

CONSENT ITEM

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

FOR MEETING OF: SEPTEMBER 11, 2017

Proposal

"Phillips Street Reorganization" (City of Vista)
(RO17-06)

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 183-060-78; totaling approximately 7.42-acres), with concurrent detachments of the proposal area from the Buena Sanitation District (SD) and the Vista Fire Protection District (FPD). The proposed reorganization area is contiguous to the City of Vista and is located within the Vista sphere of influence.

The detachment of the reorganization area from the Buena SD and the Vista FPD is necessary as the City will assume direct responsibility for the provision of sewer and 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.

The City of Vista has conditionally approved a 23-lot Tentative Subdivision Map (PC6-059) for the proposed reorganization area (3.1-dwelling units per acre), and has certified a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) for the subdivision and proposed reorganization that identifies and mitigates any potentially-significant environmental impacts to less-than-significant levels. 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 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 7.3, up to 7.3 dwelling units per acre). The present County zoning is Single-Family Residential (RS), which allows up to 7.3 du per acre, and requires a 6,000 square feet minimum lot size.

The proposed reorganization area contains one single-family residence that will be demolished as part of the proposed subdivision and residential development.

Surrounding land uses consist of public transportation facilities and the S. Santa Fe Avenue roadway to the immediate north and east; with civic and multi/single family residential land uses to the south and west.

Proposed

The City of Vista General Plan designates the proposal area as Medium Density (MD, up to 10 du per acre). The City has approved pre-zoning for the proposal area as Residential (R-1-B), which allows up to 7.3 du per acre, and requires a 6,000 square feet minimum lot size.

The City has conditionally approved a 23-lot Tentative Subdivision Map (PC6-059) for the approximate 7.42-acre proposed reorganization area (3.1-dwelling units per acre). The proposed residential lots range in size from approximately 0.14 to 0.42 acre. Primary access to the development will be from Phillips Street, with a secondary emergency access driveway from Hannalei Drive on the south. Phillips Street will be extended and improved to City standards within the proposed reorganization area; the existing Hannalei Drive driveway will be widened to City standards.

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) for the project that identified potentially significant impacts to Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Transportation/Traffic, and Mandatory Findings of Significance. The City has approved a Mitigation Monitoring and Reporting Program (MMRP) for the subdivision and proposed reorganization with the City that provides mitigation measures intended to reduce the identified potentially-significant environmental impacts to less-than-significant levels.

The City's MND determined that the proposed subdivision and reorganization with the City would produce less-than-significant impacts or no impacts in regards to the following environmental categories: Aesthetics; Agriculture and Forestry Resources; Air Quality; Geology and Soils; Greenhouse Gas Emissions; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Population and Housing; public Services; Recreation; and, Utilities and Service Systems.

Public Services

Fire

The proposed reorganization area is currently provided fire protection services from the Vista Fire Protection District (FPD), which provides fire protection and emergency medical transport services within its service area via the City of Vista Fire Department under a service contract with the City of Vista. As part of the proposed reorganization with the City, 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. 2, located at 1050 Valley Drive, Vista (approximately 2.0-miles from the proposal area).

Police

Police protection in the City of Vista's incorporated territory is provided by the San Diego County Sheriff under a service contract with the City. 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 3.0-miles from the proposal area.

Sewer

The proposed reorganization area is presently located within the authorized service area of the Buena Sanitation District (SD), which a dependent special district of the City of Vista. As a dependent special district, the Vista City Council serves as the Board of Directors for the Buena SD. The Buena SD and the City of Vista wastewater collection systems are administered as a single sanitation system by the City of Vista Engineering Department. LAFCO approved a transitional (zero) sphere for the Buena SD in 1984 in recognition that Buena SD service responsibility should eventually be assumed by the City of Vista.

As part of the reorganization with the City of Vista, the proposed reorganization area will be detached from Buena SD and the City will provide sewer service from an existing City sewer main within Phillips Street that is located approximately 175-feet from the proposal area. The Wastewater Maintenance Division of the City of Vista Public Works Department is responsible for the maintenance of sewer mains and manholes within the City's sewer system. The City has indicated that adequate wastewater infrastructure and 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 Philips Street and Hannalei Drive. The Vista ID has indicated that adequate water supplies exist to serve the proposed development project.

