

CONSENT ITEM

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

**6**

FOR MEETING OF: DECEMBER 1, 2003

**Proposal**

“Van Maanen Reorganization” (City of Escondido)  
(RO03-28)

**Proponent**

City, by resolution

**Description/Justification**

The property owner of a parcel of approximately .23-acre, developed with a single-family home, is requesting annexation to the City of Escondido, with concurrent detachments from CSA No. 135 (San Diego Regional Communications System) and Rincon del Diablo MWD Fire Department (ID “E”). Detachment from CSA No. 135 is necessary because the City of Escondido is not a member agency of the CSA. Rincon del Diablo MWD ID “E” is currently responsible for fire protection in the reorganization area. The City of Escondido Fire Department will assume fire protection responsibility concurrently with the annexation; therefore, detachment from Rincon del Diablo ID “E” is necessary to avoid an overlap of service provision to the reorganization area.

The annexation territory is within the City of Escondido’s adopted sphere of influence and the property is surrounded by single-family residential development. The City has the capacity to extend public sewer service to the site and has a main sewer line located adjacent to the property frontage on Bear Valley Parkway. The property owner will be responsible for all connection costs.

In a letter dated March 18, 2003, the County Department of Environmental Health confirmed that the on-site subsurface sewage system has failed and recommended that the property be connected to a public sewer system. In consideration of the health and safety issue, the Executive Officer administratively approved a contractual service agreement between the City of Escondido and the subject property owner on September 19, 2003.

The Board of Supervisors has adopted a Master Property Tax Transfer Agreement that will pertain to this reorganization.

**General Plan/Zoning**

County of San Diego General Plan: North County Metropolitan Subregional Community Plan; Residential 6 (7.3 du/acre; 6,000 sq.ft. minimum lot size)

County of San Diego zoning: RS-4 (4.35 du/acre; 1 acre minimum)

City of Escondido General Plan: Estate II

City of Escondido Prezoning: PZ-RE-20 (Lot size: 20,000 square feet minimum).

**Location**

North of Sunset Drive; east of Centre City Parkway; south of Felicita/17<sup>th</sup> Avenue; and adjacent to Bear Valley Parkway (Thomas Bros. pg. 1130/C6).

**Executive Officer Recommendation**

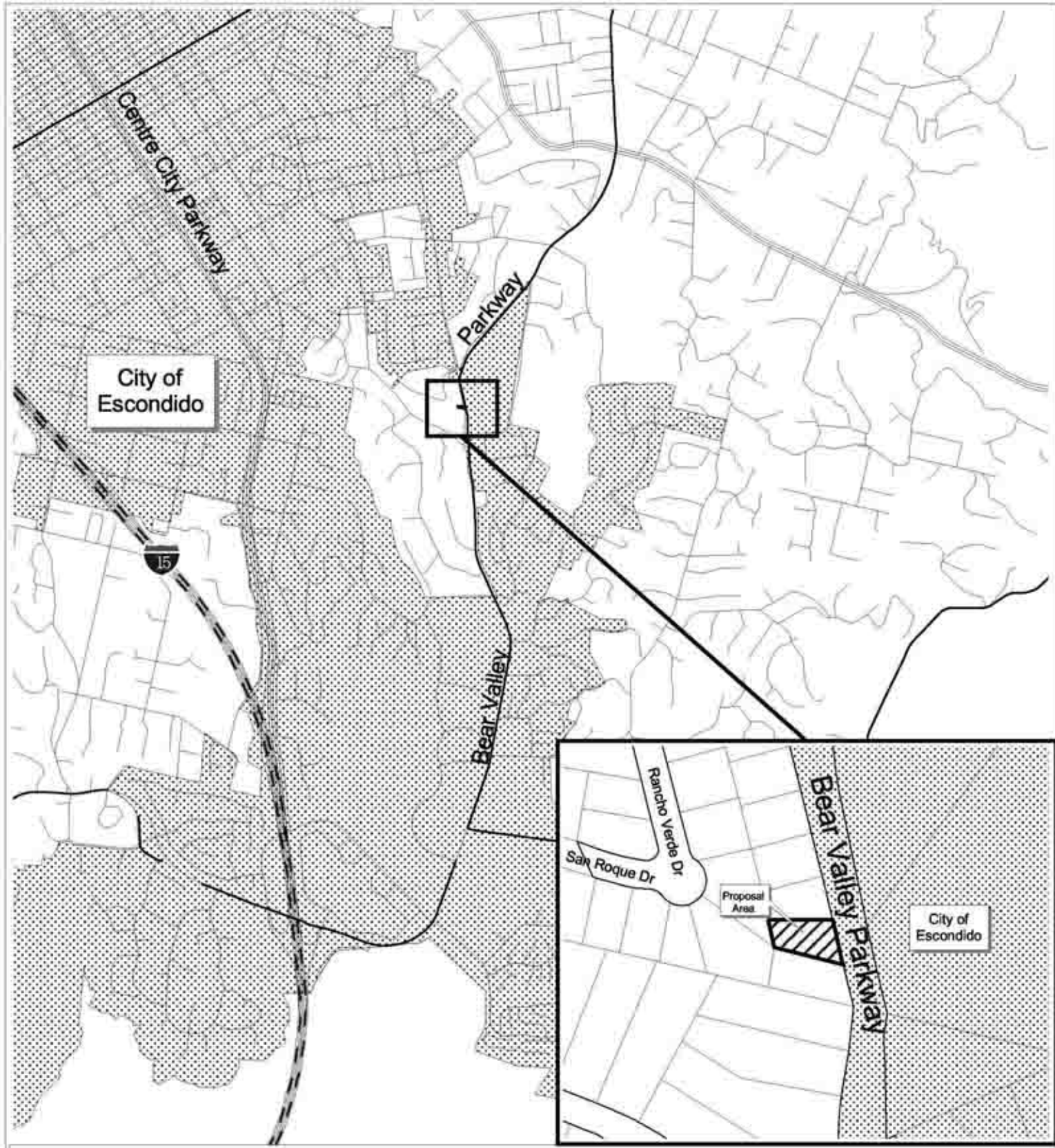
- (1) Find in accordance with the Executive Officer's determination, that pursuant to Section 15319(b) of the State CEQA Guidelines, the reorganization is not subject to the environmental impact evaluation process because the proposal area involves annexation of individual small parcels of the minimum size for facilities exempted by Section 15303; 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 condition:

Property owners to pay a processing fee, application fee, annexation fee, connection fee and connection costs, and State Board of Equalization fee, to the City of Escondido; and payment of all San Diego LAFCO processing fees.

**Attachment**

Vicinity Map

MDO:RB:tjm



**OAS03-28**    **PROPOSED RANDY VAN MAANEN CONTRACTUAL SERVICE AGREEMENT  
(CITY OF ESCONDIDO)**

**RO03-28**    **PROPOSED "VAN MAANEN REORGANIZATION"  
(CITY OF ESCONDIDO)**

