



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

5g
AGENDA REPORT
 Consent | Action

August 4, 2025

TO: Chair Whitburn and Commissioners

FROM: Keene Simonds, Executive Officer
 Meghan Traynor, Local Government Analyst I

SUBJECT: **Proposed “Balazs-Artesian Breeze Way Change of Organization” | Annexation to Rancho Santa Fe Community Services District and Related Actions (CO25-07)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a change of organization proposal initiated by landowner petition to annex 2.4 acres to the Rancho Santa Fe Community Services District (CSD). The affected territory as submitted consists of one undeveloped parcel located within the unincorporated community of Del Sur and lies entirely within the agency’s existing sphere of influence. The purpose of the proposal is to make public wastewater service available to the affected territory and in doing so accommodate the planned development of a single-family residence; other CSD services – including security and underground utilities – are not part of the proposal. Staff recommends conditional approval of the proposal as submitted without modifications. It is also recommended the Commission waive protest proceedings and find the project exempt from additional environmental review under State Guidelines Section 15319.

<p>Administration Keene Simonds, Executive Officer 2550 Fifth Avenue, Suite 725 San Diego, California 92103 T 619.321.3380 E lafco@sdcounty.ca.gov www.sdlafco.org</p>	<p>Paloma Aguirre County of San Diego</p> <p>Joel Anderson County of San Diego</p> <p>Monica M. Steppe, Alt. County of San Diego</p>	<p>Kristi Becker City of Solana Beach</p> <p>Dane White City of Escondido</p> <p>John McCann, Alt. City of Chula Vista</p>	<p>Chair Stephen Whitburn City of San Diego</p> <p>Marni von Wilpert, Alt. City of San Diego</p>	<p>Vice Chair Barry Willis Alpine Fire Protection</p> <p>Jo MacKenzie Vista Irrigation</p> <p>David Drake, Alt. Rincon del Diablo</p>	<p>Vacant General Public</p> <p>Brigette Browning, Alt. General Public</p>
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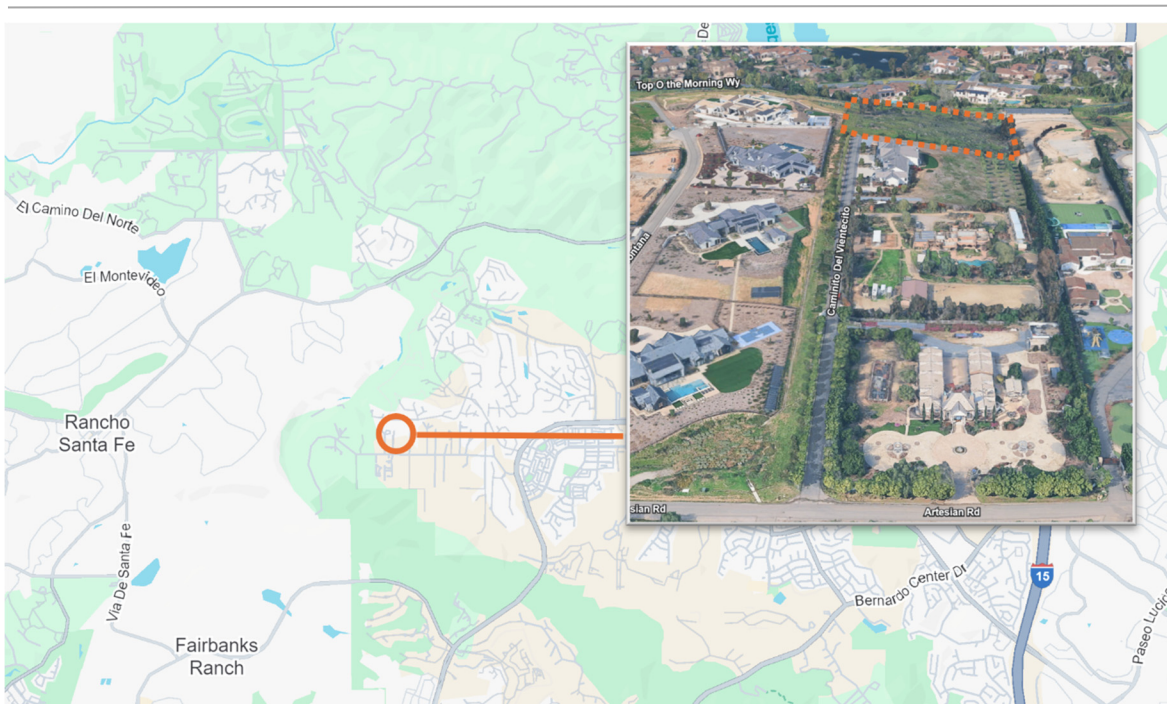
BACKGROUND

Applicant Request

San Diego LAFCO has received a change of organization proposal initiated by an interested landowner – Alex Balazs – requesting approval to annex 2.4 acres of unincorporated territory in the Del Sur community to the Rancho Santa Fe CSD. The affected territory as submitted comprises one entire legal parcel presently undeveloped with no physical improvements. The parcel has been pre-assigned a situs of 16785 Artesian Breeze Way and identified by the County Assessor’s Office as Assessor Parcel Number (APN) 267-147-06. The subject parcel lies entirely within the existing sphere of influence of the Rancho Santa Fe CSD.

