



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

7b

AGENDA REPORT
 Business | Action

November 3, 2025

TO: Chair Whitburn and Commissioners

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

**SUBJECT: Proposed “Rancho Hills Change of Organization” |
 Annexation to Rancho Santa Fe Community Services District and
 Related Actions (CO16-11)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a landowner-initiated annexation of 107.0 acres comprising 44 undeveloped parcels to the Rancho Santa Fe Community Services District (CSD). The affected territory – located in unincorporated Santa Fe Valley and within the Rancho Santa Fe CSD's sphere of influence – requires public wastewater service to accommodate a planned 37-unit residential subdivision –“Rancho Hills” – conditionally approved by the County of San Diego. The proposal does not include other CSD services such as security and underground utilities. Staff recommends conditional approval as submitted and further recommends the Commission waive protest proceedings and adopt the County's environmental findings for the underlying development.

BACKGROUND

Applicant Request

Landowners Ali Shapouri and Yun Yung (Pinnacle at Santa Fe Valley LLC) have submitted a change of organization proposal to San Diego LAFCO for approval to annex 107.0 acres in the Santa Fe Valley community to the Rancho Santa Fe CSD. The affected territory comprises 44 undeveloped legal parcels with improvements limited to grading. The parcels have no

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	Paloma Aguirre County of San Diego Joel Anderson County of San Diego Monica M. Steppe, Alt. County of San Diego	Kristi Becker City of Solana Beach Dane White City of Escondido John McCann Alt. City of Chula Vista	Chair Stephen Whitburn City of San Diego Marni von Wilpert, Alt. City of San Diego	Vice Chair Barry Willis Alpine Fire Protection Jo MacKenzie Vista Irrigation David Drake, Alt. Rincon del Diablo	Brigitte Browning General Public Eileen Delaney, Alt. General Public
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assigned addresses; Assessor Parcel Numbers are provided as an attachment. All parcels lie within the CSD's existing sphere of influence.

Regional Setting

The affected territory is located in north-central San Diego County within unincorporated Santa Fe Valley, immediately adjacent to two residential developments: Savenna to the south and 4S Ranch to the southeast. Principal access is provided by Camino Del Sur via Camino Santa Fe and Four Gee Road. The surrounding area is predominantly low to mid residential density to the south and southeast while largely undeveloped to the north. The territory lies within County Supervisorial District 2 (Joel Anderson), Assembly District 76 (Darshana Patel), and Senate District 40 (Brian W. Jones). An aerial map follows, with a detailed map showing parcel boundaries and the CSD's jurisdictional boundary 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.

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

- **Rancho Santa Fe CSD** is an independent special district formed in 1981 through reorganization of the Rancho Santa Fe Sanitation District. The District is governed by a five-member Board and provides wastewater service (collection, treatment, and disposal) as its primary function, along with landscape maintenance, security, and utility undergrounding services. Landscape services are authorized agency-wide but currently limited to the "Village" area, contracted with the Rancho Santa Fe Association and funded through a voter-approved improvement district. Security and utility undergrounding operate through separate latent power zones. The District's jurisdictional boundary spans 16.4 square miles (10,483 acres) with an estimated resident population of 8,617. LAFCO last updated the sphere of influence in 2013 to include an additional 1,814 acres beyond the jurisdictional boundary, primarily in the 4S Ranch and Black Mountain Ranch areas. The District's current adopted budget totals \$6.233 million. The most recent audit (2023-2024) shows net position of \$31.4 million with an unrestricted balance of \$3.9 million and cash balance of \$2.4 million. Net position has decreased 10.3% over the last three audited years.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of 13 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. 135 (Regional Communications)
- County Service Area No. 17 (San Dieguito EMS Ambulance Transport)
- County Service Area No. 83 (San Dieguito Local Parks)
- Metropolitan Water District of Southern California
- Olivenhain Municipal Water District
- Palomar Healthcare District
- Pomerado Cemetery District
- Rancho Santa Fe Community Service District (sphere only)
- Rancho Santa Fe Fire Protection District
- Resource Conservation District of Greater San Diego
- San Diego County Flood Control District
- San Diego County Street Lighting District
- San Diego County Water Authority

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: Poway Unified School District and Palomar Community College District.

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.

DISCUSSION

San Diego LAFCO will consider approving the change of organization proposal to annex the affected territory to Rancho Santa Fe CSD for wastewater service. The District's security and underground utility functions operate as separate latent power zones and would require separate LAFCO proposals. While landscape services are authorized agency-wide, they remain limited to the "Village" area. The Commission may apply approval conditions provided they do not directly regulate land use, property development, or subdivision requirements.

Proposal Purpose

The proposal would establish public wastewater service to support the planned development of a 37-unit residential subdivision consistent with County zoning regulations. The timing ties to a County condition approving the Rancho Hills development project in November 2006 requiring confirmation of wastewater service prior to issuance of building permits. No other service establishments are proposed as the affected territory already lies within Olivenhain Municipal Water District for potable water and Rancho Santa Fe Fire Protection District for integrated fire protection, rescue, and emergency medical services.

Current and Planned Land Uses

The affected territory is unincorporated and under County land use authority, with development standards delegated to the San Dieguito Community Plan (2011). The County designates the territory as Semi-Rural Residential with conforming Rural Residential zoning. The 2006 Santa Fe Valley Specific Plan established a 1.0-acre minimum lot size. (Lot splits under Senate Bill 9 are not permitted due to the territory's location outside urban areas and the substantial biological open space dedications on many lots.) Additional density is permitted through one accessory dwelling unit (ADU) up to 1,200 square feet and one junior ADU up to 500 square feet per parcel.³

ANALYSIS

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. This focuses the analysis on three considerations: (a) timing of the boundary change, (b) whether discretionary modifications or terms are appropriate, and (c) other relevant statutes.

Change of Organization Timing

San Diego LAFCO's consideration of timing draws on baseline factors required by statute and applicable Commission policies, particularly Policy L-107 regarding jurisdictional disputes.⁴ An analysis of these timing factors follows.

³ ADUs may be detached from "sponsoring" single-family residences. Junior ADUs must be attached to single-family residences.

⁴ 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).

- Timing Factor No. 1:

Baseline Considerations: Regional Policies + Service Relationships

State law requires consideration of multifaceted factors when reviewing jurisdictional changes, ranging from basic disclosures (land uses, assessed values, registered voters) to discretionary analyses evaluating the proposal's relationship to community needs, service capacities, and the receiving agency's financial resources. Key conclusions regarding (a) service needs, (b) service availability and capacity, and (c) financial considerations follow.

- With respect to **service needs**, the present and planned land uses warrant public wastewater service and represent an orderly expansion of Rancho Santa Fe CSD's service area to accommodate the planned 37-unit residential subdivision. Annexation aligns with the landowners' request, fulfills a County development condition, and provides a preferred alternative to onsite septic systems. These factors substantiate the need and timing for the proposed change of organization.
- With respect to **service availability and capacities**, Rancho Santa Fe CSD has sufficient wastewater capacity to accommodate projected service demands at both planned and maximum potential use. An existing CSD wastewater main is located south of the site along Tea Tree Lane, accessible via an approximately 200-foot private lateral connection. The projected average daily wastewater flow of 9,250 gallons for the 37-unit subdivision represents 2.8% of the District's available treatment capacity. Adding one allowable ADU per parcel would increase this to 5.6% of available capacity — not considered substantive.
- With respect to **related financial considerations**, Rancho Santa Fe CSD has adequate financial resources and administrative controls to serve the affected territory without adversely impacting current ratepayers. The District's most recent audit covers 2023-2024 and shows sufficient liquidity and capital levels, with a current ratio of 7:1 and low debt ratio of 3.0%. These measurements provide reasonable assurance of effective financial management despite recent operating losses averaging a total margin of (34.6%) over the last three fiscal years.⁵ Service establishment requires the landowner to pay a \$10,085 connection fee, with ongoing annual service charges estimated at \$1,400 for FY 2025-26 and \$1,500 for FY 2026-27, collected through the County tax roll.

