

LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

FOR MEETING OF: FEBRUARY 1, 2016

Proposal

“Stonemark Estates Annexation” to the Buena Sanitation District (DA15-12)

Proponent

Landowner, by petition

Description/Justification

An annexation to the Buena Sanitation District (SD) is proposed so that sewer service can be provided to two parcels totaling 28.055 acres. The primary parcel (APN: 169-200-20) will be the location of a residential subdivision of 25.8 acres consisting of 19 lots ranging in size from 0.5 to 4.3 acres. The secondary parcel (APN: 169-200-11 totaling 2.2 acres) is adjacent but not part of the proposed residential development. In order to promote orderly development by providing public sewer to the parcels and to comply with the County Subdivision Ordinance Section 81.707 and 81.708, both parcels will be annexed into the Buena SD as conditioned in the adopted resolution for Tentative Map No. 5479RPL6. The District has indicated that capacity is available with service being provided from an adjacent pipeline. The annexation area is uninhabited, surrounded by residential development and is within the Vista Irrigation District and Vista Fire Protection District. No change to water or fire protection services is necessary. A master enterprise property tax resolution pertains to this application.

This information item represents the official notice to Buena Sanitation 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 "Stonemark Estates Annexation" 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 1, 2016.

General Plan/Zoning

The North County Metropolitan Subregional Plan Area designation is Semi Rural - Residential (SR-3: two dwelling units per acre); County zoning is Single-Family Residential (SR2: half-acre minimum lot size).

Location

The proposed annexation area is located on the west side of Park Hill Road, east of Buena Vista Drive and just south of the intersection with Mar Vista Drive. The City of Vista abuts the project site on portions of the southern and northern boundaries (Thomas Bros. map page 1107, H/3).

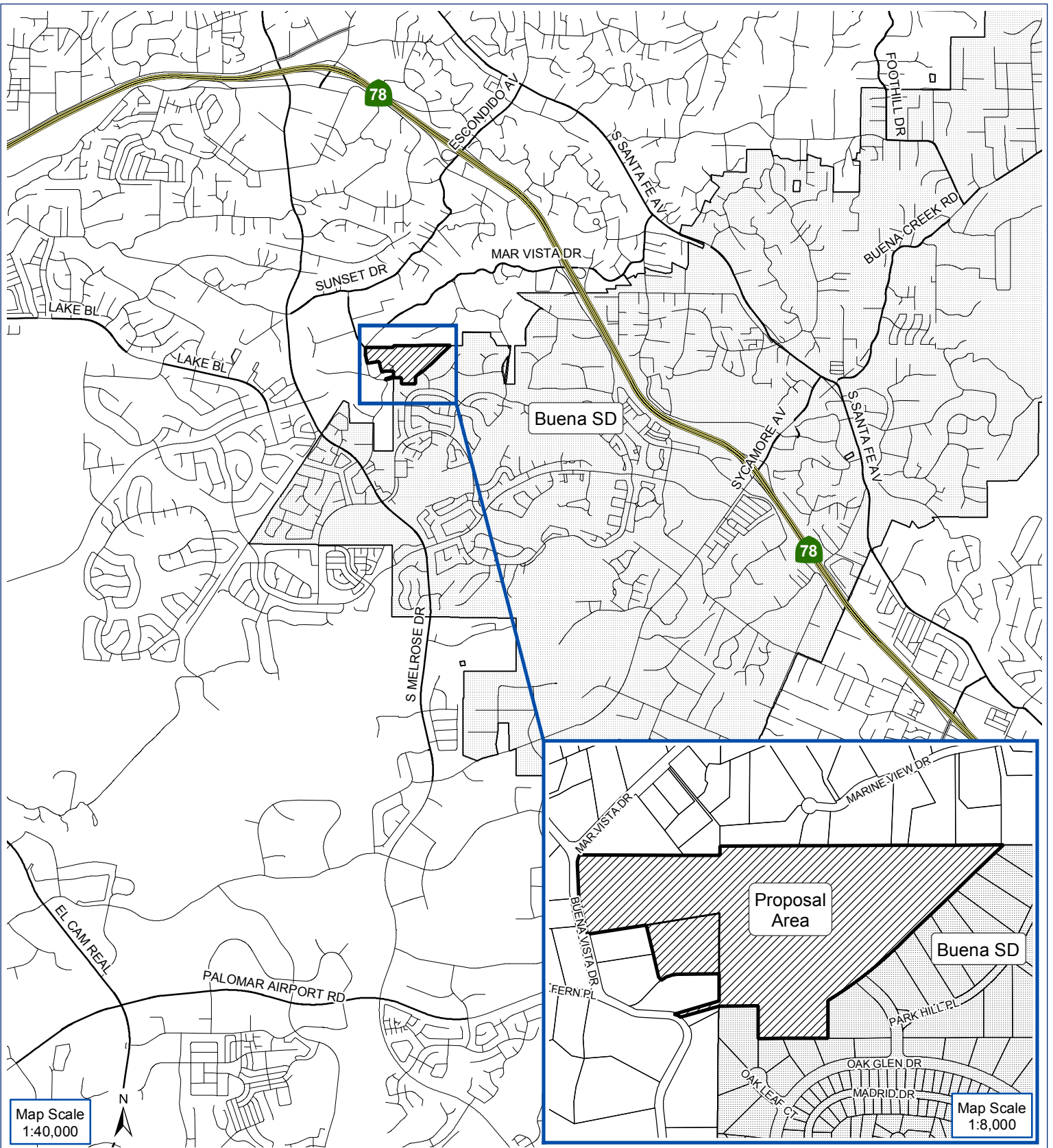
Executive Officer Recommendation

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:trl



DA15-12 PROPOSED "STONEMARK ESTATES ANNEXATION" TO THE BUENA SANITATION DISTRICT

-  Proposal Area
-  Buena SD