Regional Setting

The affected territory is located in north-central San Diego County within the unincorporated community of Del Sur near its eastern border with the 4S Ranch planned development. Principal access to the affected territory is provided by Camino del Sur via Artesian Road. The surrounding area is predominantly characterized by rural residential use. The subject parcel lies within County Supervisorial District No. 3 (Terra Lawson-Remer), Assembly District No. 76 (Darshana Patel), and Senate District No. 40 (Brian W. Jones). An aerial map illustrating the affected territory and its regional setting follows with a more detailed map – including the existing parcel and relationship to Rancho Santa Fe CSD’s jurisdictional boundaries – provided as Attachment One.



Google Earth

Subject Agencies

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

- **Rancho Santa Fe CSD** is an independent special district formed in 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 Rancho Santa Fe CSD’s main function. Landscaping services are authorized district-wide but currently limited to the “Village” and contracted with the Rancho Santa Fe Association (HOA) and funded through a voter-approved improvement district. Security and utility undergrounding services are organized with their own internal latent power zones. The jurisdictional boundary spans 16.4 square miles – or 10,483.2 acres – with a LAFCO estimated resident population of 8,617. 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). Rancho Santa Fe CSD’s audited total net position is \$33.4 million as of June 30, 2023 with an unrestricted balance of \$4.8 million. This includes an ending cash balance of \$3.3 million. The ending net position reflects an overall change of (8.1%) during the last three audited years.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of eleven 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 are listed below.²

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

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

² 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.

The affected territory also lies within the following school and college districts and accordingly have received notice of the proposal as part of the administrative review:

- Solana Beach Elementary
- San Dieguito Union High
- MiraCosta Community College

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications – the change of organization proposal to annex the affected territory to the Rancho Santa Fe CSD for purposes of establishing wastewater services. Rancho Santa Fe CSD’s security and underground utilities are separately organized as internal latent power zones and would require separate proposal consideration by LAFCO. The District’s landscape services are agency-wide but currently limited to the “Village” while security and underground utilities are separately organized as internal latent power zones, thereby requiring separate proposal consideration by LAFCO. The Commission may also consider applying approval conditions so long as it does not directly regulate land use, property development, or subdivision requirements. Additional discussion follows.

Proposal Purpose

The purpose of the proposed change of organization before San Diego LAFCO is to establish public wastewater service to the affected territory to support the planned development of a single-family residence, consistent with County zoning regulations. The timing of the proposal filing with LAFCO ties to a condition set by the County requiring confirmation of wastewater service prior to the issuance of grading and building permits. No other municipal service establishments are proposed given the affected territory already lies within the Olivenhain Municipal Water District for its potable water service function as well as Rancho Santa Fe Fire Protection District for its fire protection and emergency medical functions.

Current and Planned Land Uses

The affected territory is entirely unincorporated and under the land use authority of the County of San Diego and its adopted policies with specific development standards delegated to the San Dieguito Community Plan (2011). The County designates the affected territory as Semi-Rural Residential with a conforming zoning assignment of Rural Residential, which provides a minimum lot size of 2.0 acres. This latter requirement precludes any additional density based on the subject parcel’s total size is 2.4 acres.³ Additional intensity – however – is permissible to include building one accessory dwelling unit up to 1,200 square feet and one junior accessory dwelling unit up to 500 square feet.⁴

³ Additional development may be permitted via a lot split under the application of Senate Bill 9. Only potential development under local land use policies are addressed in this report.

⁴ Accessory dwelling units may be detached from the “sponsoring” single-family residence. Junior accessory dwelling units must be attached to the single-family residence.

ANALYSIS

San Diego LAFCO’s current sphere of influence designation for the Rancho Santa Fe CSD includes the affected territory and can readily accommodate the proposed annexation. This narrows the analysis of the proposed change of organization with respect to the stand-alone merits of the (a) timing of boundary change and (b) whether discretionary modifications or terms are appropriate. The Commission must also consider (c) other relevant statutes in and outside LAFCO law. The staff analysis of these three items follows.

Change of Organization Timing

San Diego LAFCO’s consideration of the proposed change of organization’s timing draws on analyzing baseline factors required in statute as well as applicable policies set by the Commission.⁵ Applicable local policies prompted for consideration are headlined by L-107 and attention to disclosing and/or addressing any known or perceived jurisdictional disputes.

An analysis of these two related timing factors follows.

- Timing Factor No. 1:
Baseline Considerations: Regional Policies + Service Relationships

State law prescribes the mandatory consideration of certain and multifaceted factors anytime LAFCOs consider jurisdictional changes. These factors range in substance from disclosures – such as the affected territory’s current land uses, assessed values, registered voter counts, and so on – to discretionary analyses. This latter category is highlighted by evaluating the proposed jurisdictional changes’ relationship to community needs as well as service capacities and related financial resources of the receiving agency. A summary of key conclusions generated in reviewing these discretionary matters for the proposed change of organization and specifically (a) service needs, (b) service availability and capacities, and (c) related financial considerations follow.

- With respect to **service needs**, the annexation of the affected territory to Rancho Santa Fe CSD would represent a modest and orderly expansion of the agency and its wastewater services – marked by accommodating a planned and known development. Proceeding with the annexation to Rancho Santa Fe CSD parallels the expressed interest of the landowner as the initiating party and similarly responds to the County conditioning the issuance of a building permit on the landowner providing a will-serve letter from Rancho Santa Fe CSD. These factors help quantify the need and timing of the proposed change of organization.

⁵ Most of the baseline factors in statute focus on disclosing and otherwise addressing compatibility issues with external goals and policies of other state, regional, and local agencies as well as assessing the ability of subject agencies to provide services going forward. (Reference to Government Code Section 56668).

- With respect to **service availability and capacities**, Rancho Santa Fe CSD has available and sufficient wastewater capacities to accommodate the projected service demands in the affected territory at both its planned and maximum potential use. An existing Rancho Santa Fe CSD wastewater main is located north of the site within the public right-of-way along Top of the Morning Way and accessible via private connection to a sewer stub approximately 30 feet from its northwest corner.⁶ It is projected the average day wastewater flow generated within the affected territory post change of organization is 250 gallons with the development of one single-family residence. This projected amount can be readily accommodated by Rancho Santa Fe CSD and represents 0.076% of its available treatment capacity remaining within its sewer system.⁷ The addition of an allowable accessory dwelling unit would double this consumption usage to 0.152% of available capacity and not considered substantive.

 - With respect to **related financial considerations**, Rancho Santa Fe CSD 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. The agency’s most recent audited statements reflect sufficient liquidity and capital levels and highlighted by a current ratio of 10:1 and low debt ratio of 3.0%. These measurements provide reasonable assurances of the agency’s effective financial management and help lessen concerns related to recent operating losses, which have averaged a total margin of (29.7%) over the last three fiscal years.⁸ Establishing actual wastewater service is premised on the landowner paying a connection fee of \$10,085 to Rancho Santa Fe CSD. Ongoing service will be subject to annual service charges, which will be collected through the County tax roll. These charges are estimated at \$1,400 for FY 2025-26 and \$1,500 for FY 2026-27.
- Timing Factor No. 2:
Consideration of Policy L-107

San Diego LAFCO adopted L-107 in May 2010 to require all applicants to disclose jurisdictional disputes or related items that are associated with their proposal filings with additional details footnoted.⁹ No jurisdictional disputes have been disclosed by Rancho Santa Fe CSD through the administrative review with LAFCO. Similarly, LAFCO staff has not identified any disputes or related concerns in the administrative review.

⁶ The landowner will be responsible for extending the existing sewer main located along Top of the Morning Way. The proposed extension must be constructed within a dedicated sewer easement, which must be granted to the Rancho Santa Fe CSD.

⁷ Rancho Santa Fe CSD’s existing average day wastewater flow is .156 million gallons, which equals 32.1% of overall capacity at its Santa Fe Valley Reclamation Facility.

⁸ In 2023, a \$257,965 increase in sewer management expenses more than doubled the \$102,757 increase in property tax revenues. A \$205,169 decline in sales of recycled water also impacted overall revenue.

⁹ The Executive Officer retains discretion to determine the extent of consultation needed.

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

The timing of the change of organization to annex the affected territory to the Rancho Santa Fe CSD and its wastewater function is sufficiently warranted. Justification is demonstrated by the preceding analysis and highlighted by the opportunity to utilize existing public infrastructure to make wastewater services available for an otherwise planned and orderly housing development. Additional analysis supporting this conclusion is provided in Appendix A.