- Timing Factor No. 2:

Consideration of Policy L-107

LAFCO Policy L-107 (adopted May 2010) requires applicants to disclose jurisdictional disputes associated with their proposals. No disputes have been disclosed by Rancho Santa Fe CSD, nor has staff identified any concerns during administrative review.

⁵ In 2024, a \$135,067 increase in sewer management expenses exceeded by 1.6 times the \$82,835 increase in property tax revenues. A \$71,811 increase in sales of recycled water additionally impacted overall revenue.

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

The timing of the change of organization to annex the affected territory to Rancho Santa Fe CSD and its wastewater function is sufficiently warranted. Justification is marked by the demonstrated need for public wastewater service to support the approved 37-unit Rancho Hills subdivision, CSD's substantial available capacity to accommodate the projected demand (representing less than 6% of available treatment capacity even at maximum buildout), and CSD's sufficient financial resources to extend service without impacting existing ratepayers. The proposal represents an orderly expansion of CSD within its established sphere of influence, with no identified jurisdictional disputes and alignment with County development conditions requiring confirmation of wastewater service prior to permit issuance. 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 southern-facing neighbors to allow physical access to the wastewater collection main located within the public right-of-way on Tea Tree Lane. 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 to access the Rancho Santa Fe CSD's collection main along Tea Tree Lane. 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.⁶ 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 California Environmental Quality Act (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.

- The County of San Diego serves as lead agency under CEQA for considering the change of organization and the expansion of Rancho Santa Fe CSD’s wastewater service area as part of its discretion to approve the underlying development project. An Addendum to a previously certified Environmental Impact Report (EIR) was prepared and considered for this project pursuant to the provisions of CEQA, and mitigation measures and a mitigation reporting or monitoring plan was adopted for this project. In its role as lead agency, on November 1, 2006 the County certified an EIR and adopted a Notice of Determination (NOD) and in doing so made findings that the project will not have a significant effect on the environment with approved mitigation measures. Staff independently believes the County has prepared sufficient documentation as lead agency in assessing and mitigating impacts and it would be appropriate for the Commission to adopt parallel findings as responsible agency.

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.⁷

RECOMMENDATION

Staff recommends San Diego LAFCO conditionally approve the change of organization proposal along with related findings as detailed below, consistent with Alternative One.

⁶ 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.

⁷ 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 CEQA findings, as detailed.

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 the agenda for action as part of San Diego LAFCO's business calendar. The following procedures are suggested in the consideration of this item:

- 1) Receive verbal report from staff unless waived.
- 2) Discuss item and consider recommendation.

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

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 44 unincorporated parcels totaling 107.0 acres in the community of Santa Fe Valley. The subject parcels are currently undeveloped with no assigned situs addresses and a total current assessed *land* value of \$6,367,215 with the last transaction recorded in September 2023. A complete listing of Assessor Parcel Numbers is provided as part of Attachment 3.

- 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, rescue, 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 Tea Tree Lane. The projected average daily wastewater flow for the affected territory post change of organization is 9,250 gallons. The projected amount can be readily accommodated by Rancho Santa Fe CSD and represents 2.81% of their available wastewater treatment capacity. Maximum density via allowance of an accessory dwelling unit on each parcel doubles this consumption usage to 5.62% 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 a 37-unit Rancho Hills residential subdivision 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 in support of the planned construction of a 37-unit residential subdivision 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 SANDAG.

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 Rural Residential, with the 2006 Santa Fe Valley Specific Plan Amendment designating a minimum parcel size of 1.0 acre. 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 37-unit residential subdivision.

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 October 27, 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 2023-2024 and shows the District finished with strong liquidity levels with an agency-wide current ratio of 7.1 (i.e. \$7.10 in current assets for every \$1.00 in current liabilities).
- Rancho Santa Fe CSD finished FY 2023-2024 with strong capital levels marked by a low debt ratio of 3.0% (i.e. only \$3.00 out of every \$100.00 in net assets are financed).
- Rancho Santa Fe CSD finished FY 2023-2024 with an overall total margin of (34.6%).⁸

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.

⁸ In 2024, a \$135,067 increase in sewer management expenses exceeded by 1.6 times the \$82,835 increase in property tax revenues. A \$71,811 increase in sales of recycled water additionally impacted overall revenue.

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 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). 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 51st percentile. Five individual pollution burden indicators exceed the 50th percentile and are considered elevated, including pesticides, traffic density, cleanup sites, groundwater threats, hazardous waste, and impaired water. Of these, impaired water ranks above the 90th percentile, indicating a very high impact. This further reinforces the benefit of the proposal in providing wastewater service to the affected territory, thereby avoiding potential pollutants to local waterways caused by on-site septic systems.
- The affected territory’s **composite susceptible population** ranking falls in the 16th percentile. Two sensitive population indicators exceed the 50th percentile and are considered elevated: unemployment and housing burden.

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

Census Tract No. 6073017030 Pollution Burdens and Susceptible Population (Source: California Environmental Protection Agency and SD LAFCO)	
Affected Territory + Surrounding Lands	
Census Tract No.	6073017030
Estimated Population	25,348
Pollution Burden	Weighted Percentile
... Percentile	50.62
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
... Percentile	15.62
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.

