

CONSENT ITEM

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

FOR MEETING OF: JULY 10, 2017

Proposal

“Olive Avenue Reorganization” (City of Vista)
(RO17-04)

Proponent

City of Vista, by resolution

Description/Justification

Proposed by resolution of the City of Vista is a reorganization involving annexation of one unincorporated parcel to the City of Vista (Assessor Parcel Number 162-493-22; totaling approximately 3.19-acres), with a concurrent detachment of the proposal area from the Vista Fire Protection District (FPD). The proposed reorganization area is contiguous to the incorporated territory of the City of Vista and is located within the Vista sphere of influence.

The concurrent detachment of the reorganization area from the Vista FPD is necessary as the City of Vista will assume responsibility for the provision of fire protection services to the proposal area following the reorganization. The proposed reorganization area presently receives police services from the San Diego County Sheriff's Department, and water service from the Vista Irrigation District (ID); no changes to these service arrangements are proposed as part of the reorganization with the City of Vista.

The approximate 3.19-acre reorganization area is presently developed with one single-family residence and a mobile-telecommunications tower. The City of Vista has conditionally approved an 8-lot Tentative Subdivision Map for the reorganization area (approximately 2.5 dwelling units per acre), which allows the development of 7 additional single-family residences following the proposed reorganization. The existing residence would remain and occupy the 8th lot. The City of Vista and the other existing municipal service providers for the proposal area have indicated that adequate capacities and services are available to serve the proposed development following reorganization with the City.

The City has certified a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) for the subdivision and proposed reorganization that identifies potentially-significant environmental impacts resulting from the proposed project and provides mitigation measures intended to reduce the identified impacts to less-than-significant levels.

The proposed reorganization will involve an exchange of allocated property tax revenues between the local agencies whose service area or service responsibilities will be altered by the proposed jurisdictional changes. The City of Vista and the County of San Diego have adopted a Master Property Tax Exchange Agreement (MPTA) that will govern the exchange of property tax revenues from the proposal.

The City of Vista has determined that the proposed reorganization will not require a deficit offset payment to the City, as a fiscal impact analysis of the proposal has projected a net annual surplus in City General Fund revenues generated by the proposal area following the reorganization.

Land Use

Existing:

The present County of San Diego General Plan/North County Metro Community Plan designation for the proposal area is Village Residential (VR 4.3, up to 4.3 dwelling units per acre). The present County zoning is Limited Agriculture (A-70), which requires a 1-acre minimum lot size. The proposed reorganization area contains one single-family residence, and a mobile telecommunications tower with an associated equipment shed. Surrounding land uses consist of single-family residential uses to the north, east, south, and west.

Proposed:

The City of Vista General Plan designates the proposal area as Medium Low Density (MLD, up to 5 du per acre). The City has approved pre-zoning for the proposal area as Residential (R-1, minimum 10,000 square feet lot size).

The City has conditionally approved an 8-lot Tentative Subdivision Map (PC6-058) for the approximate 3.19-acre proposed reorganization area that allows for the development of 7 additional single-family residential units. The existing single-family residence would remain and occupy the eighth lot, resulting in a proposed residential density of 2.5-dwelling units per 1-acre. The City has not conditioned the development on inclusion of affordable housing units and the proposed residential units to be developed are anticipated to be sold to prospective buyers at current market rates.

Environmental Review

The City of Vista has certified a Mitigated Negative Declaration (MND) (PC6-058) for the project that identified potentially significant impacts to Biological Resources, Cultural Resources, Geology and Soils, Land Use and Planning, Noise, Transportation/Traffic, and Mandatory Findings of Significance. The City certified a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) for the subdivision and proposed reorganization that provides mitigation measures intended to reduce the identified potentially-significant environmental impacts to less-than-significant levels.

Public Services

Fire

The proposed reorganization area is presently located within the adopted sphere of influence and authorized service area of the Vista Fire Protection District (FPD). The Vista FPD provides fire protection and emergency medical transport services within its service area and sphere via the City of Vista Fire Department under a service contract with the City. As part of the proposed reorganization with the City of Vista, the proposal area will detach from the Vista FPD and receive fire protection and emergency medical transport services directly from the City of Vista Fire Department. The closest City of Vista Fire Station to the proposed reorganization area is Station No. 1, located at 175 N. Melrose Drive, Vista (approximately 1.6-miles from the proposal area).