Potential Modifications and Terms

No modifications to the submitted change of organization have been identified by San Diego LAFCO staff as meriting Commission consideration at this time. This includes confirmation annexation of the affected territory as proposed to Rancho Santa Fe CSD would not generate any corridors or otherwise illogical jurisdictional features going forward. Terms appear appropriate and include an otherwise special condition requiring the landowner to secure a necessary easement with one of their northern-facing neighbors to allow physical access to the wastewater collection main located within the public right-of-way on Top of the Morning Way. This condition ensures Rancho Santa Fe CSD can provide wastewater service to the affected territory immediately following annexation, and prevents a scenario in which the District collects wastewater charges via the property tax roll before service commences. Other standard terms are also recommended to ensure payment of any charges necessary to complete the proposal processing under the LAFCO fee schedule.

**CONCLUSION |
MERITS OF MODIFICATIONS AND TERMS**

No modifications to the proposal appear warranted. Approval terms are appropriate and marked by requiring the landowner to secure an easement with a neighboring property to access the Rancho Santa Fe CSD's collection main along Top of the Morning Way. Other standard payment terms are also appropriate and incorporated into the attached draft resolution.

Other Statutory Considerations

Exchange of Property Tax Revenues

San Diego LAFCO has confirmed the County of San Diego has adopted a master agreement applicable to govern the tax exchange for the proposed change of organization.¹⁰ 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. Accordingly, the Commission is tasked with making findings under CEQA in consideration of the proposed change of organization. Staff analysis follows.

- San Diego LAFCO serves as lead agency for assessing potential environmental impacts of the proposed change of organization proceedings to annex the affected territory to the Rancho Santa Fe CSD given it has been initiated by a landowner. Staff believes the requested annexation qualifies as a project under CEQA but is categorically exempt from further review under State CEQA Guidelines Section 15319(b) and its cross-reference to Section 15303. This exemption appropriately applies given the associated development does not exceed the creation of three new residential units.

Protest Proceedings

Protest proceedings for the proposed change of organization may be waived by LAFCO should the Commission proceed with approval under Government Code Section 56662. The waiver appropriately applies under this statute given all of the following: the affected territory is uninhabited as defined under LAFCO law, the subject agency has not filed an objection to the waiver, and the landowner has provided written consent.¹¹

RECOMMENDATION

Staff recommends conditional approval of the change of organization proposal as submitted along with other related findings as detailed. This recommendation is consistent with the action outlined as Alternative One in the proceeding section.

¹⁰ 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 involving an annexation and/or detachment 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.

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

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO:

Alternative One (recommended):

Adopt the attached draft resolution conditionally approving the change of organization proposal as submitted. Adoption of the draft resolution as presented would also include waiving protest proceedings and making an exemption finding under CEQA.

Alternative Two:

Continue consideration to the next regular meeting.

Alternative Three:

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

PROCEDURES FOR CONSIDERATION

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

On behalf of the Executive Officer,



Meghan Traynor
Analyst I

Appendix:

A) Analysis Proposal Review Factors

Attachments:

- 1) Vicinity Map of the Affected Territory
- 2) Draft Resolution of Approval
- 3) Application Materials

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APPENDIX A
Government Code Section 56668
Mandatory Proposal Review Factors

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

The affected territory as submitted comprises a 2.41-acre unincorporated parcel in the community of Del Sure. The subject parcel is currently undeveloped and located at 16785 Artesian Breeze Way and identified by the County of San Diego Assessor’s Office as 267-147-06 with a current assessed *land* value (land and structures) of \$1,538,751 with the last transaction recorded in May 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.**

The County of San Diego serves as a primary purveyor of general governmental services to the affected territory. These governmental services include community planning, roads, drainage, and law enforcement. Other pertinent service providers include 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 affected territory is undeveloped with no active wastewater system. Connection to the Rancho Santa Fe Community Service District’s wastewater infrastructure can be achieved through the extension of a private lateral through a neighboring property to the existing sewer main located along Top of the Morning Way. The projected average daily wastewater flow for the affected territory post change of organization is 250 gallons. The projected amount can be readily accommodated by Rancho Santa Fe CSD and represents 0.076% of their available wastewater treatment capacity. The maximum density development via an accessory dwelling unit doubles this consumption usage to 0.152% of available capacity and not considered substantive.

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.

Approval of the proposed change of organization and annexation to Rancho Santa Fe CSD would establish economic and social ties between the District and the affected territory.

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

Approving the proposed change of organization and annexation to Rancho Santa Fe CSD would facilitate the establishment of public wastewater services for the planned development of one single-family residence and in doing so support the County of San Diego’s community planning policies. Similarly, approval would be consistent with the Commission’s adopted policies to sync urban uses with urban 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, 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.

The affected territory does not contain “prime agricultural land”, or “agricultural land” as defined under LAFCO law. Specifically, the affected territory does not contain land 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 change of organization proposal would not adversely affect the physical or economic integrity of agricultural lands.

