

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS - LAND USE
WEDNESDAY, SEPTEMBER 10, 2025**

MINUTE ORDER NO. 7

**SUBJECT: NOTICED PUBLIC HEARING:
VALIANO PROPERTY TAX EXCHANGE: FIRE PROTECTION DISTRICT
REORGANIZATION (DISTRICT: 3)**

OVERVIEW

The Valiano project (Project), originally approved by the County of San Diego Board of Supervisors on July 25, 2018 (1), is a 239-acre development consisting of 243 residential units including 53 detached condominiums, parks, public multi-use trails, and 149 acres of open space within the Elfin Forest-Harmony Grove area of the San Dieguito Community Planning Area. The development was designed to demonstrate sustainable design practices through a variety of measures, including energy-efficient home designs, native and drought-tolerant landscaping, and low-impact development stormwater facilities. The project incorporates cool pavement technology, participation in the California Green Builder Program, installation of electric vehicle charging stations, and would provide residential electricity through renewable energy to help reduce energy consumption, air pollution, and greenhouse gas emissions. The project is located west of Interstate 15 (I-15) and south of State Route 78 (SR-78). Currently, this project is in both the Rancho Santa Fe Fire Protection District (FPD) and San Marcos FPD, with 229 acres being within the San Marcos FPD and 10.76 acres in Rancho Santa Fe FPD. The project was subject to legal action and reached a settlement, resulting in project changes that were approved by the County of San Diego Planning Commission on December 6, 2024.

The applicant is in the process of satisfying all project conditions to allow homes to be built. A condition of project approval was to unify the project within a singular FPD to ensure efficient service delivery. Additionally, this consolidation into one FPD is required for the Project to be granted a Grading Permit, necessary to build homes. The County does not have the authority to consolidate or reorganize FPD boundaries. However, in order for Local Agency Formation Commission (LAFCO) to consider annexing the 10.76-acre parcel from the Rancho Santa Fe FPD to the San Marcos FPD, the Revenue and Taxation Code requires that the Board of Supervisors (Board) adopt a Property Tax Exchange resolution prior to LAFCO reorganization of district boundaries.

Today's request is for the Board to consider a resolution to transfer the current fire tax revenue, equivalent to \$676.26 annually, from the Rancho Santa Fe FPD to the San Marcos FPD, allowing LAFCO to finalize the reorganization at a future hearing. Once LAFCO approves the reorganization to consolidate the project into one FPD, the condition of approval has been met. Once all conditions of approval have been met, the project can proceed with grading permits and begin construction. If LAFCO does not finalize the annexation, the property tax exchange is considered null and void.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that adoption of the property tax exchange resolution is not subject to the California Environmental Quality Act (CEQA) pursuant to state CEQA Guidelines Section 15378(b)(4) because the proposed action involves government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

2. Adopt the resolution entitled: “Valiano Property Tax Exchange Resolution: Fire Protection District Reorganization” (Attachment A).

EQUITY IMPACT STATEMENT

The requested Property Tax Exchange between the San Marcos Fire Protection District and the Rancho Santa De Fire Protection District would facilitate a LAFCO action to ensure equitable access to fire protection and emergency medical services for residents within the affected parcel. This action would contribute to the County’s Equity goals by ensuring equitable access to necessary services for all members of the community.

SUSTAINABILITY IMPACT STATEMENT

The proposed action consists of an administrative action to transfer tax revenue from one fire district to another to facilitate a LAFCO reorganization for fire services, ensuring efficient fire services can be provided to the Valiano project. The Valiano project would provide 243 new homes, parks, trails, and open space, and was designed to demonstrate sustainable design practices through a variety of measures, including energy-efficient home designs, native and drought-tolerant landscaping, and low-impact development stormwater facilities. The project incorporates cool pavement technology, participation in the California Green Builder Program, installation of electric vehicle charging stations, and would provide residential electricity through renewable energy to help reduce energy consumption, air pollution, and greenhouse gas emissions.

FISCAL IMPACT

There is no fiscal impact associated with these recommendations. If approved by the Board, this resolution would transfer future property tax revenue of approximately \$676.26 annually from the Rancho Santa Fe Fire Protection District to the San Marcos Fire Protection District to fund fire and emergency medical services, following LAFCO reorganization. There would be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Desmond, seconded by Supervisor Anderson, the Board of Supervisors took action as recommended, and adopted Resolution No. 25-105, entitled: VALIANO PROPERTY TAX EXCHANGE RESOLUTION: FIRE PROTECTION DISTRICT REORGANIZATION.

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter