These preceding factors sufficiently inform a no impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
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**17. TRANSPORTATION**

Would the project:

- |                                                                                                                                                         |                          |                          |                                     |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Conflict or be inconsistent with CEQA Guidelines 15064.3(b)?                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Substantially increase hazards due to a design feature or incompatible uses?                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Result in inadequate emergency access?                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a): less than significant impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site may generate indirect transportation related impacts. These impacts tie to the presumed net future addition of four new single-family residences on the project site as contemplated under the County of San Diego zoning. These associated impacts – however – are expected to be relatively modest and not expected to require additional CEQA screening based on current data published by SANDAG and related recommendations from the Office of Planning and Research (OPR). This screening avoidance relate to SANDAG categorizing the census tract comprising the subject parcel as a “Vehicle Miles Travelled Efficiency Area” given current average vehicle miles traveled (VMT) is up to 15% below the regional mean. This latter threshold by SANDAG correlates to a less than significant impact as advised by OPR. It is also reasonable this percentage will continue to decrease below the regional mean given the four single-family residences to be constructed in the project site will presumably be marketed towards upper-income households and benefit therein from proportionally more telework practices. These preceding factors

similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

**(b), (c), and (d): no impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site does not create any direct, indirect, or cumulative transportation related conflicts or inconsistencies with State CEQA Guidelines. The above-referenced analysis from SANDAG utilized in considering potential impacts directly aligns with Guidelines Section 15064.3. The project is consistent with the County of San Diego General Plan and Zoning Ordinance and no information exists suggesting its implementation poses no hazards as it relates to incompatible uses, design, or emergency access. These preceding factors sufficiently inform a no impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
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**18. TRIBAL CULTURAL RESOURCES**

Would the project:

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resource Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Native American Tribe, and that is

- |                                                                                                                                                                                                                                            |                          |                          |                          |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code 5020.1 (k) or                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Public Resources Code 5024.1(c) and significance therein to a California Tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a – i and ii): no impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site does not create any direct, indirect, or cumulative changes to a resource deemed significant to a California Native American Tribe. The project site is not listed on a related registry with the California Register of Historical Resources (via South Coastal Information Center) or the County of San Diego Historic Board. There are no structures or other known features within the project site that would be

eligible for listing in these registers. These preceding factors sufficiently inform a no impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
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**19. UTILITIES & SERVICE SYSTEMS**

Would the project:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future developments in normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a), (b), (c), (d), and (e): less than significant impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site may generate impacts on local utilities and municipal services. These impacts tie to the presumed net future addition of four new single-family residences on the project site as contemplated under County of San Diego zoning. This includes a direct project impact of extending Rancho Santa Fe CSD wastewater system by approximately 1,000 feet to receive flows from the project site. This expansion is deemed relatively modest. Further, the estimated wastewater flow generated within the project site at its presumed development would equal a daily average of 1,200 gallons and represents less than 0.0039% of the capacity available to Rancho Santa Fe CSD. Indirect impacts on utilities and services are similarly deemed relatively modest given existing County mitigation and procedures to ensure appropriate capacities – whether in the form of water supplies, storm drainage controls, and solid waste collection – are available at the time of an actual development plan is proposed. This includes soliciting a will-serve letter from Olivenhain MWD as a condition to any approvals. None of the local utility/service providers – Rancho Santa Fe CSD, Olivenhain MWD, and EDCO via contract with the County – currently operate with enforcement orders from their respective State regulatory body (Resources Control Board, Water Board, and CalRecycle). These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
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**20. WILDFIRE**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- |                                                                                                                                                                                                             |                          |                          |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Substantially impair an adopted emergency response plan or emergency evacuation plan?                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Request the installation or maintenance of related infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes?                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a), (b), (c), and (d): less than significant impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site may generate impacts on local utilities and municipal services. These impacts would be indirect and tie to the presumed net future addition of four new single-family residences and associated occupants on the project site as contemplated under County of San Diego zoning and within a State Responsibility Area. The project site is also within one mile to the east, north, and west by "Very High Fire Hazard Severity Zone" as mapped by the County. These physical characteristics expose any future development to additional fire risks.