Police

Police services within the City of Vista are provided by contract with the San Diego County Sheriff. No change to this service arrangement is proposed as part of the subject reorganization. The San Diego County Sheriff's Vista Patrol Station is located at 325 South Melrose Dr., Suite 210, Vista, approximately 2.2-miles from the proposal area. The Sheriff also has a West Office Substation at 1477 Moon Road, Vista, located approximately 0.4-mile from the proposal area.

Sewer

The proposed reorganization area is not presently located within the authorized service area of a public sewer service provider. Following the reorganization with the City of Vista, sewer service would be extended from an existing City sewer main within Olive Avenue that is located approximately 30-feet from the proposal area. The Wastewater Maintenance Division of the City of Vista Public Works Department is responsible for the maintenance of the sewer mains and access holes of the City's sewer system. The City has indicated that adequate wastewater treatment capacity exists to serve the proposed development project.

Water

The proposed reorganization area is presently located within the authorized service area and adopted sphere of influence of the Vista Irrigation District (ID) for the provision of water services; no change to this service arrangement proposed as part of the subject reorganization. The Vista ID has an existing water main adjacent to the proposal area within Olive Avenue. The Vista ID has indicated that adequate water supplies exist to serve the proposed development project.

Conclusion and Staff Recommendation

The proposed "Olive Avenue Reorganization" has been initiated by the City of Vista with 100% consent of the landowners; no opposition to the proposal has been received by LAFCO staff. The proposal area is contiguous to City of Vista and is located within the City's adopted sphere of influence. The City has conditionally approved an 8-lot single-family residential development on the proposed reorganization area, and has certified a MND and

a MMRP intended to reduce any identified potentially-significant environmental impacts from the development and reorganization to less-than-significant levels.

The City of Vista's proposed land use and pre-zoning designations for the proposal area are in conformance with the City's General Plan. While the proposed residential development is in conformance with the present County of San Diego General Plan designation, the present County zoning designation for the proposal area requires a 1-acre minimum lot size compared to the City's proposed 2.5 dwelling units per acre. The unincorporated proposal area, however, is not presently located within the service area of a sewer service provider.

The present County zoning designation of a 1-acre minimum lot size for the proposal area reflects the existing slope conditions and the unavailability of sewer services within the local unincorporated area. These local circumstances require the County to plan for larger residential lots in order to accommodate installation and use of domestic septic systems, including providing adequate lot space to accommodate leach fields and required reserve/repair areas. As the City provides sewer services within its incorporated territory, the City's land use planning allows for smaller minimum lot sizes than is required when utilizing septic systems.

The City and the Vista Irrigation District (ID) have indicated that adequate capacities are available to provide sewer and water services, respectively, from existing infrastructure located adjacent to the proposal area. The existing service arrangements for the provision of fire protection, police, and water services to the proposal area will not change as part of the proposed reorganization with the City of Vista. Therefore, it is recommended that your Commission approve the proposed "Olive Avenue Reorganization" with the City if Vista, as submitted.

General Plan/Zoning

Existing:

County of San Diego General Plan: North County Metro Community Plan:

Village Residential 4.3 (VR-4.3; 4.3 dwelling units per acre)

County of San Diego zoning: Limited Agriculture (A-70; 1-acre minimum lot size)

Proposed:

City of Vista General Plan: Medium Low Density (MLD, up to 5 du per acre)

City of Vista zoning: Residential (R-1, minimum 10,000 square feet lot size)

Location

North of SR-78, east of College Boulevard, south of Oceanside Boulevard, and west of Melrose Drive. (Thos. Bros. pg. 1087/D6)

Executive Officer Recommendation

- (1) Find that the Commission, acting as a responsible agency, has considered the environmental effects of the project as shown in the attached mitigated negative declaration prepared by the City of Vista. The mitigation is within the jurisdiction of the City and not LAFCO because the affected resources and services will be within the city limits upon annexation; and
- (2) Adopt the form of resolution approving this reorganization 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 reorganization subject to the following conditions:

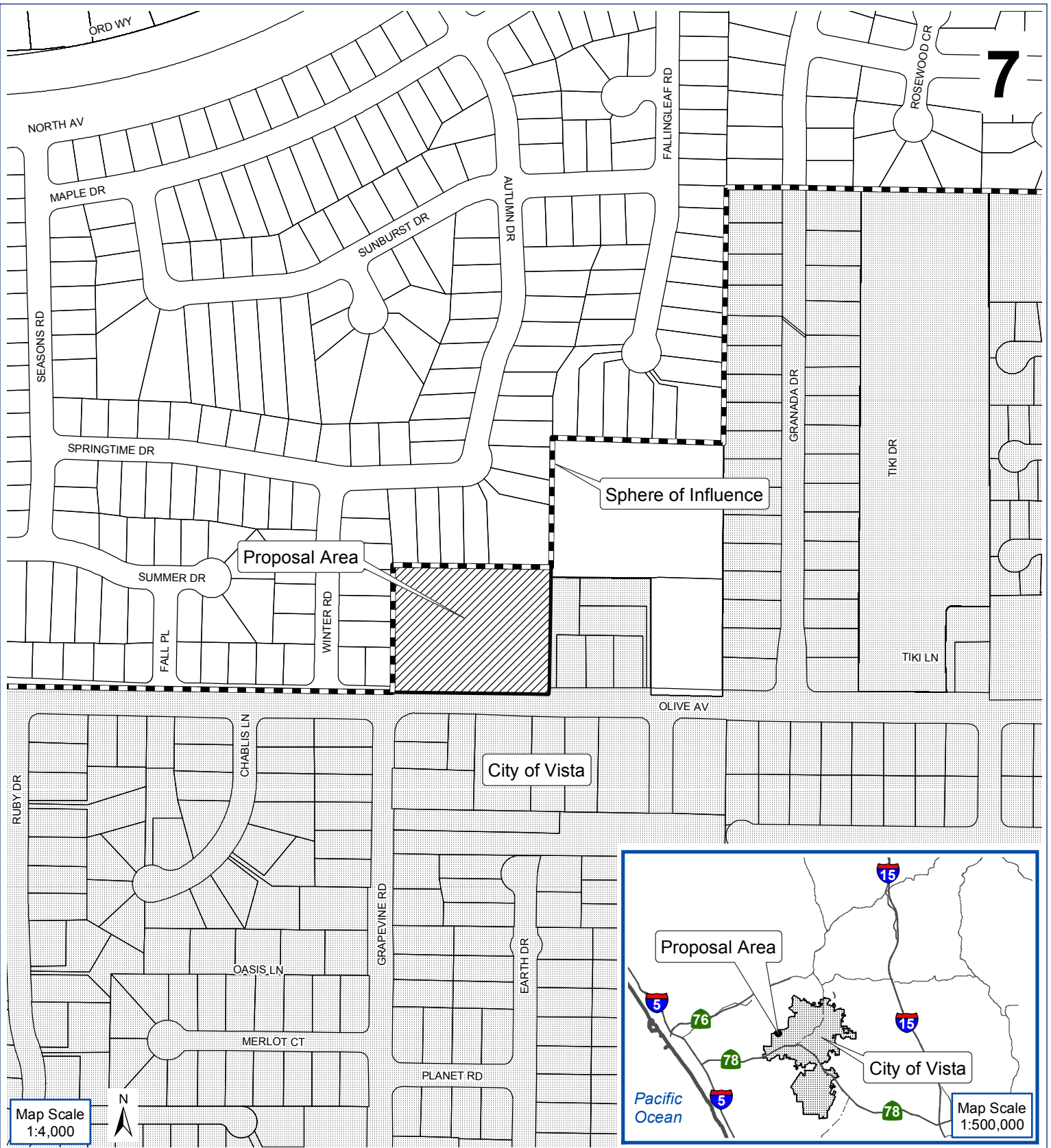
Payment by the property owners of State Board of Equalization charges.

Attachments

Vicinity Map




Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program prepared by the City of Vista (Distributed to Commissioners on CD)

MDO:RB:eb



RO17-04

**PROPOSED "OLIVE AVENUE REORGANIZATION"
(CITY OF VISTA)**

-  Proposal Area
-  City of Vista
-  Sphere of Influence