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

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds that appear 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 final map and geographic description by the County Assessor’s Office and address any modifications enacted by the Commission. No irregular or

otherwise illogical boundary features would be generated from proposal approval.

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

The proposed change of organization would provide wastewater services to accommodate the planned construction of a single-family residence consistent with current zoning. 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.

The affected unincorporated 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 development of a single-family residence.

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

The affected territory lies entirely within the existing sphere of influence established for the Rancho Santa Fe Community Services District.

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

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 July 25, 2025.

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

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

- Rancho Santa Fe CSD’s last audit covers FY 2022-2023 and shows the District finished with strong liquidity levels with an agency-wide current ratio of 9.7 (i.e. \$9.70 in current assets for every \$1.00 in current liabilities).

- Rancho Santa Fe CSD finished FY 2022-2023 with strong capital levels and highlighted by a low debt ratio of 3% (i.e. only \$3.00 out of every \$100.00 in net assets are financed).
- Rancho Santa Fe CSD finished FY 2022-2023 with an overall total margin of (29.7%).¹²

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

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.

The proposed change of organization would not impact any local agencies in accommodating their regional housing needs.

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

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

o) Any information relating to existing land use designations.

See above analysis for (h).

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

The change of organization is expected to have a positive impact on environmental justice by enhancing wastewater services and integrated public safety services within the affected territory and for any groups that are susceptible to pollution burdens and their effects. Consideration of existing environmental justice factors within the affected territory draws on staff analyzing data available from the California Environmental Protection Agency through its online assessment tool (CalEnviroScreen 4.0).

¹² In 2023, a \$257,965 increase in sewer management expenses more than doubled the \$102,757 increase in property tax revenues. A \$205,169 decline in sales of recycled water also impacted overall revenue.

Two composite percentile rankings for the affected territory are generated within this analysis and involve (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 29th percentile. Five specific pollution burden indicators exceed the 50th percentile and are considered noteworthy and otherwise high: ozone levels, diesel particulate matter (PM), traffic density, groundwater threats, and hazardous waste presence.
- The affected territory’s **composite susceptible population ranking** falls in the 3rd percentile. None of the indicators exceed the 50th percentile threshold used in this report to identify high impairments.