However, the project site presently receives an elevated level of fire protection and related emergency response services from Rancho Santa Fe FPD, and they would be given the opportunity to comment and/or require related mitigation should a development application proceed to be filed with the County. County Building Code also provides substantive mitigation and includes all exterior walls would require a 1-hour rated firewall as well as all buildings being fully sprinkled. The project site also has existing exit roadways to the west, north, and east. These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
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**21. MANDATORY FINDINGS OF SIGNIFICANCE**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |                          |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Does the project have impacts that are individually limited, but cumulatively considerable?                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Analysis:

The proposed project involves the annexation of an undeveloped parcel to Rancho Santa Fe CSD for the purpose of making available public wastewater service and in doing so, accommodate a probable future development plan. With this context in mind, the following statements apply.

**(a), (b), and (c): less than significant impact**

The annexation and extension of public wastewater service and possible facilitation of future development of the project site does not create significant impacts on fish, wildlife, animals, and/or historical resources, whether directly, indirectly, or cumulatively. This statement is supported by the analysis provided in Sections 4, 5, and 18 of this initial study and consideration of biological, cultural, and native tribe resources, respectively. Similarly, the analysis provided through Sections 1 through 20 of this initial study did not identify any significant cumulative impacts. Direct and indirect impacts on human beings have been separately identified throughout this initial study and marked by Sections 1, 3, 8, 20 and related consideration of aesthetics, air quality, greenhouse gas emissions, and wildfires, respectively.

None of the identified impacts on humans – however – are considered significant. These preceding factors similarly apply to cumulative effects and sufficiently inform a less-than-significant impact determination.

## REFERENCES

### Section 1: Aesthetics

California Street Highway Code  
Section 260-283  
[www.leginfo.ca.gov](http://www.leginfo.ca.gov)

California Department of Transportation (Caltrans)  
California Scenic Highway Program  
Official Registry  
[www.dot.ca.gov](http://www.dot.ca.gov)  
<https://caltrans.maps.arcgis.com>

County of San Diego  
Conservation and Open Space Element  
Table COS-1 County Scenic Highway System  
[www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf)

County of San Diego  
Planning and Development Services  
Zoning Ordinance, Part Two  
[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

County of San Diego  
Planning and Development Services  
Light Pollution Code – San Diego County Code, Title Five, Ch 2  
[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

### Section 2: Agricultural and Forestry Resources

California Natural Resources Agency  
California Department of Conservation  
Farmland Mapping and Monitoring Program  
[www.maps.conservation.ca.gov/DLRP/CIFF/](http://www.maps.conservation.ca.gov/DLRP/CIFF/)

California Natural Resources Agency  
California Department of Conservation  
Williamson Act Program  
[www.conservation.ca.gov/dlrp/wa](http://www.conservation.ca.gov/dlrp/wa)

County of San Diego  
Planning and Development Services  
Williamson Act Registry  
[www.sandiegocounty.gov/content/dam/sdc/pds/docs/williamson.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/williamson.pdf)

County of San Diego  
Planning and Development Services  
Zoning Ordinance, Part Two  
[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

### **Section 3: Air Quality**

California Air Resources Board  
Ambient Air Quality Standards  
State Strategy for Implementation Plan, 2022  
[ww2.arb.ca.gov/sites/default/files/2022-08/2022\\_State\\_SIP\\_Strategy.pdf](http://ww2.arb.ca.gov/sites/default/files/2022-08/2022_State_SIP_Strategy.pdf)

San Diego County Air Pollution Control District  
Air Quality Plan, 2020  
[www.sdapcd.org](http://www.sdapcd.org)

County of San Diego  
Planning and Development Services  
Zoning Ordinance, Part Two  
[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

### **Section 4: Biological Resources**

California Department of Fish and Wildlife  
Natural Community Conservation Planning  
NCCP Plan Summary: San Diego MSCP  
[www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans/San-Diego-MSCP](http://www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans/San-Diego-MSCP)

County of San Diego  
Conservation and Open Space Element  
Multiple Specified Conservation Program  
[www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf)

