

INFORMATION ITEM

**LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT**

FOR MEETING OF: FEBRUARY 6, 2017

Proposal(s)

"Colucci Qualified Trust Reorganization" to the Vallecitos Water District (RO16-16)

Proponent

Landowner, by petition

Description/Justification

An annexation to the Vallecitos Water District is proposed so that water service can be provided to two unincorporated parcels (APNs: 182-270-24 and 182-270-25) totaling approximately 7.34 acres. The proposed territory is currently located within the Vista ID for the provision of water service; the Vallecitos WD has required detachment from Vista ID as a condition of the provision of water service to the subject territory. The proposed reorganization area is located within Vallecitos WD's adopted sphere of influence; therefore, a sphere amendment is not required in association within the subject reorganization. The area is surrounded by open space and agriculture. It will continue to receive fire protection services from San Marcos Fire Protection District. Both affected agencies are aware of the proposal and have provided the applicant with an estimate of the associated fees to complete the reorganization upon LAFCO approval. The Board of Supervisors has adopted a Master Property Tax Exchange Resolution for Annexation and Detachments involving Enterprise Districts that will govern any transfer of property taxes associated with these jurisdictional changes.

This information item represents the official notice to the Vallecitos Water District of the commencement of a 60-day period in which a resolution to LAFCO requesting termination of the reorganization proceedings may be adopted and submitted (Government Code Section 56857(b)).

Any resolution requesting termination of the proceedings is required to be based upon written findings supported by substantial evidence in the record that the request is justified by a financial or service related concern. Government Code Section 56857(d) provides additional details for defining and determining these financial or service-related concerns:

- "Financial concerns" means that the proposed uses within the territory proposed to be annexed do not have the capacity to provide sufficient taxes, fees, and charges, including connection fees, if any, to pay for the full cost of providing services, including capital costs. Cost allocation shall be based on generally accepted accounting principles and shall be subject to all constitutional and statutory limitations on the amount of the tax, fee, or charge.

- "Service concerns" means that a district will not have the ability to provide the services that are the subject of the application to the territory proposed to be annexed without imposing level of service reductions on existing and planned future uses in the district's current service area. "Service concerns" does not include a situation when a district has the ability to provide the services or the services will be available prior to the time that services will be required.
- A district may make findings regarding financial or service concerns based on information provided in the application and any additional information provided to the district by the Commission or the applicant that is relevant to determining the adequacy of existing and planned future services to meet the probable future needs of the territory. Findings related to service or financial concerns may be based on an urban water management plan, capital improvement plan, financial statement, comprehensive annual financial report, integrated resource management plan, or other information related to the ability of a district to provide services.

Accordingly, to request termination of the "Colucci Qualified Trust Reorganization" based on identified service and/or financial concerns, the affected annexing district may submit an adopted resolution to LAFCO by the end of the 60-day period, which is April 6, 2017.

General Plan/Zoning

County of San Diego General Plan: Twin Oaks Community Plan: Semi-Rural Residential (SR-10; 1 unit per 10 or 20 gross acres); County of San Diego zoning: Agricultural (A-70; limited agriculture)

Location

The proposed reorganization area is north of Buena Creek Road; east of Tamara Lane; south of Twin Oaks Valley Road; and west of Interstate 15 and Deer Springs Road.

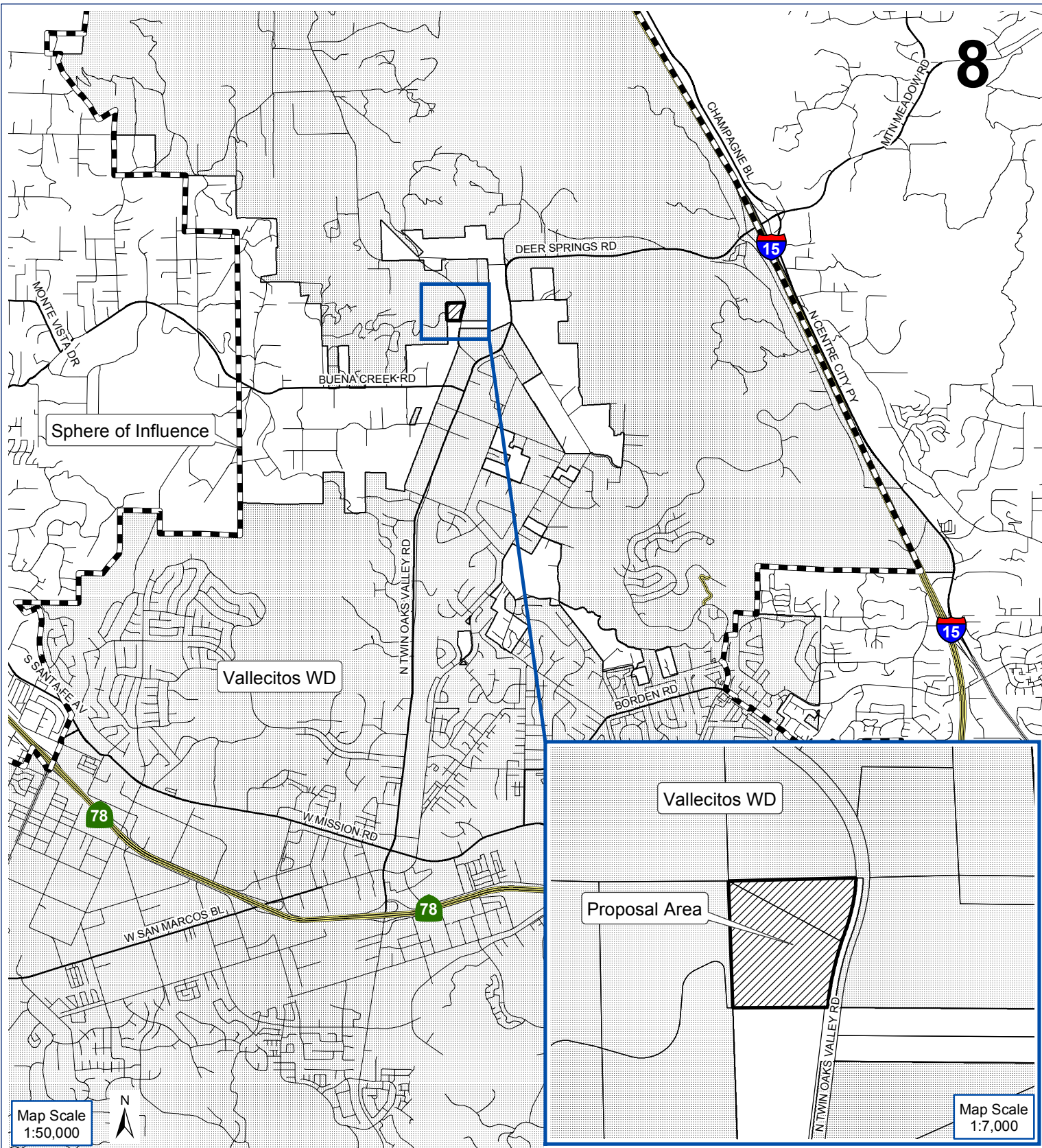
Executive Officer Recommendation

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:JS:ra






Map Scale
1:50,000



Map Scale
1:7,000

RO16-16 PROPOSED "COLUCCI QUALIFIED TRUST REORGANIZATION" (VALLECITOS WATER DISTRICT)

-  Proposal Area
-  Vallecitos WD
-  Sphere of Influence