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

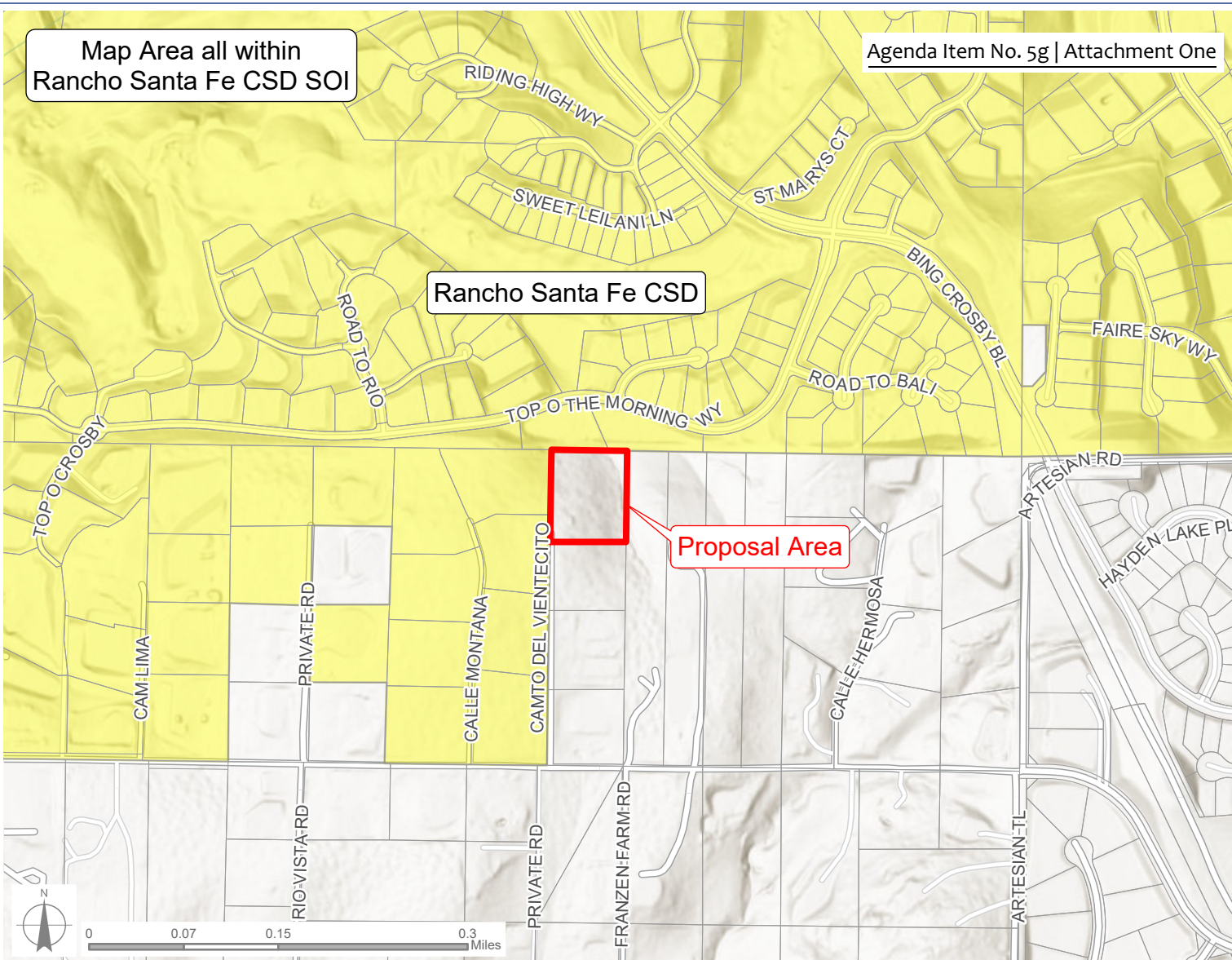
Census Tract No. 6073017066	
Pollution Burdens and Susceptible Population	
(Source: California Environmental Protection Agency and SD LAFCO)	
Affected Territory + Surrounding Lands	
Census Tract No.	6073017066
Estimated Population	4,486
Pollution Burden	Weighted Percentile
... Percentile	28.61
Indicator Air Quality: Ozone	55.38
Indicator Air Quality: PM 2.5:	45.79
Indicator Air Quality: Diesel PM:	74.62
Indicator Pesticides:	0.00
Indicator Toxic Releases:	9.26
Indicator Traffic:	83.63
Indicator Drinking Water Contaminants:	28.99
Indicator Lead in Housing:	4.47
Effects Cleanup Sites:	9.59
Effects Groundwater Threats:	59.60
Effects Hazardous Waste:	75.83
Effects Impaired Water:	0.00
Effects Solid Waste:	0.00
Sensitive Population	Weighted Percentile
... Percentile	2.61
Population Asthma:	5.42
Population Low Birth Weight:	19.59
Population Cardiovascular Disease:	9.38
Population Education:	14.17
Population Linguistic Isolation:	28.80
Population Poverty:	1.52
Population Unemployment:	1.90
Population Housing Burden:	28.24

- 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.**
-

The County of San Diego General Plan includes a hazard mitigation plan addressing risks related to wildfire, flooding, and seismic activity. The affected territory is designated a “Very High” fire hazard severity zone and a “Low” earthquake hazard zone.



Map Area all within
Rancho Santa Fe CSD SOI

Agenda Item No. 5g | Attachment One



CO25-07

"BALAZS - ARTESIAN BREEZE WAY CHANGE OF ORGANIZATION" | ANNEXATION TO RANCHO SANTA FE CSD

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



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

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RESOLUTION NO. _____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A CHANGE OF ORGANIZATION

**“BALAZS-ARTESIAN BREEZE WAY CHANGE OF ORGANIZATION”
ANNEXATION TO THE RANCHO SANTA FE COMMUNITY SERVICES DISTRICT
AND RELATED ACTIONS (LAFCO FILE NO: CO25-07)**

WHEREAS, on March 17, 2025, interested landowner – Alex Balazs – 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 2.41 acres of unincorporated territory in the County of San Diego to the Rancho Santa Fe Community Services District (CSD);

WHEREAS, the affected territory as submitted comprises one vacant, undeveloped, unincorporated parcel identified by the County of San Diego’s Assessor’s Office as 267-147-06 with an assigned situs of 16785 Artesian Breeze Way; and

WHEREAS, on December 14, 1982, the County of San Diego and Rancho Santa Fe CSD approved a Master Property Tax Transfer Agreement that will govern the property tax exchange associated with the change of organization of the affected territory to the Rancho Santa Fe CSD; 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 August 4, 2025;