County of San Diego  
Planning and Development Services  
Biological Mitigation – San Diego County Code, Title 8, Division 6, Ch 5  
[www.sandiegocounty.gov/content/dam/sdc/pds/mscp/docs/SCMSCP/BO Update 2010.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/mscp/docs/SCMSCP/BO Update 2010.pdf)

County of San Diego  
Planning and Development Services  
Resource Protection Ordinance – San Diego County Code, Title 8, Division 6, Ch 6  
[www.sandiegocounty.gov/content/dam/sdc/pds/mscp/docs/SCMSCP/BO Update 2010.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/mscp/docs/SCMSCP/BO Update 2010.pdf)

## **Section 5: Cultural Resources**

California State Parks  
Office of Historic Preservation  
San Diego County Registry  
[www.ohp.parks.ca.gov/ListedResources/?view=county&criteria=37](http://www.ohp.parks.ca.gov/ListedResources/?view=county&criteria=37)

California State Parks  
Natural Landmarks Program  
Register of Natural Landmarks  
[www.parks.ca.gov/pages/734/files/cnl%20register%20of%20california%20natural%20landmarks.pdf](http://www.parks.ca.gov/pages/734/files/cnl%20register%20of%20california%20natural%20landmarks.pdf)

County of San Diego  
Conservation and Open Space Element  
Cultural Resources Goals and Policies, COS-7  
<https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf>

County of San Diego  
Planning and Development Services  
Historical Property List  
<https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.sandiegocounty.gov%2Fcontent%2Fdam%2Fsdcpds%2Fhsb%2FSan%2520Diego%2520County%2520Historic%2520Property%2520Listing%25202019%2520for%2520Website.xlsx&wdOrigin=BROWSELINK>

## **Section 6: Energy**

County of San Diego  
Planning and Development Services  
Building Energy Efficiency Standards – Low Rise Residential Standards  
[www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds409.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds409.pdf)

County of San Diego  
Planning and Development Services  
Zoning Ordinance, Part Two  
[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

## **Section 7: Geology and Soils**

California Natural Resources Agency  
California Department of Conservation: Geological Survey  
Earthquake Zone Registry  
Liquefaction Zone Registry  
Landslide Zone Registry  
[www.maps.conservation.ca.gov/cgs/EQZApp/](http://www.maps.conservation.ca.gov/cgs/EQZApp/)

County of San Diego  
Planning and Development Services  
Guidelines for Determining Significance: Unique Geology  
[www.sandiegocounty.gov/content/dam/sdc/pds/docs/unique\\_geology\\_guidelines.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/unique_geology_guidelines.pdf)

## **Section 8: Greenhouse Gas Emissions**

State of California  
Office of Governor's Office of Planning and Research  
Guide to Transportation Impacts Under SB 743  
<https://opr.ca.gov/ceqa/sb-743/>

County of San Diego  
Land Use and Environment Group  
Transportation Study Guidelines for Determining Significance  
[www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/SB743TransportationGuide/COSD%20TSG%20DRAFT\\_Public%20Review%20wAppendices.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/SB743TransportationGuide/COSD%20TSG%20DRAFT_Public%20Review%20wAppendices.pdf)

SANDAG  
SB743 Vehicle Miles Travel Map  
<https://sandag.maps.arcgis.com/apps/webappviewer/index.html?id=bb8f938b625c40cea14c825835519a2b>

County of San Diego  
Planning and Development Services  
Zoning Ordinance, Part Two  
[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

## **Section 9: Hazards & Hazardous Materials**

State of California  
Department of Toxic Substances Control  
Hazardous Waste and Substances Site List (Cortese List)  
[www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORT ESE&site\\_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS +WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29](http://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORT ESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS +WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29)

Unified San Diego Emergency Services Organization & County of San Diego  
County of San Diego and 18 Cities  
Operations Area Emergency Operations Plan  
[www.sandiegocounty.gov/content/dam/sdc/oes/emergency\\_management/plans/op-area-plan/2014/2014-OA-EOP-Basic-Plan.pdf#:~:text=The%20San%20Diego%20County%20Operational%20Area%20Emergency%20Operations,disasters%2C%20technological%20incidents%2C%20terrorism%20and%20nuclear-%20related%20incidents.](http://www.sandiegocounty.gov/content/dam/sdc/oes/emergency_management/plans/op-area-plan/2014/2014-OA-EOP-Basic-Plan.pdf#:~:text=The%20San%20Diego%20County%20Operational%20Area%20Emergency%20Operations,disasters%2C%20technological%20incidents%2C%20terrorism%20and%20nuclear-%20related%20incidents.)

