

LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

FOR MEETING OF: NOVEMBER 4, 2013
(Continued from October 7, 2013)

Proposal

“Vista Business Park Reorganization” (Vallecitos Water District)
(RO13-46)

Proponent

Property owner, by petition

Description/Justification

Proposed by petition of the landowner is a reorganization of one incorporated parcel located within the City of Vista (Assessor Parcel Number 221-661-23, totaling approximately 17.17-acres) involving detachment from the Vista Irrigation District (ID) and annexation to the Vallecitos Water District (WD) for the provision of sewer and water services. The proposed reorganization area is located within the adopted sphere of influence of the Vallecitos WD.

The City of Vista has approved a Tentative Parcel Map (PC3-182) for the proposal territory that creates five industrial lots on the site and adopted a Mitigated Negative Declaration that mitigates all identified potentially significant impacts to a less-than-significant level. While the proposal area is currently located within the water service area and sphere of influence of the Vista ID, the subject districts have determined that Vallecitos WD has both sewer and water infrastructure adjacent to the site and that consolidation of the service provision under Vallecitos WD would be the most efficient service arrangement.

The Vallecitos WD has indicated that capacity is available to extend public sewer and water services to the proposal territory. The landowner will finance all costs for the approximate 70-foot connections to the Vallecitos WD sewer and water mains located adjacent to the proposal territory within Aveneda Michelle.

The proposal territory is surrounded by single-family residential and commercial/industrial development and will continue to receive fire protection services from the City of Vista following the proposed reorganization.

General Plan/Zoning

City of Vista General Plan: Specific Plan Area (SPA) – Visa Business Park

City of Vista zoning: SPA

Location

North of San Marcos Blvd.; east of Business Park Drive; south of SR-78; and west of Rancho Santa Fe Road. (Thomas Bros. Page 1128/A1-2)

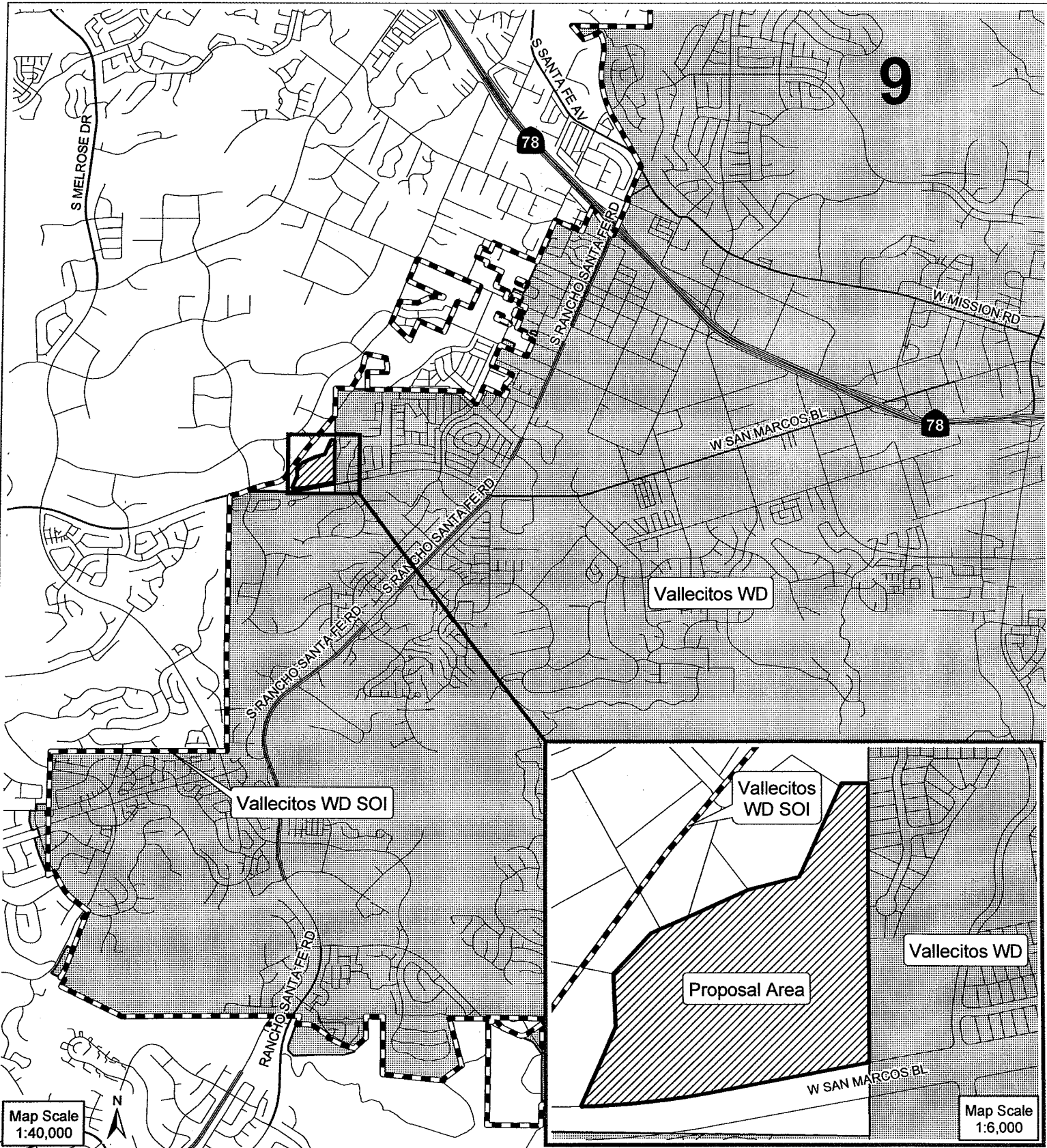
Executive Officer Recommendation

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

Attachment

Vicinity Map

MDO:RB:trl



RO13-46

PROPOSED "VISTA BUSINESS PARK REORGANIZATION" (VALLECITOS WATER DISTRICT)

- Proposed Area
 - Vallecitos WD
 - Vallecitos WD SOI
- SOI = Sphere of Influence

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