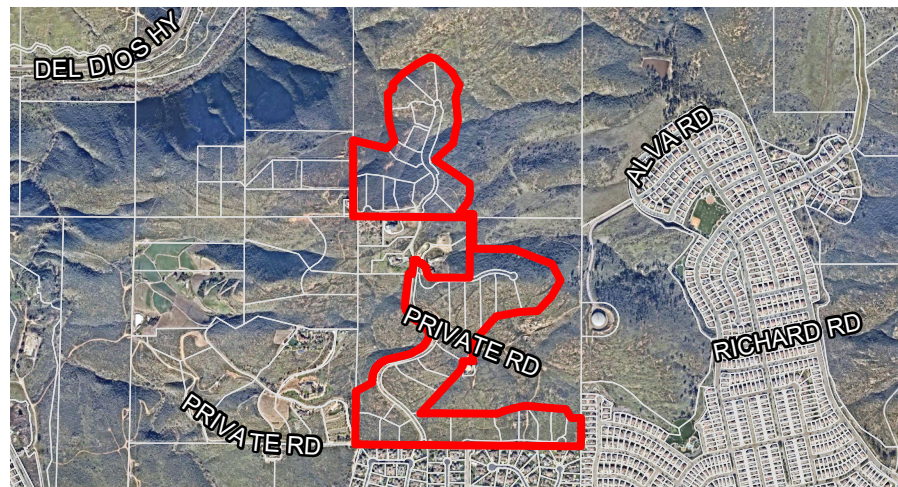
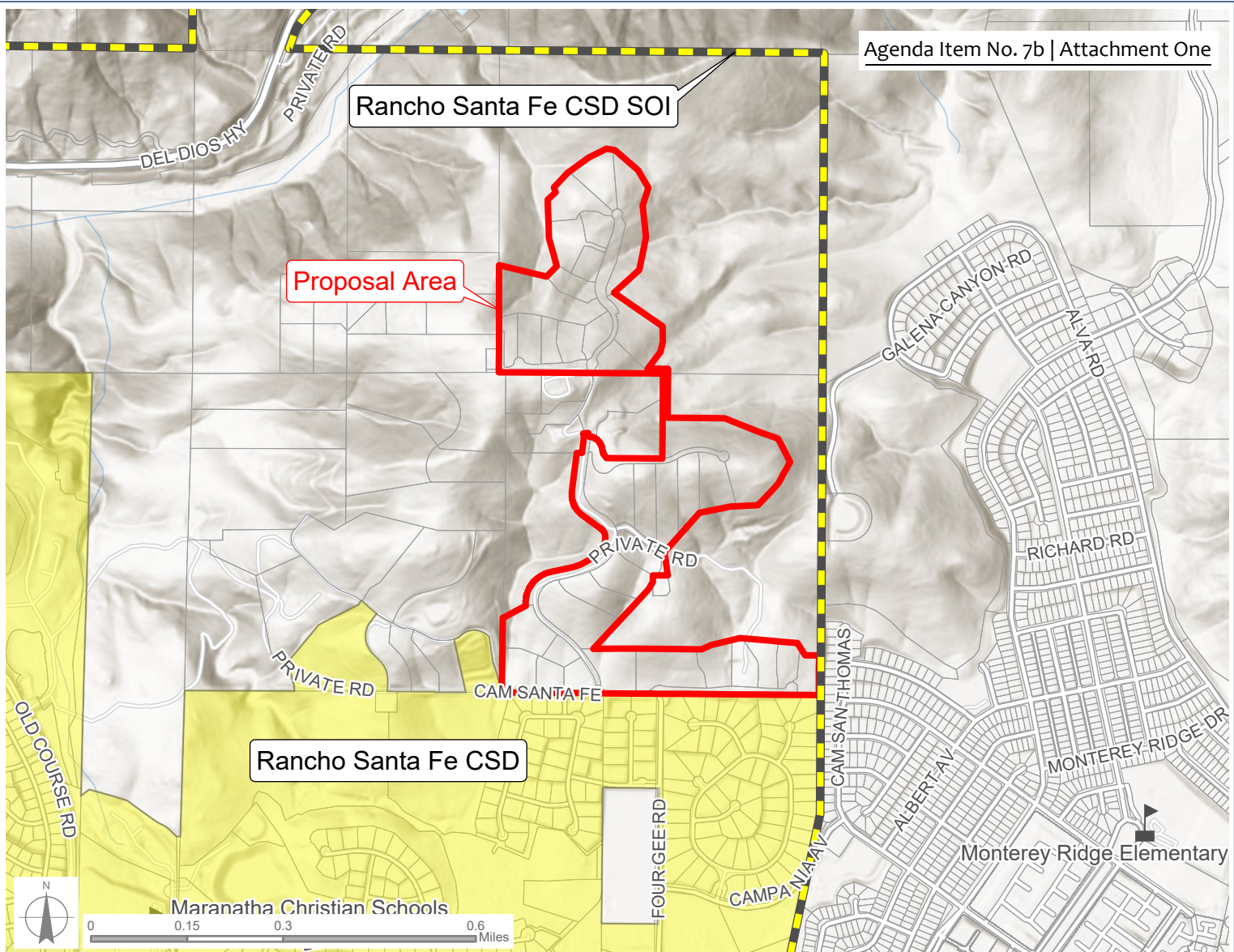
The County of San Diego General Plan includes a hazard mitigation plan addressing risks related to wildfire, flooding, and seismic activity. The affected territory is designated a “Very High” fire hazard severity zone and a “Level 4 Hazard” earthquake hazard zone.⁹

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.

Approval of the change of organization would be in the best interest of current and future landowners/residents of the affected territory by providing reliable wastewater services going forward.

⁹ The Modified Mercalli Intensity (MMI) scale measures how much shaking can be expected from future earthquakes. The MMI is based on the amount of shaking that has a 2% chance of being exceeded in the next 50 years. In California, the lowest level of shaking is a 3, which means strong shaking. Level 4 indicates very strong shaking. Source: [County of San Diego Know Your Hazards Tool](#)

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CO16-11 "RANCHO HILLS CHANGE OF ORGANIZATION" | RANCHO SANTA FE CSD

- ▭ Proposal Area
 - ▭ Rancho Santa Fe CSD
 - ▭ Rancho Santa Fe CSD SOI
- 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

**“RANCHO HILLS CHANGE OF ORGANIZATION”
ANNEXATION TO THE RANCHO SANTA FE COMMUNITY SERVICES DISTRICT
AND RELATED ACTIONS (LAFCO FILE NO: CO16-11)**

WHEREAS, on May 7, 2025 interested landowners – Ali Shapouri and Yun Yung – 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 107.0 acres of unincorporated territory in the County of San Diego to the Rancho Santa Fe Community Services District (CSD);

WHEREAS, the reorganization is proposed to facilitate a 37-unit residential development project known as "Rancho Hills," which comprises approximately 107.0 unincorporated acres and was conditionally approved by the County of San Diego; and

WHEREAS, the affected territory as submitted comprises 44 undeveloped and vacant legal parcels with unassigned situs addresses, collectively identified by the County of San Diego Assessor’s Office with their respective APNs as provided in the proposal materials; 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 has reviewed and considered the California Environmental Quality Act (CEQA) documentation prepared for the Rancho Hills project and change of organization by the County of San Diego as the lead agency; 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 November 3, 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 CEQA, the Commission makes the following finding:
 - The County of San Diego serves as lead agency under CEQA for considering the change of organization and the expansion of Rancho Santa Fe CSD's wastewater service area as part of its discretion to approve the underlying development project. An Addendum to a previously certified Environmental Impact Report (EIR) was prepared and considered for this project pursuant to the provisions of CEQA, and mitigation measures and a mitigation reporting or monitoring plan was adopted for this project. In its role as lead agency, on November 1, 2006 the County certified an EIR and adopted a Notice of Determination (NOD) and in doing so made findings that project will not have a significant effect on the environment with approved mitigation measures. The Commission finds the County has prepared sufficient documentation as lead agency in assessing and mitigating impacts, and it would be appropriate for the Commission to adopt parallel findings as responsible agency.
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 function; 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 November 3, 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 \$2,000.00.

d) Written confirmation from Rancho Santa Fe CSD that the landowner has secured a legal easement providing physical access to the wastewater collection main.

6. The Commission assigns the proposal the following short-term designation:

“Rancho Hills 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, irregularities, 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 November 3, 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-



Blank for Photocopying

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 Pinnacle at Santa Fe Valley, LLC by Its Manager Ali Shapouri	678-061-01,02,03,04,05,06,07,08,09,10,11 & 12 678-062-01,02,03,04,05,06,07,08,09 & 10 678-022-01,022,03,04,05,06,07,08,09,10,11,12,13,14 & 15	4/23/2025	
Sign  Print Pinnacle at Santa Fe Valley, LLC by Its Manager Yun Yung	678-061-01,02,03,04,05,06,07,08,09,10,11 & 12 678-062-01,02,03,04,05,06,07,08,09 & 10 678-022-01,022,03,04,05,06,07,08,09,10,11,12,13,14 & 15	4/23/2025	
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