## **Section 10: Hydrology and Water Quality**

United States Geology Survey  
California Water Science Center  
San Diego County Hydrology  
[https://ca.water.usgs.gov/projects/sandiego/emaps/map\\_md\\_tabs\\_n\\_kml.html](https://ca.water.usgs.gov/projects/sandiego/emaps/map_md_tabs_n_kml.html)

County of San Diego  
Planning and Development Services  
Stormwater Best Management Practices  
<https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/DPLU143.pdf>

SANDAG  
Mapping Tool  
- Flood Zones  
- Water Quality Sensitive Areas  
<https://sdgis.sandag.org/>

Olivenhain Municipal Water District  
Urban Water Management Plan  
2020 Update

[www.olivenhain.com/wp-content/uploads/2020-UWMP\\_FINAL-2.pdf](http://www.olivenhain.com/wp-content/uploads/2020-UWMP_FINAL-2.pdf)

County of San Diego  
Planning and Development Services  
Storm Water Management and Discharge Control Ordinance  
San Diego County Code, Title Six, Ch 8

[https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/watershedpdf/WPO.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/watershedpdf/WPO.pdf)

County of San Diego  
Planning and Development Services  
Zoning Ordinance, Part Two

[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

### **Section 11: Land Use and Planning**

County of San Diego  
Planning and Development Services  
General Plan Land Use Element

<https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/LandUseElement.pdf>

County of San Diego  
Planning and Development Services  
San Dieguito Community Plan

[https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/San\\_Dieguito\\_Community\\_Plan.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/San_Dieguito_Community_Plan.pdf)

County of San Diego  
Planning and Development Services  
Zoning Ordinance, Part Two

[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

### **Section 12: Mineral Resources**

State of California  
Department of Conservation  
Mines and Mineral Resources Division

<https://maps.conservation.ca.gov/mineralresources/>

County of San Diego  
Land Use and Environment Group  
Guidelines for Determining Significance for Mineral Resources  
[https://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Mineral\\_Resources\\_Guidelines.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Mineral_Resources_Guidelines.pdf)

### **Section 13: Noise**

County of San Diego  
Planning and Development Services  
General Plan Noise Element  
<https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/NoiseElement.pdf>

County of San Diego  
Land Use and Environment Group  
Guidelines for Determining Significance for Noise  
<https://www.sandiegocounty.gov/dplu/docs/Noise-Guidelines.pdf>

### **Section 14: Population and Housing**

County of San Diego  
Planning and Development Services  
Zoning Ordinance, Part Two  
[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

### **Section 15: Public Services**

Rancho Santa Fe Fire Protection District  
<https://www.rsf-fire.org/>

San Diego County Board of Education  
<https://www.sdcoe.net/board-of-education>

County of San Diego Sheriff  
<https://www.sdsheiff.gov/>

San Diego LAFCO  
Local Agency Directory  
<https://www.sdlafco.org/home/showpublisheddocument/5710/637565834490200000>

County of San Diego  
Planning and Development Services  
Zoning Ordinance, Part Two  
[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

### **Section 16: Recreation**

County of San Diego  
Parks and Recreation Department  
Park Land Dedication Ordinance  
<https://www.sdparks.org/content/sdparks/en/AboutUs/Plans/pldo.html>

County of San Diego  
Planning and Development Services  
Zoning Ordinance, Part Two  
[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

### **Section 17: Transportation**

County of San Diego  
Land Use and Environment Group  
Transportation Study Guidelines for Determining Significance  
[www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/SB743TransportationGuide/COSD%20TSG%20DRAFT\\_Public%20Review%20wAppendices.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/SB743TransportationGuide/COSD%20TSG%20DRAFT_Public%20Review%20wAppendices.pdf)

