



CITY OF VISTA

Annexations

VISTA GENERAL PLAN GOAL & POLICIES FOR ANNEXATIONS:

Land Use and Community Identity Goal 13: Ensure that annexation of property within Vista's SOI occurs in a manner that permits the existing character of the areas to remain when annexation occurs and is consistent with the planned land uses for these areas.

Policy 13.1: Encourage annexations of islands or pockets of unincorporated land that are designated as low density, rural residential, open space, commercial, or industrial while ensuring that these potential annexation areas are fully accessible via City streets.

Policy 13.2: Discourage annexation of residential land with a high density designation unless consistent with the Land Use Map.

Policy 13.3: Prezone property within the SOI to zones that are consistent with the City's designated land uses.

Policy 13.4: Evaluate fiscal impacts of requests for annexations to ensure that they occur in a manner that allows Vista to provide services without reduction in existing service levels.

Policy 13.5: All infrastructure, including sewer mains, local and collector street improvements, and utility connections needed to serve development tied to an annexation shall be the responsibility of the applicant. Improvements to offsite roads serving an annexation shall be required as necessary to meet City standards or provide the needed capacity for all travel modes to adequately serve the annexed area.

PREZONING UNINCORPORATED PROPERTIES

- A. The City Council recognizes the fact that a City's social and economic life is seldom limited to the area within its corporate limits; that real need exists to consider zoning and physical planning on the basis of the existing and developing area rather than only the areas currently within the City limits; that state law, through the medium of the Conservation and Planning Act (see Government Code, Section 65859), recognizes the existence of the relationship between a City and the areas adjacent thereto, and has incorporated in such state law a mandate that cities shall preplan areas contiguous thereto if, in the opinion of the City, such areas bear a relationship to its planning.
- B. In recognition of such policy and purpose and the possibility of annexation of adjoining lands, the City undertakes to establish an expansion of a consistent land use pattern that shall prevail, if and when areas contained within such expanded plans annex to the City.

(Refer to Vista Development Code Chapter 18.06 for more information)

300-10 ANNEXATION

PURPOSE

To clarify the City Council's direction with respect to annexations and to assure that annexations to Vista occur on financial terms that will allow Vista to provide service, without reduction in existing service levels, to Vista's existing municipal territory and the territory subject to the annexation proposal.

POLICY

1. **Scope of Policy.** This policy includes all annexations to the City of Vista and any related actions, such as detachment from the Vista Fire Protection District.
2. **Background.** Pursuant to statute, the Local Agency Formation Commission (LAFCO) reviews annexation proposals based on a variety of factors, including how the annexation will affect a city's ability to provide municipal services. In recognition of the fiscal impacts associated with municipal annexations, the City and County have negotiated a Master Property Tax Transfer Agreement ("Tax Sharing Agreement"). The Tax Sharing Agreement is null and void with respect to any annexation where a Deficit Offset payment (as defined below) is not paid in full to Vista, unless that requirement is waived by a resolution of the Vista City Council.
3. **General Policy**
 - a. The City of Vista will review any annexation proposal using the financial model it has developed. The model (using net present value) determines whether the projected annual revenues from the annexed territory during a 40-year period will be sufficient to reimburse the City for annual costs of providing service to the territory over that time. If the annexing territory will not produce sufficient revenue to offset associated expenses over a 40-year period of time, then the net present value of the deficiency is calculated. That amount is the Deficit Offset payment. Applicants wishing to annex to the City, will be required to fund the cost of running the financial model for the property subject to the annexation proposal.

If a proposed annexation produced a Deficit Offset, the City will ordinarily seek a financial contribution, equal to the Deficit Offset amount, from the applicant(s) or others. The applicant(s) can reimburse the City in one of two ways:

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- 1) New or Undeveloped Property. All new developed or undeveloped property will be required to pay the City a one-time annexation fee equal to the Deficit Offset, unless waived by the City Council.
 - 2) Existing Developed Property. Existing developed property that is required to annex because of an existing Irrevocable Offer of Annexation (IOA), has the option of paying the City the one-time annexation fee, or forming a Community Facilities District (CFD) to reimburse the City on a yearly basis for their negative financial impact on the City. The formation of a CFD is not the preferred method due to the fact that it can take upwards of six months to form and can be very costly to form and administer.
 - 3) Subdividing Property. If a developed property proposes to subdivide after an annexation has taken place, then the property will be treated the same as an undeveloped property, and be required to pay the City the one-time annexation fee for each subdivision that occurs.
- b. The City of Vista encourages the following annexations:
- 1) Islands or pockets of unincorporated land.
 - 2) Low density rural residential or open space lands.
 - 3) Commercial or industrial land.
- c. The City of Vista discourages annexation of residential land with a high density designation. Any proposed annexation will be limited to the permitted land use intensity prior to annexation in accordance with the Vista General Plan; however, the City may consider making adjustments to the zoning in order to establish a land use pattern that is consistent with the surrounding area.
- d. In the case of multiple parcels with multiple owners being annexed, the City prefers to coordinate through one representative of the annexation proponents.
4. Annexation Processing Fees
- a. The City incurs costs for processing annexations, both for City's staff processing costs and through payments to State Agencies for their subsequent process of the annexations. Therefore, all

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required fees shall be deposited with the City, prior to City Council initiation of the annexation.