Pinnacle at Santa Fe Valley Community List of Assessor Parcel Numbers

1. 678-061-01
2. 678-061-02
3. 678-061-03
4. 678-061-04
5. 678-061-05
6. 678-061-06
7. 678-061-07
8. 678-061-08
9. 678-061-09
10. 678-061-10
11. 678-061-11
12. 678-061-12
13. 678-022-01
14. 678-062-01
15. 678-062-02
16. 678-062-03
17. 678-062-04
18. 678-062-05
19. 678-062-06
20. 678-062-07
21. 678-062-08
22. 678-062-09
23. 678-062-10
24. 678-022-02
25. 678-022-03
26. 678-022-04
27. 678-022-05
28. 678-022-06
29. 678-022-07
30. 678-022-08
31. 678-022-09
32. 678-022-10
33. 678-022-11
34. 678-022-12
35. 678-022-13
36. 678-022-14
37. 678-022-15
38. 678-022-16 Summit Drive (road lot)
39. 678-022-17 Pinnacle Peak Road (road lot)
40. 678-061-13 Coastal Breeze Trail (road lot)
41. 678-061-14 Camino Santa Fe (road lot)
42. 678-062-13 Serenity Place (road lot)
43. 678-062-11 Pinnacle Peak Road(road lot)
44. 678-062-12 Tank Road (road lot)



County of San Diego, Planning & Development Services
PROJECT FACILITY COMMITMENT - Sewer
ZONING DIVISION

Please type or use pen

Pinnacle at Santa Fe Valley, LLC Owner's Name	(619) 813-4000 Phone	ORG _____
P.O. Box 676221 Owner's Mailing Address	Street	ACCT _____
Rancho Santa Fe City	California 92067 State Zip	ACT _____
		TASK _____
		DATE _____ AMT \$ _____

S

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION	TO BE COMPLETED BY APPLICANT						
<p>1. <input checked="" type="checkbox"/> Major Subdivision (TM) Case No. <u>TM 5081</u> <input type="checkbox"/> Minor Subdivision (TPM) Case No. _____ <input type="checkbox"/> Major Use Permit (MUP) Case No. _____ <input type="checkbox"/> Purpose of MUP: _____ <input type="checkbox"/> Certificate of Compliance _____ <input type="checkbox"/> Other _____</p> <p>2. <input checked="" type="checkbox"/> Residential Total number of dwelling units <u>37</u> <input type="checkbox"/> Commercial Gross floor area _____ <input type="checkbox"/> Industrial Gross floor area _____ <input type="checkbox"/> Other Gross floor area _____</p> <p>3. Total Project acreage _____ Total lots _____ Smallest proposed lot _____</p> <p>4. Is the project proposing its own wastewater treatment plant? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the project proposing the use of reclaimed water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Applicant's Signature: <u><i>Paula Melendrez</i></u> Date: <u>7/8/23</u> Address: <u>P.O. Box 676221, Rancho Santa Fe, CA 92067</u> Phone: <u>(619) 813-4000</u></p>	<p>Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">678-060-41-00</td> <td style="width: 50%; text-align: center;">678-020-25-00</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> <p>Thomas Guide Page: <u>1169 & 1149</u> Grid: <u>1D, 1E, 7D, 7E</u> Project Address: <u>18082 Four Gee Road, San Diego CA 92127</u> Community Planning Area/Subregion: <u>San Dieguito Community Plan</u></p>	678-060-41-00	678-020-25-00				
678-060-41-00	678-020-25-00						

(On completion of above, present to the sewer district with appropriate fee to establish facility commitment, Section B below.)

SECTION 2: FACILITY COMMITMENT	TO BE COMPLETED BY DISTRICT
<p><i>Pursuant to the Public Facility Element of the General Plan and County Board of Supervisors Policy I-84, commitment must be for a period of at least years. Commitment must be obtained within the three months prior to the date of final action by the approving authority. THIS IS NOT A WASTEWATER DISCHARGE PERMIT, and capacity fees are subject to increase prior to issuance of a discharge permit.</i></p>	
District name <u>Rancho Santa Fe CSD</u> Service area <u>SFV</u>	
<input checked="" type="checkbox"/> Amount of capacity committed for this project: <u>37</u> EDUs. Optional: Number of EDUs _____ x Connection Fees \$ _____ = Total Capacity Fees: \$ _____ (These fees are not refundable.) <input type="checkbox"/> Facility capacity has been committed pursuant to a binding agreement satisfactory to the district. Expiration date: _____ (Commitment must be for a minimum of two years. If no expiration date, please so specify.) <input type="checkbox"/> Facility capacity is committed for this project until: _____ . (Termination date of this letter must be at least two years from the date of issuance.) <input type="checkbox"/> The District Board of Directors has certified that public agency facilities are under construction and permits to construct have been received. Capacity for this project is committed for a period of at least two years from the time that the public agency's facility improvements come on-line. Scheduled (not guaranteed) start-up date: _____ Facility capacity is committed until: _____ (If no expiration date, please so specify).	
<u><i>Paula Melendrez</i></u> Authorized signature	<u><i>Paula Melendrez</i></u> Print name
<u><i>Asst. Gen. Manager</i></u> Print title	<u>760-479-4150</u> Phone

On completion of Section B by the District, applicant is to submit this form to:
 Department of Public Works, Final Maps or Grading, 5510 Overland Avenue, Suite 310, San Diego, CA 92123



EXHIBIT “A”
GEOGRAPHIC DESCRIPTION
RANCHO HILLS REORGANIZATION
ANNEXATION TO THE RANCHO SANTA FE COMMUNITY SERVICE DISTRICT
WITH CONCURRENT DETACHMENT FROM THE COUNTY SERVICE AREA NO. ~~XXX~~
LAFCO REFERENCE NO. ~~XXXX-XX~~

LOTS 1 THROUGH 44 OF COUNTY OF SAN DIEGO TRACT NO. 5081-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL MAP THEREOF NO. 16587, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 13, 2023, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID MAP NO. 16587, SAID CORNER ALSO LYING ON THE WESTERLY BOUNDARY LINE OF THE RANCHO SANTA FE COMMUNITY SERVICE DISTRICT BOUNDARY;

1. THENCE ALONG THE SOUTHERLY LINE OF THE RANCHO SANTA FE COMMUNITY SERVICE DISTRICT BOUNDARY AND THE SOUTHERLY LINE OF LOTS 38 AND 39 OF SAID MAP NO. 16587, NORTH 89°31'35" WEST, 2609.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 39;
2. THENCE LEAVING SAID RANCHO SANTA FE COMMUNITY SERVICE DISTRICT BOUNDARY ALONG THE WESTERLY LINE OF SAID LOT 39, LOT 10, AND LOT 12 OF SAID MAP NO. 16587, NORTH 00°46'14" EAST, 613.86 FEET TO THE WESTERLY CORNER OF SAID LOT 12;
3. THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 12, NORTH 62°15'23" EAST, 213.15 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 12, ALSO BEING THE BEGINNING OF A NON-TANGENT 260.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, AND A RADIAL BEARING SOUTH 84°38'46" WEST FROM SAID RADIUS POINT;
4. THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF LOT 40 OF SAID MAP NO. 16587 ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°55'53", A DISTANCE OF 376.33 FEET;
5. THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 40, NORTH 77°34'39" EAST, A DISTANCE OF 187.72 FEET TO THE BEGINNING OF A TANGENT 340.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY;
6. THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 40 ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°01'30", A DISTANCE OF 101.03 FEET;