WHEREAS, the Commission considered all the factors required by law under Government Code Section 56668 as well as 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. With respect to considering the effects of the proposed change of organization under the California Environmental Quality Act (CEQA), the Commission makes the following finding:
 - San Diego LAFCO serves as lead agency under CEQA for assessing potential environmental impacts of the proposed change of organization proceedings to annex the affected territory to the Rancho Santa Fe CSD given it has been initiated by a landowner. Staff believes the change of organization proposal qualifies as a project under CEQA but is categorically exempt from further review under State CEQA Guidelines Section 15319(b) and its cross-reference to Section 15303. Staff believe this exemption appropriately applies given the associated development does not exceed the creation of three new residential units.
4. The Commission CONDITIONALLY APPROVES the change of organization without modifications subject to conditions as provided subject to recordation of a certificate of completion for the proposal. Approval involves all 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 activated wastewater and landscaping functions; all other functions – whether active or latent – are expressly omitted from this approval.
5. The Commission CONDITIONS all approvals on the following terms being satisfied by August 4, 2026 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 Divisions.
 - c) Submittal to the Commission of the following payments:
 - A check made payable to LAFCO in the amount of \$50.00 for the County of San Diego-Clerk Recorder to reimburse for filing one CEQA Notice of Exemption consistent with the findings in the resolution.
 - A check made payable to the State Board of Equalization for processing fees in the amount of \$300.00.
 - d) Written confirmation from Rancho Santa Fe CSD that the landowner has secured a legal easement providing physical access to the wastewater collection main off of Top of the Morning Way.

6. The Commission assigns the proposal the following short-term designation:
“Balazs-Artesian Breeze Way 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 CSD is a registered-voter district.
10. Rancho Santa Fe CSD 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 CSD as provided under Government Section 57328, and will be subject to any previously authorized taxes, benefit assessments, fees or charges of the Rancho Santa Fe CSD as provided under Government Code Section 57330.
12. The effective date of 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 authorized the Executive Officer to make non-substantive corrections to the resolution to address any technical defects, errors, irregulates, or omissions.
14. The Executive Officer is hereby authorized and directed to transmit 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 August 4, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

**

ATTEST:

Keene Simonds
Executive Officer

EXHIBIT A-1
MAP OF AFFECTED TERRITORY

-Placeholder-

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EXHIBIT A-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

-Placeholder-

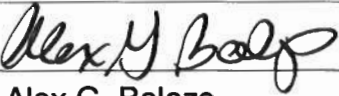

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Part IVb: LANDOWNER PETITION

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   Print Alex G. Balazs	APN: 267-147-06-00	03/19/2025	
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

**RANCHO SANTA FE
COMMUNITY SERVICES DISTRICT**

GENERAL MANAGER
Chuck Duffy

BOARD OF DIRECTORS
Bill Hinchy
Lorraine Kent
Laurel Lemarié
Deborah Plummer
John Tanner

February 19, 2025

Mr. Ricardo Ramirez
County of San Diego

Re: Sewer Connection for APN 267-147-06

Mr. Ramirez,

Please accept this letter as confirmation that the Rancho Santa Fe Community Services District will provide sewer service to APN 267-147-06 subject to payment of all fees at the time of sewer permit issuance.

Sincerely,



Chuck Duffy, General Manager
Rancho Santa Fe Community Services District

Tel: 760-479-4125

Email: cduffy@dudek.com

ANNEXATION NO.

ANNEXATION TO RANCHO SANTA FE COMMUNITY SERVICES DISTRICT

GEOGRAPHIC DESCRIPTION

ALL OF PARCEL 4 OF PARCEL MAP NO. 15646, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 21, 1989, BEING SITUATED IN A PORTION OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 26, NORTH 89°38'26" WEST 1639.95 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE, (1) SOUTH 00°17'43" WEST 319.84 FEET;

THENCE, (2) NORTH 89°38'10" WEST 328.29 FEET;

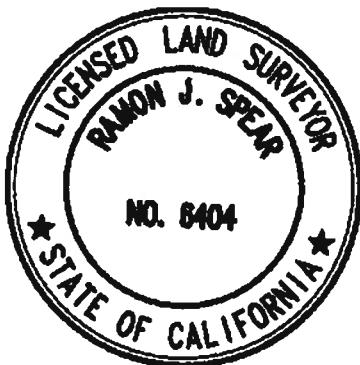
THENCE, (3) NORTH 00°21'50" EAST 319.81 FEET;

THENCE, (4) SOUTH 89°38'26" EAST 327.90 FEET TO THE **TRUE POINT OF BEGINNING** AND CONTAINING **2.410** ACRES OF LAND MORE OR LESS.