SANDAG  
SB743 Vehicle Miles Travel Map  
<https://sandag.maps.arcgis.com/apps/webappviewer/index.html?id=bb8f938b625c40cea14c825835519a2b>

County of San Diego  
Planning and Development Services  
Zoning Ordinance, Part Two  
[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

### **Section 18: Tribal Resources**

State of California  
Native American Heritage Commission  
Tribal Consultation Requirements and Best Practices  
[http://nahc.ca.gov/wp-content/uploads/2015/04/AB52TribalConsultationRequirementsAndBestPractices\\_Revised\\_3\\_9\\_16.pdf](http://nahc.ca.gov/wp-content/uploads/2015/04/AB52TribalConsultationRequirementsAndBestPractices_Revised_3_9_16.pdf)

California Office of Historic Preservation  
South Coastal Information Center (contractor)  
Research Results on Cultural Resources w/in Project Site  
Letter Dated September 20, 2022

## **Section 19: Utilities and Service Systems**

San Diego LAFCO  
Application Materials  
Proposed "Pastrana-Artesian Road" Change of Organization  
Filed with LAFCO on January 18, 2022

San Diego LAFCO  
Local Agency Directory  
[www.sdlafco.org/home/showpublisheddocument/5710/637565834490200000](http://www.sdlafco.org/home/showpublisheddocument/5710/637565834490200000)

County of San Diego  
Planning and Development Services  
Zoning Ordinance, Part Two  
[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

## **Section 20: Wildfire**

State of California  
Office the State Fire Marshall  
State and Local Agency Responsibility Areas: Mapping  
<https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>

County of San Diego  
Ready San Diego  
Wildfire Hazard Mapping Tool  
<https://www.readysandiego.org/wildfire-hazard-map/>

County of San Diego  
Planning and Development Services  
Wildland-Urban Interface – Fire and Building Code Requirements  
<https://www.sandiegocounty.gov/pds/docs/pds664.pdf>

County of San Diego  
Planning and Development Services  
Zoning Ordinance, Part Two  
[www.sandiegocounty.gov/pds](http://www.sandiegocounty.gov/pds)

**RESOLUTION NO. \_\_\_\_\_**

**SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION**

**MAKING DETERMINATIONS, APPROVING, AND ORDERING A REORGANIZATION**

**“PASTRANA-ARTESIAN ROAD CHANGE OF ORGANIZATION”  
ANNEXATION TO RANCHO SANTA FE CSD  
LAFCO FILE NO. CO22-02**

**WHEREAS**, on January 18, 2022, interested landowner – Lin Su-Lu Pastrana – 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 10.0 acres of unincorporated territory within Rancho Santa Fe to the Rancho Santa Fe Community Service District(CSD) and specific to public wastewater service; and

**WHEREAS**, the affected territory as proposed is currently vacant and undeveloped and identified by the County of San Diego Assessor’s Office as 267-145-02; and

**WHEREAS**, the affected territory lies entirely within the existing sphere of influence established for the Rancho Santa Fe CSD and its wastewater function; and

**WHEREAS**, an applicable master property tax transfer agreement applies to the proposed change of organization dated December 2, 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 December 5, 2022; 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 lead agency for environmental review of the proposed change of organization under the California Environmental Quality Act (CEQA) and separately adopted a preceding negative declaration for this proposal.
4. The Commission APPROVES the change of organization without modifications as described below and subject to conditions as provided. Approval involves all of the following:
  - a) Annexation of the affected territory to the Rancho Santa Fe CSD as shown in "Exhibit A-1" and described in "Exhibit A-2."
  - b) Approval is specific only to Rancho Santa Fe CSD's wastewater function; all other activated CSD functions are expressly omitted from this approval.
5. The Commission CONDITIONS all approvals on the following terms being satisfied by December 5, 2023 unless an extension is requested in writing 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 the County of San Diego-Clerk Recorder in the amount of \$2,480.25 on behalf of the Department of Fish and Wildlife to process the negative declaration.
    - 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 Determination 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:  
"Pastrana-Artesian Road 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 Service District is a registered-voter district.
10. The Rancho Santa Fe Community Service 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 Service District as provided under Government 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 December 5, 2022 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**