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7. THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 40, NORTH 60°33'09" EAST, 66.49 FEET TO THE BEGINNING OF A TANGENT 240.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY;
8. THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 40 ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°25'57", A DISTANCE OF 198.68 FEET TO THE BEGINNING OF A COMPOUND 90.00 FOOT RADIUS CURVE, CONCAVE WESTERLY;
9. THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 40 ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°49'20", A DISTANCE OF 108.11 FEET;
10. THENCE ALONG THE WESTERLY LINE OF SAID LOT 40, NORTH 53°55'09" WEST, A DISTANCE OF 187.82 FEET TO THE BEGINNING OF A TANGENT 210.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;
11. THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 40 ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°02'18", A DISTANCE OF 223.72 FEET;
12. THENCE ALONG THE WESTERLY LINE OF SAID LOT 40, NORTH 07°07'09" EAST, A DISTANCE OF 318.36 FEET TO THE WESTERLY CORNER OF SAID LOT 40;
13. THENCE ALONG THE NORTHERLY LINE OF SAID LOT 40, SOUTH 89°31'21" EAST, 43.12 FEET TO A CORNER OF SAID LOT 40;
14. THENCE ALONG THE WESTERLY LINE OF SAID LOT 40, NORTH 07°08'34" EAST, 114.31 FEET TO THE BEGINNING OF A TANGENT 130.00 FOOT RADIUS CURVE, CONCAVE WESTERLY;
15. THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 40 ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°05'17", A DISTANCE OF 47.85 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 40;

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16. THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 40, NORTH 84°57'09" EAST, 40.37 FEET TO THE NORTHERLY CORNER OF SAID LOT 40 ALSO BEING THE BEGINNING OF A NON-TANGENT 170.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, AND A RADIAL BEARING NORTH 78°09'35" EAST FROM SAID RADIUS POINT;
17. THENCE SOUTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 40 ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°49'35", A DISTANCE OF 20.25 FEET TO THE BEGINNING OF A REVERSE 10.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;
18. THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 40 ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°33'38", A DISTANCE OF 13.54 FEET TO THE BEGINNING OF A REVERSE 120.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;
19. THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 40 AND LOT 42 OF SAID MAP NO. 16587 ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°14'36", A DISTANCE OF 151.31 FEET;
20. THENCE ALONG THE EASTERLY LINE OF SAID LOT 42, SOUTH 10°19'52" EAST, 22.11 FEET TO THE BEGINNING OF A TANGENT 80.00 FOOT CURVE, CONCAVE NORTHEASTERLY;
21. THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 42 AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°12'31", A DISTANCE OF 35.20 FEET;
22. THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 42, SOUTH 35°32'23" EAST, 31.38 FEET;
23. THENCE ALONG THE NORTHERLY LINE OF SAID LOT 42, SOUTH 89°29'43" EAST, 459.86 FEET TO THE SOUTHWESTERLY CORNER OF LOT 23 OF SAID MAP NO. 16587;

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24. THENCE ALONG THE WESTERLY LINE OF SAID LOT 23, NORTH 00°29'28" EAST, 698.89 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 23;
25. THENCE ALONG THE SOUTHERLY LINE OF LOT 30, 24, AND 43 OF SAID MAP NO. 16587, NORTH 89°31'00" WEST, 1291.99 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 43;
26. THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 43, NORTH 89°50'01" WEST, 59.26 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 43;
27. THENCE ALONG THE WESTERLY LINE OF SAID LOT 43, 29, AND 37, NORTH 00°06'02" EAST, 881.19 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 37;
28. THENCE ALONG THE NORTHERLY LINE OF SAID LOT 37, SOUTH 76°28'37" EAST, 402.66 FEET TO THE NORTHERLY CORNER OF SAID LOT 37;
29. THENCE ALONG THE NORTHWESTERLY LINE OF LOT 13 OF SAID MAP NO. 16587, NORTH 44°26'23" EAST, 119.57 FEET TO THE NORTHERLY CORNER OF SAID LOT 13;
30. THENCE ALONG THE WESTERLY LINE OF LOT 35 OF MAP NO. 16587, NORTH 15°33'42" WEST, 241.87 FEET TO THE WESTERLY CORNER OF SAID LOT 35;
31. THENCE ALONG THE WESTERLY LINE OF SAID LOT 35 AND LOT 33 OF SAID MAP NO. 16587, NORTH 01°47'07" WEST, 315.87 FEET TO THE WESTERLY CORNER OF SAID LOT 33;
32. THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 33, NORTH 47°14'28" EAST, 88.48 FEET TO A CORNER OF SAID LOT 33;
33. THENCE ALONG THE WESTERLY LINE OF SAID LOT 33, NORTH 18°49'42" WEST, 43.40 FEET TO A CORNER OF SAID LOT 33;
34. THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 33, NORTH 43°15'26" EAST, 162.30 FEET TO AN ANGLE POINT OF SAID LOT 33;

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35. THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 33 AND LOT 32 OF MAP NO. 16587, NORTH 54°02'14" EAST, 215.21 FEET TO AN ANGLE POINT OF SAID LOT 32;
36. THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF LOT 32, NORTH 63°22'14" EAST, 164.33 FEET TO THE NORTHERLY CORNER OF SAID LOT 32;
37. THENCE ALONG THE NORTHERLY LINE OF SAID LOT 32 AND LOT 31 OF SAID MAP NO. 16587, SOUTH 79°58'11" EAST, 71.27 FEET TO AN ANGLE POINT OF SAID LOT 31;
38. THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 31, SOUTH 49°02'44" EAST, 251.12 FEET TO AN ANGLE POINT OF SAID LOT 31;
39. THENCE ALONG THE EASTERLY LINE OF SAID LOT 31, SOUTH 30°16'09" EAST. 168.01 FEET TO THE EASTERLY CORNER OF SAID LOT 31;
40. THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 31, SOUTH 17°18'30" WEST, 153.99 FEET TO AN ANGLE POINT OF SAID LOT 31;
41. THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 31, SOUTH 05°53'11" EAST, 261.21 FEET TO AN ANGLE POINT OF SAID LOT 31;
42. THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 31, SOUTH 11°38'49" WEST, 274.26 FEET TO AN ANGLE POINT OF SAID LOT 31;
43. THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 31, SOUTH 47°42'01" WEST, 281.18 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 31;
44. THENCE ALONG THE NORTHEASTERLY LINE OF LOT 30 OF SAID MAP NO. 16587, SOUTH 55°31'17" EAST, 485.77 FEET A CORNER OF SAID LOT 30;
45. THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°29'51" EAST, 127.91 FEET TO AN ANGLE POINT OF SAID LOT 30;

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46. THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 30, SOUTH 13°07'52" WEST, 86.96 FEET TO AN ANGLE POINT OF SAID LOT 30;
47. THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID LOT 30, SOUTH 37°35'43" WEST, 171.79 FEET TO A CORNER OF SAID LOT 30;
48. THENCE ALONG THE NORTHERLY LINE OF SAID LOT 30, SOUTH 89°31'00" EAST, 167.10 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30;
49. THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°29'28" WEST, 40.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 30;
50. THENCE ALONG THE EASTERLY LINE OF SAID LOT 23, SOUTH 00°29'28" WEST, 362.85 FEET TO A CORNER OF SAID LOT 23;
51. THENCE ALONG THE NORTHERLY LINE OF SAID LOT 23, SOUTH 89°21'46" EAST, 471.51 FEET TO AN ANGLE POINT OF SAID LOT 23;
52. THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 23, SOUTH 68°21'38" EAST, 293.54 FEET TO AN ANGLE POINT OF SAID LOT 23;
53. THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID LOT 23, SOUTH 70°12'15" EAST, 176.84 FEET TO AN ANGLE POINT OF SAID LOT 23;
54. THENCE ALONG THE EASTERLY LINE OF SAID LOT 23, SOUTH 27°00'24" EAST, 215.41 FEET TO THE EASTERLY CORNER OF SAID LOT 23;
55. THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 23, SOUTH 28°56'52" WEST, 205.10 FEET TO AN ANGLE POINT OF SAID LOT 23;
56. THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID LOT 23, SOUTH 43°10'50" WEST, 241.19 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 23;

