

CONSENT ITEM

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

FOR MEETING OF: APRIL 3, 2017

Proposal

“Colucci Qualified Trust Reorganization” (Vallecitos Water District)
(RO16-16)

Proponent

Property owner, by Petition

Description

Proposed by petition of the property owner is a reorganization of two unincorporated parcels (APNs: 182-270-24 and 182-270-25) totaling approximately 7.55–acres. The proposed reorganization involves the annexation of subject territory to the Vallecitos Water District (WD) for the provision of water services and a concurrent detachment from the Vista Irrigation District (ID).

The proposal 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.

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

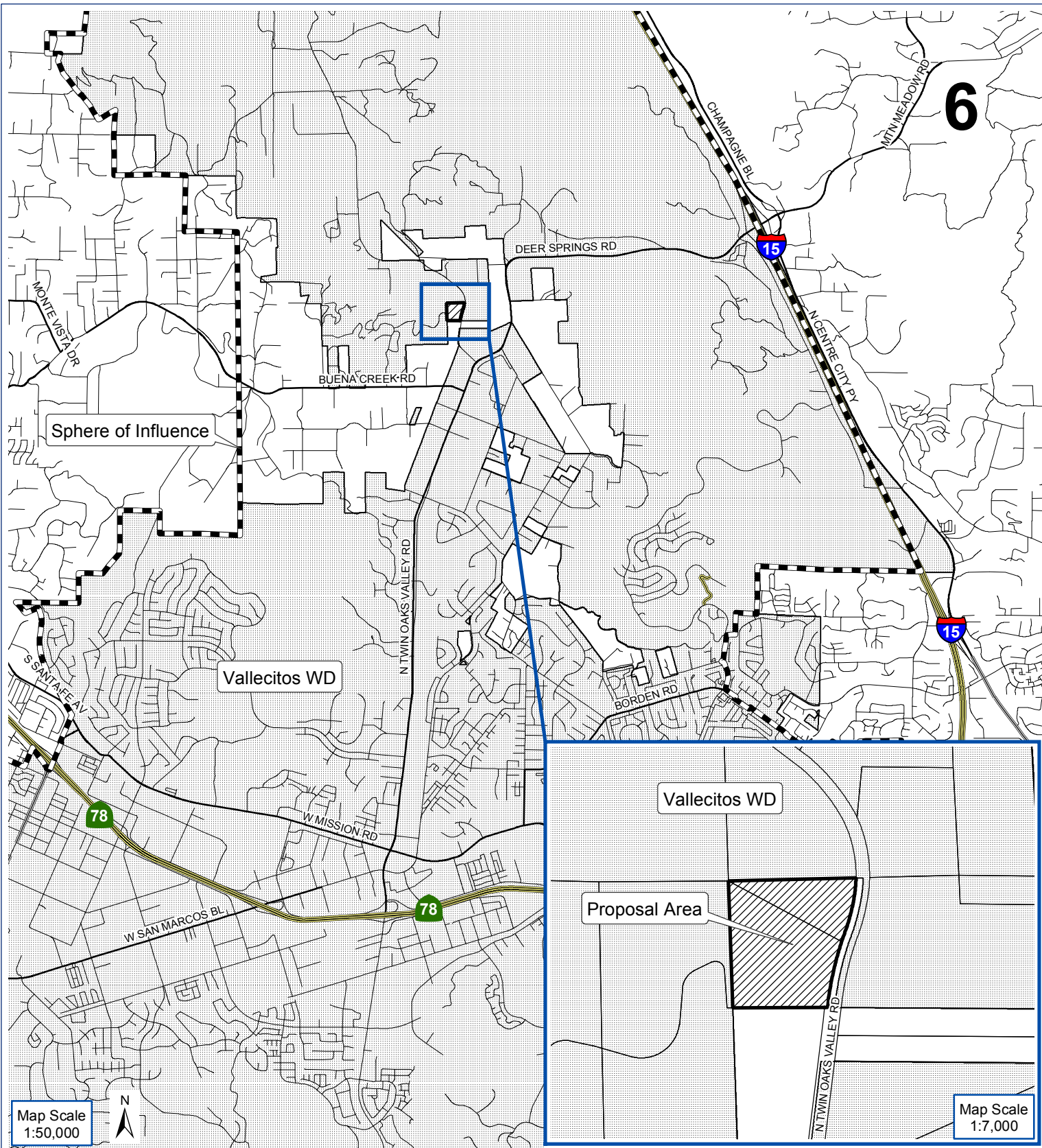
- (1) Find in accordance with the Executive Officer's determination, that pursuant to Section 15319(b) of the State CEQA Guidelines, this annexation is not subject to the environmental impact evaluation process because the annexation area consists of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures; and

- (2) Adopt the form of resolution approving the annexation for the reasons set forth in the Executive Officer's Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the annexation subject to the following term and condition:
Payment by the property owner of District annexation and sewer capacity fees.




Attachment

Vicinity Map

MDO:JS:trl



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

-  Proposal Area
-  Vallecitos WD
-  Sphere of Influence