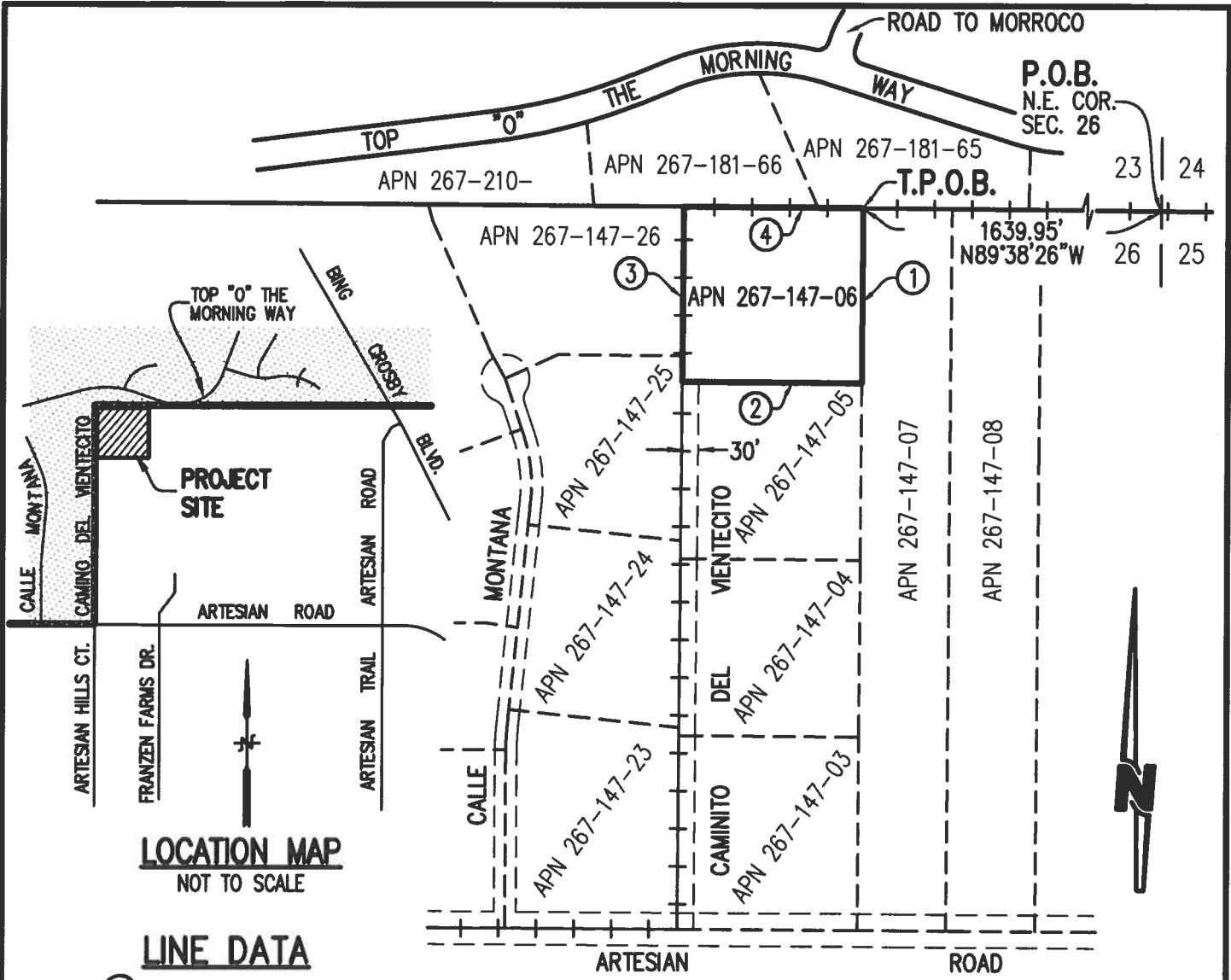


RAMON J. SPEAR, PLS 6404

3-4-2025
DATE



FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

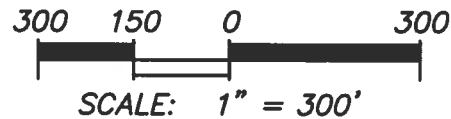


LOCATION MAP
NOT TO SCALE

LINE DATA

- ① S00°17'43"W 319.84'
- ② N89°38'10"W 328.29'
- ③ N00°21'50"E 319.81'
- ④ S89°38'26"E 327.90'

2.410 ACRES



LEGEND

- RANCHO SANTA FE COMMUNITY SERVICES DISTRICT (APPROXIMATE LIMITS SHOWN ON LOCATION MAP)
- EXISTING RANCHO SANTA FE COMMUNITY SERVICES DISTRICT BOUNDARY
- PROPOSED RANCHO SANTA FE COMMUNITY SERVICES DISTRICT ANNEXATION BOUNDARY

DISCLAIMER:

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED".



MARCH 5, 2025
DATE

ASSESSOR'S PARCEL NUMBER(S): 267-147-06-00	LAFCO RESOLUTION NO.	ACREAGE: 2.410	DATE: 2-28-25	SCALE: 1"=300'
RANCHO SANTA FE COMMUNITY SERVICES DISTRICT ANNEXATION NO.		SPEAR & ASSOCIATES, INC. 475 PRODUCTION STREET SAN MARCOS, CA. 92078 PHONE (760) 736-2040		