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57. THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 23 AND LOT 22 OF SAID MAP NO. 16587, SOUTH 87°16'54" WEST, 221.29 FEET TO AN ANGLE POINT OF SAID LOT 22;
58. THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 22, SOUTH 78°53'12" WEST, 264.61 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 22;
59. THENCE ALONG THE SOUTHEASTERLY LINE OF LOT 21 AND LOT 20 OF SAID MAP NO. 16587, SOUTH 41°34'58" WEST, 435.95 FEET TO THE SOUTHERLY CORNER OF SAID LOT 20;
60. THENCE ALONG THE EASTERLY LINE OF LOT 41 OF SAID MAP NO. 16587, SOUTH 08°30'27" EAST, 192.09 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 41;
61. THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 41 AND LOT 17 OF SAID MAP NO. 16587, NORTH 89°59'33" WEST, 122.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 17;
62. THENCE ALONG THE EASTERLY LINE OF LOT 16 OF SAID MAP NO. 16587, SOUTH 00°00'27" WEST, 53.68 FEET TO AN ANGLE POINT OF SAID LOT 16;
63. THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, SOUTH 31°12'14" WEST, 69.74 FEET TO AN ANGLE POINT OF SAID LOT 16;
64. THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16 AND LOT 15 OF SAID MAP NO. 16587, SOUTH 42°03'26" WEST, 158.19 FEET TO AN ANGLE POINT OF SAID LOT 15;
65. THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID LOT 15 AND LOT 14 OF SAID MAP NO. 16587, SOUTH 42°58'33" WEST, 511.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 14;
66. THENCE ALONG THE NORTHERLY LINE OF LOT 7 OF SAID MAP NO. 16587, NORTH 89°18'09" EAST, 178.14 FEET TO AN ANGLE POINT OF SAID LOT 7;

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67. THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 7, SOUTH 89°32'29" EAST, 173.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 7;
68. THENCE ALONG THE NORTHERLY LINE OF LOT 6 AND LOT 5 OF SAID MAP NO. 16587, SOUTH 89°31'47" EAST, 529.92 FEET TO AN ANGLE POINT OF SAID LOT 5;
69. THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 5, NORTH 89°59'33" EAST, 13.21 FEET TO AN ANGLE POINT OF SAID LOT 5;
70. THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 5, NORTH 64°55'14" EAST, 78.56 FEET TO AN ANGLE POINT OF SAID LOT 5;
71. THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 5, NORTH 75°58'18" EAST, 112.72 FEET TO AN ANGLE POINT OF SAID LOT 5;
72. THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 5 AND LOT 4 OF SAID MAP NO. 16587, NORTH 76°40'47" EAST, 135.79 FEET TO THE NORTHERLY CORNER OF SAID LOT 4;
73. THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 4, LOT 3, AND LOT 2 OF SAID MAP NO. 16587, SOUTH 85°03'02" EAST, 475.83 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2;
74. THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 AND LOT 1 OF SAID MAP NO. 16587, SOUTH 32°17'08" EAST, 118.79 FEET TO AN ANGLE POINT OF SAID LOT 1;
75. THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, NORTH 89°53'28" EAST, 112.99 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BEING A POINT ON SAID WESTERLY BOUNDARY LINE OF RANCHO SANTA FE COMMUNITY SERVICE DISTRICT BOUNDARY;
76. THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 AND SAID WESTERLY BOUNDARY LINE OF RANCHO SANTA FE COMMUNITY SERVICE DISTRICT

EXHIBIT “A”
GEOGRAPHIC DESCRIPTION
RANCHO HILLS REORGANIZATION
ANNEXATION TO THE RANCHO SANTA FE COMMUNITY SERVICE DISTRICT
WITH CONCURRENT DETACHMENT FROM THE COUNTY SERVICE AREA NO. ~~XXX~~
LAFCO REFERENCE NO. ~~XXXX-XX~~

BOUNDARY, SOUTH 00°12’54” WEST, 327.34 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 106.975 ACRE MORE OR LESS.

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



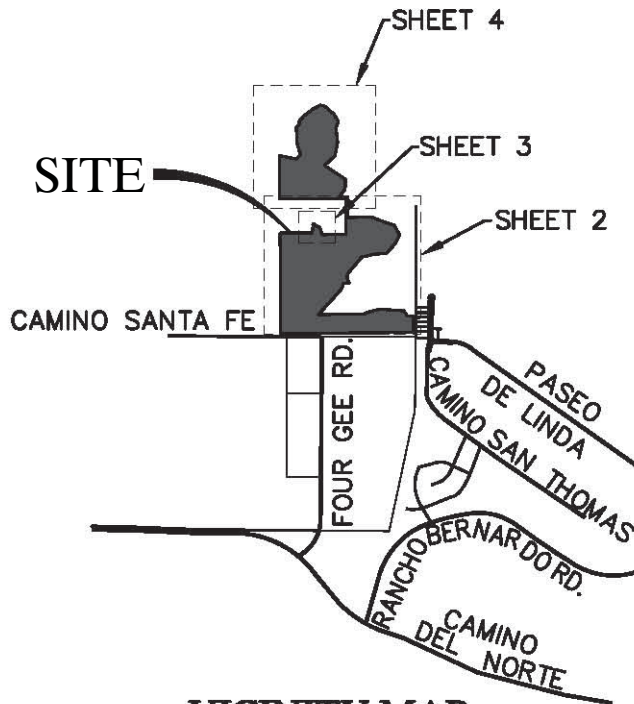
SEAN C. ENGLERT, L.S. 7959 DATE 10/06/2025
COASTAL LAND SOLUTIONS, INC.



EXHIBIT "B"
PLAT FOR RANCHO HILLS ANNEXATION

DISCLAIMER:

"FOR ASSESSMENT PURPOSES ONLY. THIS LAND DESCRIPTION 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."



VICINITY MAP
NOT TO SCALE

LEGEND

-  EXISTING RANCHO SANTA FE COMMUNITY SERVICE DISTRICT BOUNDARY
-  PROPOSED RANCHO SANTA FE COMMUNITY SERVICE DISTRICT BOUNDARY

PREPARED FOR: PINNACLE AT SANTA FE VALLEY
ADDRESS: RANCHO SANTA FE, CA 92067



COASTAL LAND SOLUTIONS, INC.

