

INFORMATION ITEM

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

FOR MEETING OF: AUGUST 1, 2016

Proposal

Proposed "Teresa Long-San Miguel Avenue Annexation" to the Helix Water District (DA16-04)

Proponent

Landowner, by petition

Description/Justification

An annexation to the Helix Water District (WD) is proposed so that water service can be provided to an undeveloped 0.44-acre parcel. The annexation area is currently located within the City of San Diego, but the City has indicated that it is unable to provide water service to the parcel at this time due to a lack of existing infrastructure in the area. The annexation area is not located within Helix WD's sphere. Therefore, a minor sphere amendment is necessary prior to annexation to the Helix WD. The District has indicated that capacity is available to extend public water service to the site from an existing water line located approximately 20 feet from the proposal area. The proposal area will continue to receive fire protection and sewer services from the City of San Diego. A master enterprise property tax resolution pertains to this application.

This information item represents the official notice to the Helix 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 "Teresa Long-San Miguel Avenue 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 October 3, 2016.

General Plan/Zoning

City of San Diego General Plan: Southeastern San Diego Community Plan (Encanto Neighborhoods); City of San Diego zoning: Residential Single Unit Zone (RS 1-6 requires minimum 6,000 square foot lots)

Location

The proposed annexation area is north of Mallard Street; east of California Highway 94; south of San Miguel Avenue; and west of 69th Street.

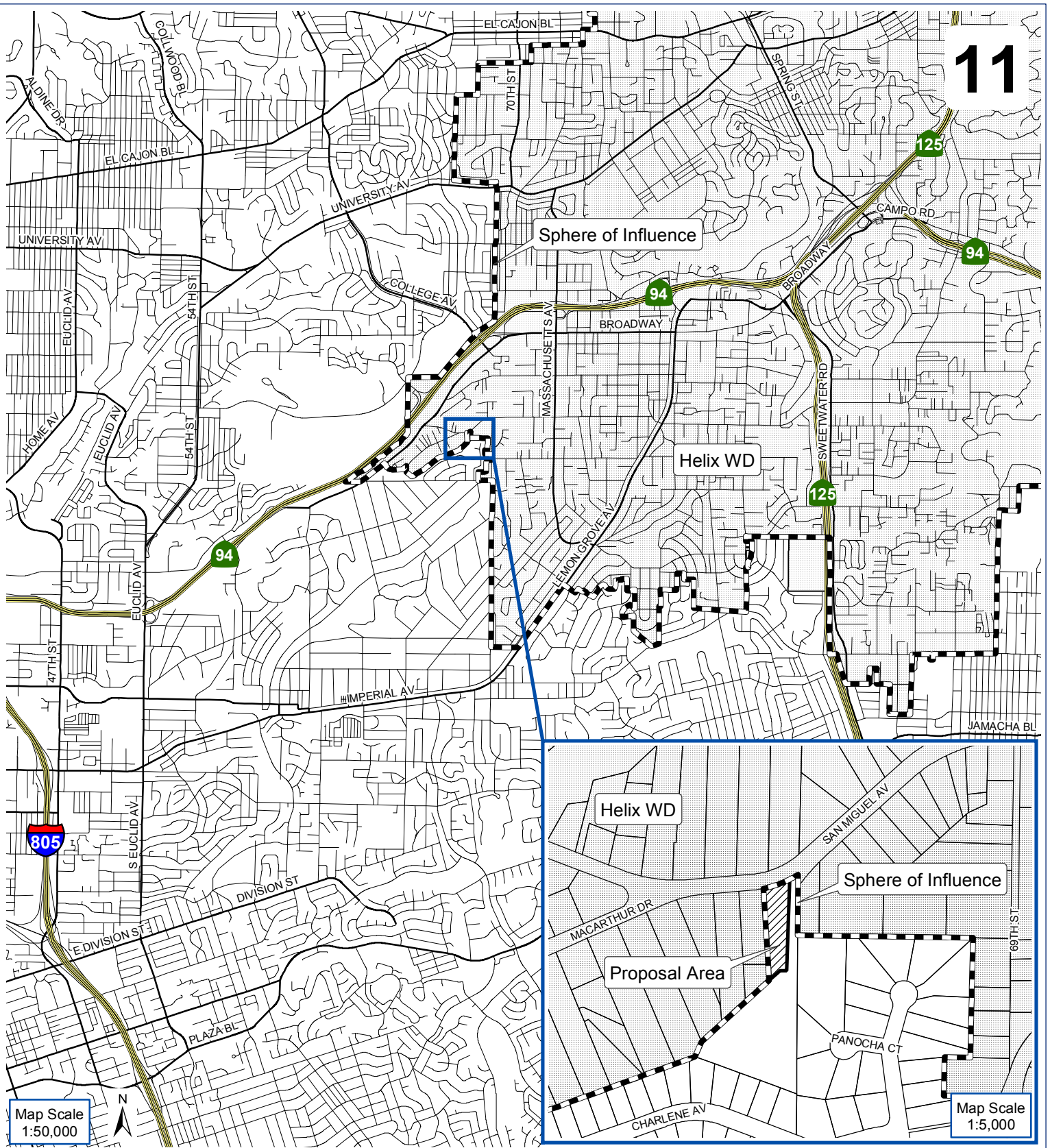
Executive Officer Recommendation

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:eb






SA16-04

PROPOSED AMENDMENT TO THE SPHERE OF INFLUENCE FOR THE HELIX WATER DISTRICT

DA16-04

PROPOSED "TERESA LONG - SAN MIGUEL AVENUE ANNEXATION" TO THE HELIX WATER DISTRICT

-  Proposal Area
-  Helix WD
-  Sphere of Influence