-Placeholder-

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**EXHIBIT A-2**  
**GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY**

-Placeholder-

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### PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY

Note: Processing of jurisdictional boundary change proposals, which involve **uninhabited**<sup>1</sup> territory, can be expedited by approximately 60 days if all affected landowners consent to the proposal. If you wish to take advantage of this option, please return the completed PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY to San Diego LAFCO with your application for a jurisdictional boundary change. If consenting signatures of **100%** of the affected property owners are affixed and LAFCO does not receive any opposition from subject agencies, the Commission may consider the proposal without public notice, public hearing and/or an election.


<sup>1</sup> Territory included within a proposed boundary change that includes less-than 12 registered voters is considered **uninhabited** (Government Code 56045).

The undersigned owners(s) of property hereby consent(s) to inclusion of that property within a proposed change of organization or reorganization consisting of:

(Please list all proposed actions)

- Annexation to:
1. Rancho Santa Fe C.S.D.
  2. \_\_\_\_\_
  3. \_\_\_\_\_

- Detachment from:
1. NA (Currently in RSFCSD sphere of influence)
  2. \_\_\_\_\_
  3. \_\_\_\_\_

Date	Signature	Assessor's Parcel Number(s)
1.		276-145-02
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

Attach additional sheets if necessary

**C. WATER SERVICE:**

1. (a) Does the subject agency have adequate water supply and sufficient contractual and/or operational capacity available to serve the proposal territory?  YES  NO
- (b) *If yes*, describe the proposal territory's estimated water demand and the agency's available water supply and capacity (expressed in acre-feet or million gallons per day):  
\_\_\_\_\_
- (c) *If no*, what plans does the agency have to increase its water capacity?  
\_\_\_\_\_
2. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees): \_\_\_\_\_  
\_\_\_\_\_
3. (a) Has the agency issued a letter of water availability for the proposal territory?  YES  NO
- (b) *If yes*, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)
4. (a) The distance for connection of the proposal territory to the agency's existing water system is \_\_\_\_\_ feet.
- (b) Describe the location of the connection to the agency's existing water system:  
\_\_\_\_\_
5. (a) Is the agency currently under any drought-related conditions and/or restrictions?  YES  NO
- (b) *If yes*, describe the conditions and specify any related restrictions:  
\_\_\_\_\_
6. (a) Will the proposal territory utilize reclaimed water?  YES  NO
- (b) *If yes*, describe the proposal territory's reclaimed water use and the agency's available reclaimed water supply and capacity (expressed in acre-feet or million gallons per day):  
\_\_\_\_\_
- (c) The distance for connection of the proposal territory to the agency's existing reclaimed water system is \_\_\_\_\_ feet.
- (d) Describe the location of the connection to the agency's existing reclaimed water system: \_\_\_\_\_
- (e) *If no*, has the agency considered availability of reclaimed water to the proposal territory?  YES  NO
- (f) What restrictions prevent use of reclaimed water? \_\_\_\_\_  
\_\_\_\_\_
7. Will the proposal territory be annexed to an improvement district?  YES  NO

# 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: Annexation into the Rancho Santa Fe C.S.D. of APN

276-145-02.

2. The reason(s) for the proposal are: For sewer utilities.

Lin Su-Lu Pastrana

Proponent's Name (print)



Signature of proponent or representative

Vacant Lot, Artesian Road

Proponent's Address

San Diego, CA 92127

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: Annexation into the Rancho Santa Fe C.S.D.

(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: for sewer utilities.

(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: NA

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

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: NA

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: NA

**Part IVa: REGISTERED VOTER 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 registered voter within the County of San Diego.
- I personally affixed hereto the date of my signing this petition and my place of residence, or if no street or number exists, then a designation of my place of residence that will enable the location to be readily ascertained.

Name of Signer	Residence Address	Date Signed	Official Use
Sign _____ Print <b>NA</b> _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

### 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><i>Lin Su Lu Pastrana</i></u> Print <u>Lin Su Lu Pastrana</u>	267-145-02	07/14/22	
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			