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ENCINITAS, CA 92024
PH (760) 230-6025

SEAN C. ENGLERT, L.S. 7959

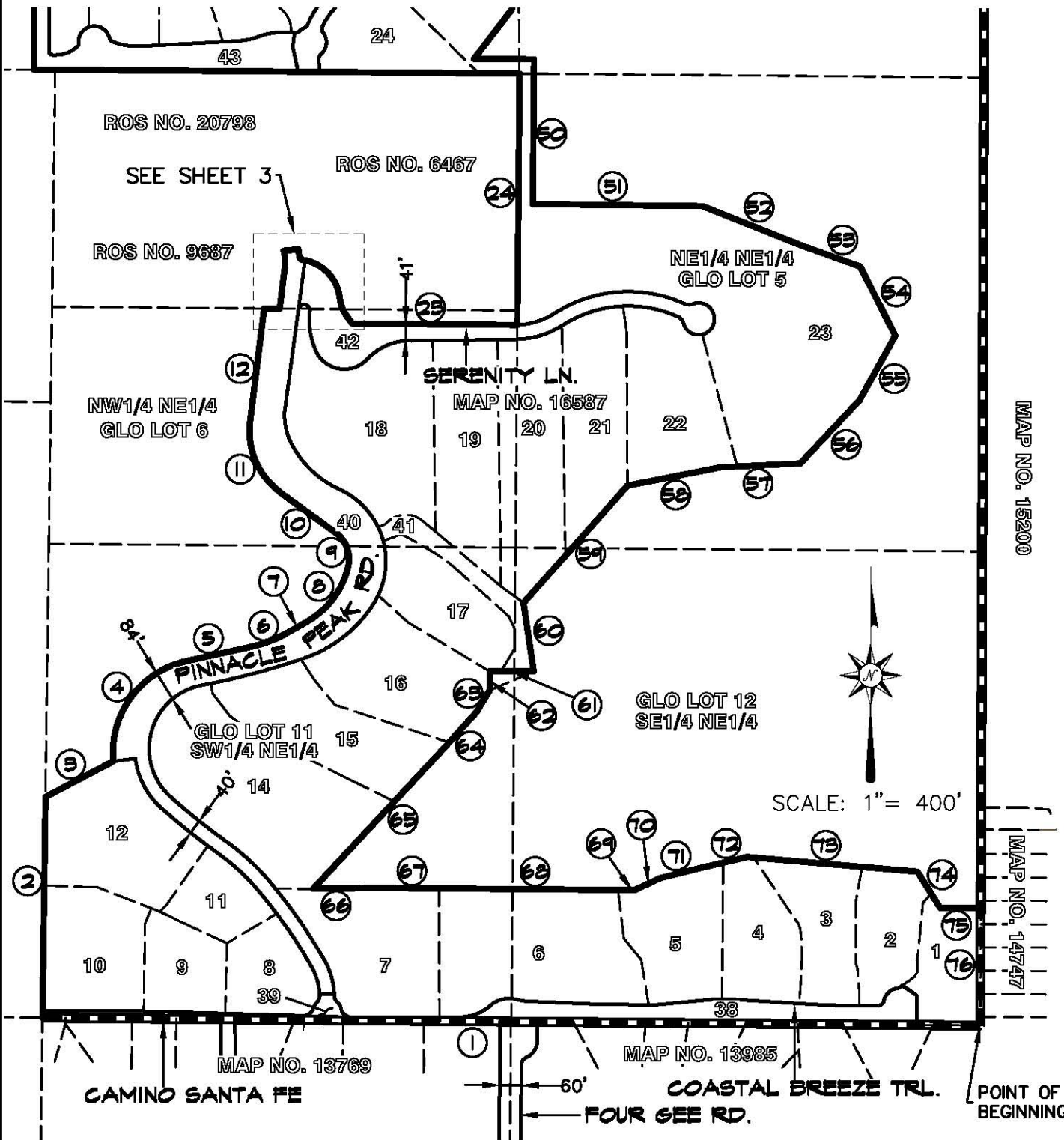
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EXHIBIT "B"