Proposed Reorganization Area

The City's resolution of application proposed reorganization of two unincorporated APNs: 183-060-78 and 183-060-40; however, the City's tentative subdivision map and mitigated negative declaration covers only APN 183-060-78. APN 183-060-40 was not included in the submitted LAFCO reorganization application, nor identified in the legal description and map for the proposed reorganization area. The City has indicated that the property owner of parcel -40 has decided not to participate in the proposed reorganization at this time, and that parcel -78 is the only property proposed for reorganization in accordance with the City's submitted resolution of application.

Adjacent Right-Of-Ways

As originally submitted, the proposed reorganization area is bordered immediately to the north by the North County Transportation District (NCTD) Sprinter light rail right-of-way and the S. Santa Fe Avenue right-of-way. The two adjacent right-of-ways are located within the incorporated territory of the City of Vista to the north of the proposal area; however, the unincorporated portion of the right-of-ways that are contiguous to the proposal area were not included within the submitted reorganization proposal. Following consultation with the City and the NCTD, the proposal area was modified and expanded to include the contiguous unincorporated portions of the two right-of-ways. (Refer to Vicinity Map)

Conclusion and Staff Recommendation

The proposed "Phillips Street 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. The proposal area is contiguous to City of Vista and is located within the City's adopted sphere of influence. Following consultation with the City and the North County Transportation District (NCTD), the submitted proposal area was modified and expanded to include contiguous unincorporated portions of the NCTD Sprinter light rail right-of-way and the S. Santa Fe Avenue right-of-way.

The City has conditionally approved 23-lot Tentative Subdivision Map (PC6-059) for the approximate 7.42-acre proposed reorganization area (3.1-dwelling units per acre), 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.

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 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 “Phillips Street Reorganization” with the City of Vista, as modified.

General Plan/Zoning

Existing

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

Village Residential 7.3 (VR-7.3; Up to 7.3 dwelling units per acre)

County of San Diego zoning: Single-Family Residential (RS); 6,000- sq. ft. min. lot size)

Proposed

City of Vista General Plan: Medium Density (MD, up to 10 du per acre)

City of Vista rezoning: Residential (R-1-B, up to 7.3 du/ac, 6,000 sq. ft. min. lot size)

Location

North of SR-78, east of S. Melrose Drive, south of S. Santa Fe Avenue, and west of N. Twin Oaks Valley Road. (Thos. Bros. pg. 1108/B2)

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:

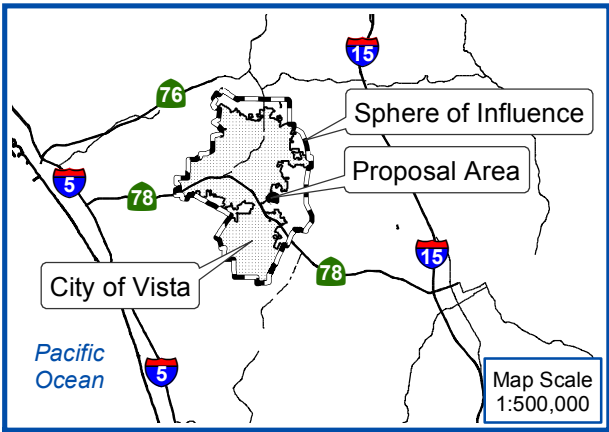
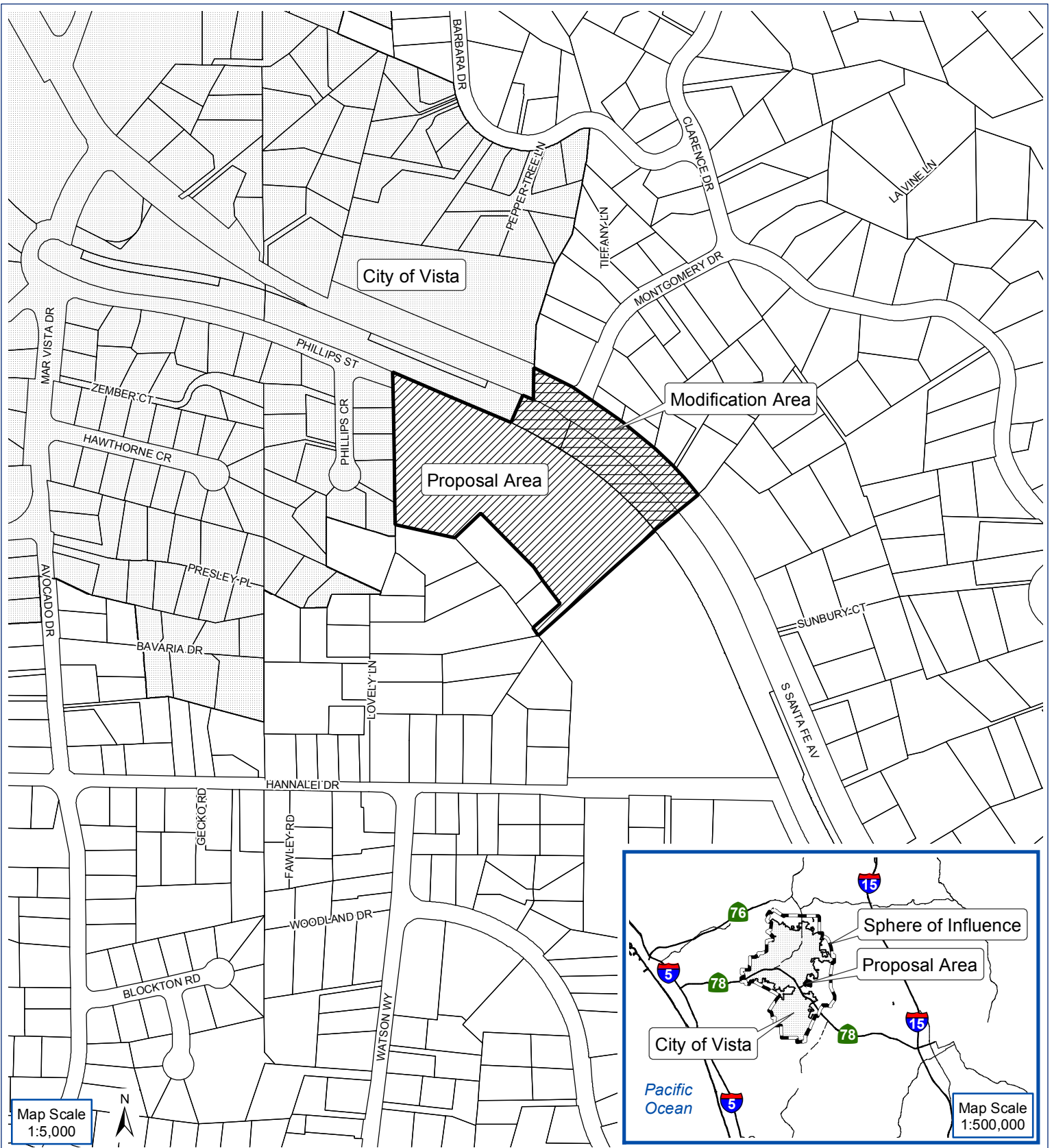
Payment by the property owners of State Board of Equalization charges.

Attachments




Vicinity Map

Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (City of Vista PC6-059) (Compact Disc and available at www.sdlaco.org)

MDO:RB:trl



**RO17-06 PROPOSED "PHILLIPS STREET REORGANIZATION"
(CITY OF VISTA)**

-  Proposal Area
-  City of Vista
-  Sphere of Influence

**SAN DIEGO LOCAL AGENCY FORMATION COMMISSION
SEPTEMBER 11, 2017**

**AGENDA ITEM NO. 7
PROPOSED "PHILLIPS STREET REORGANIZATION"
(CITY OF VISTA)
(RO17-06)**

**MITIGATED NEGATIVE DECLARATION AND MITIGATION
MONITORING AND REPORTING PROGRAM
(CITY OF VISTA PC6-059)**

**DISTRIBUTED TO COMMISSIONERS UNDER SEPARATE COVER
(Available on LAFCO's website: www.sdlafco.org)**