PLAT FOR RANCHO HILLS ANNEXATION

SEE SHEET 4

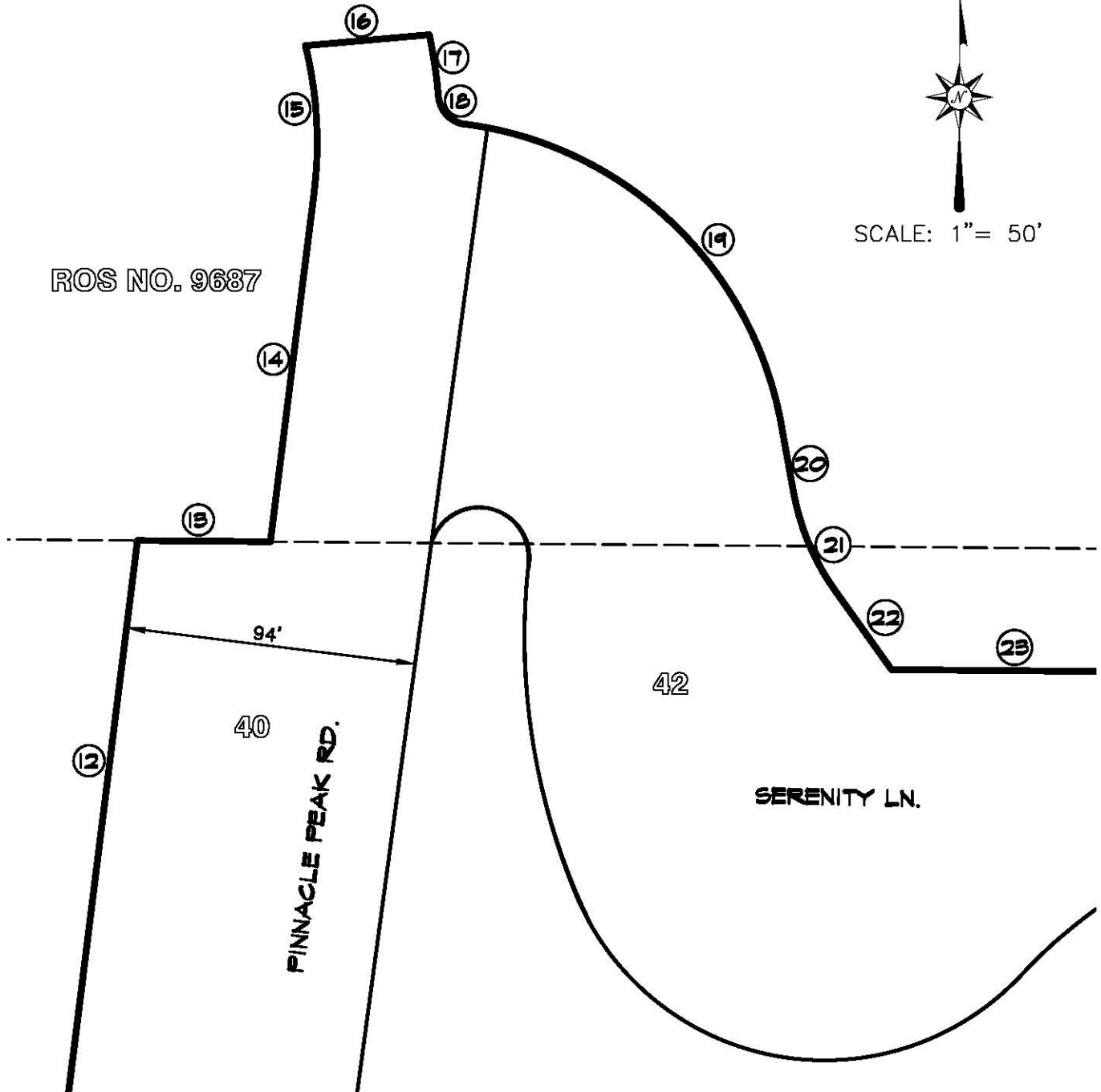


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EXHIBIT "B"
PLAT FOR RANCHO HILLS ANNEXATION

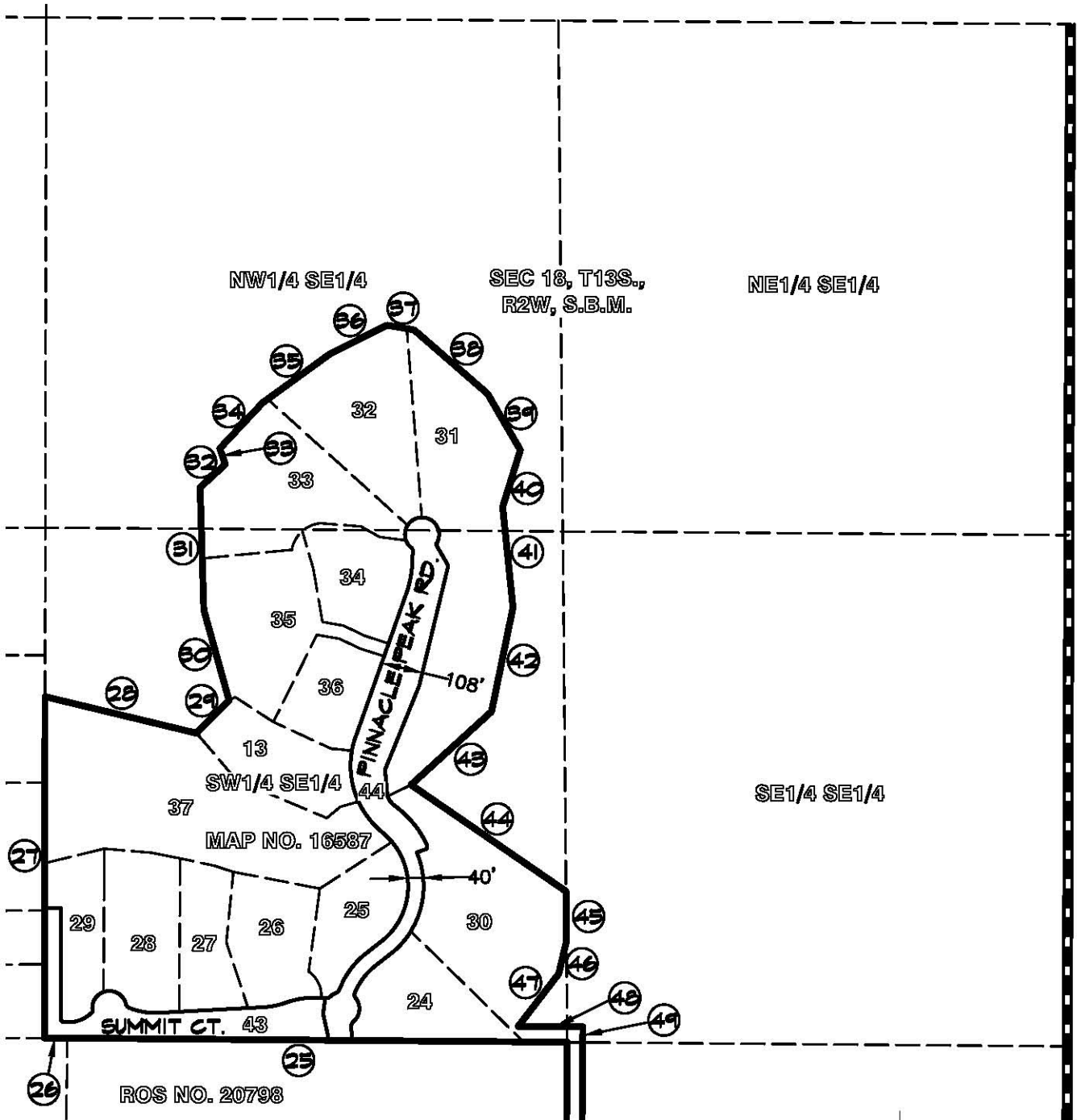


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EXHIBIT "B"
PLAT FOR RANCHO HILLS ANNEXATION



SEE SHEET 2



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SCALE: 1" = 400'

EXHIBIT "B"

PLAT FOR RANCHO HILLS ANNEXATION

DIMENSION TABLE

①	N89°31'35"W 2609.68'	③①	N01°47'07"W 315.87'	⑥⑤	S42°58'33"W 511.04'
②	N00°46'14"E 613.86'	③②	N47°14'28"E 88.48'	⑥⑥	N89°18'09"E 178.14'
③	N62°15'23"E 213.15'	③③	N18°49'42"W 43.40'	⑥⑦	S89°32'29"E 173.00'
④	L=376.33' Δ=82°55'53" R=260.00' RADIAL=S84°38'46"W	③④	N43°15'26"E 162.30'	⑥⑧	S89°31'47"E 529.92'
⑤	N77°34'39"E 187.72'	③⑤	N54°02'14"E 215.21'	⑥⑨	N89°59'33"E 13.21'
⑥	L=101.03' Δ=17°01'30" R=340.00'	③⑥	N63°22'14"E 164.33'	⑦⑩	N64°55'14"E 78.56'
⑦	N60°33'09"E 66.49'	③⑦	S79°58'11"E 71.27'	⑦①	N75°58'18"E 112.72'
⑧	L=198.68' Δ=47°25'57" R=240.00'	③⑧	S49°02'44"E 251.12'	⑦②	N76°40'47"E 135.79'
⑨	L=108.11' Δ=68°49'20" R=90.00'	③⑨	S30°16'09"E 168.01'	⑦③	S85°03'02"E 475.83'
⑩	N53°55'09"W 187.82'	④①	S17°18'30"W 153.99'	⑦④	S32°17'08"E 118.79'
⑪	L=223.72' Δ=61°02'18" R=210.00'	④②	S05°53'11"E 261.21'	⑦⑤	N89°53'28"E 112.99'
⑫	N07°07'09"E 318.36'	④③	S11°38'49"W 274.26'	⑦⑥	S00°12'54"W 327.34'
⑬	S89°31'21"E 43.12'	④④	S47°42'01"W 281.18'		
⑭	N07°08'34"E 114.31'	④⑤	S55°31'17"E 485.77'		
⑮	L=47.85' Δ=21°05'17" R=130.00'	④⑥	S00°29'51"E 127.91'		
⑯	N84°57'09"E 40.37'	④⑦	S13°07'52"W 86.96'		
⑰	L=20.25' Δ=6°49'35" R=170.00' RADIAL=N78°09'35"E	④⑧	S37°35'43"W 171.79'		
⑱	L=13.54' Δ=77°33'38" R=10.00' RADIAL=S84°59'10"W	④⑨	S89°31'00"E 167.10'		
⑲	L=151.31' Δ=72°14'36" R=120.00' RADIAL=N07°25'32"E	⑤①	S00°29'28"W 40.00'		
⑳	S10°19'52"E 22.11'	⑤②	S00°29'28"W 362.85'		
㉑	L=35.20' Δ=25°12'31" R=80.00'	⑤③	S89°21'46"E 471.51'		
㉒	S35°32'23"E 31.38'	⑤④	S68°21'38"E 293.54'		
㉓	S89°29'43"E 459.86'	⑤⑤	S70°12'15"E 176.84'		
㉔	N00°29'28"E 698.89'	⑤⑥	S27°00'24"E 215.41'		
㉕	N89°31'00"W 1291.99'	⑤⑦	S28°56'52"W 205.10'		
㉖	N89°50'01"W 59.26'	⑤⑧	S43°10'50"W 241.19'		
㉗	N00°06'02"E 881.19'	⑤⑨	S87°16'54"W 221.29'		
㉘	S76°28'37"E 402.66'	⑥①	S78°53'12"W 264.61'		
㉙	N44°26'23"E 119.57'	⑥②	S41°34'58"W 435.95'		
㉚	N15°33'42"W 241.87'	⑥③	S08°30'27"E 192.09'		
		⑥④	N89°59'33"W 122.97'		
			S00°00'27"W 53.68'		
			S31°12'14"W 69.74'		
			S42°03'26"W 158.19'		



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