- b. City Processing Fees, as set by City Council Resolution, shall be charged for all annexations.
- c. Local Agency Formation Commission (LAFCO) fees are determined by LAFCO, based on the acreage and the complexity of the annexation. LAFCO fees shall not be deferred or waived for any annexation proposal, or any portion thereof.

HISTORY

Adopted November 19, 1990, City Council Resolution No. 90-199.

Amended January 24, 1994.

Amended January 13, 2004, City Council Resolution No. 2004-7.

Amended December 8, 2009, City Council Resolution No. 2009-197.

ANNEXATION REQUEST SUBMITTAL REQUIREMENTS

1. Completed application
2. Authorization letter allowing applicant to submit application on behalf of owners (must be notarized)
3. Letter explaining the applicant's request
4. Map showing area to be annexed
5. North arrow
6. Legal description—metes and bounds description of the perimeter of the property proposed for annexation
7. Assessor's parcel number(s)
8. Existing zoning
9. Existing General Plan designation
10. Existing Specific Plan designation (if applicable)
11. Vicinity map
12. Two copies of current title policy (dated six months or less from date of submittal)
13. Location map
14. Payment of filing fee(s) in accordance with current fee schedule (\$4,500 for running financial model, \$6,958 Annexation fee—see attached City Council Policy 300-10 Annexation)



CITY OF VISTA

Annexation Application

1. What is the area (in acres or square feet) of the property proposed for annexation? _____
2. Is the area within a County community planning area? If so, which one. _____
3. What is the existing County General Plan designation for the property? _____
4. What is the existing County zoning for the property? _____
5. Does any portion of the property proposed for annexation include any of the following?
 - a. Open space easement _____
 - b. Airport noise contour _____
 - c. Slopes greater than 25 percent _____
 - d. Mature trees _____
 - e. River or creek _____
 - f. 100 year floodplain _____
 - g. Archeological/Historical features _____
 - h. Other unusual features, please specify _____

6. How is the area proposed for annexation currently used? Please be specific regarding structures, improvements, etc.? _____

7. Indicate the services that are currently provided to the property and the agency that provides the services. _____

8. Is sewer service currently provided? _____
9. What agency provides sewer service? _____
10. Will sewer service be required upon completion of the annexation and development? _____
11. What is the distance to the connection to an existing sewer system? _____
12. Is water service currently provided? _____
13. Will water service be required upon completion of the annexation and development? _____
14. Is the water service provider prepared to provide service upon annexation? _____

15. Is the property located within the Vista Fire Protection District? _____
16. What jurisdiction provides fire and police services? _____
17. Is this annexation proposed in order to carry out a development project? If so, please describe the development proposal.

18. Please describe all discretionary approvals required to complete this project. _____

19. Specify any improvements which will be required to serve the anticipated development and provide a detailed description of how services are to be extended to the property.

20. For developed property in the proposed annexation area, provide the following land use information: numbers of existing single family and multi family residential dwelling units, by square footage or product type, assessed valuations (sales prices of homes or value per square foot of non-residential buildings), gross and net acres, commercial/industrial square footages or floor area ratios, and sales revenue information. Please complete Table 1.
21. Projected or known development schedule and proposed uses on all undeveloped property proposed to be annexed. Please complete Table 1.
22. Specify proposed public improvements by type and location in the areas proposed to be annexed, including road land miles, storm drain/flood control infrastructure lineal footage, number of street lights/traffic intersections, main parkway and median square footage, park acres (local and regional), landscaped areas, natural open space , recreational activity areas, etc. Please complete Table 2.

I/We am (are) the owner(s) of the property described above. I/We realize that this application will be evaluated based on the data I/we are submitting.

Applicant Signature _____

Address: _____

Date: _____ Telephone: _____

E-mail: _____ Fax: _____

Applicant Signature _____

Address: _____

Date: _____ Telephone: _____

E-mail: _____ Fax: _____



CITY OF VISTA

Buena Sanitation District

Annexation Application

PERMIT NUMBER: _____

General: Sewer Commitment Letters, Agency Clearance Forms, Plumbing Permits, etc. for inquiries about sewer connection to parcels outside the City of Vista jurisdiction. Response will approve or deny submittal in writing with any applicable conditions.

Agency with jurisdiction over Development Permit(s): _____
(if in San Marcos – request must be submitted by City of San Marcos Staff)

Fill-in all that apply:

Project would be served by: BUENA SANITATION

Job address, APN: _____
Parcel / Subdivision Map: _____
Site Development Plan: _____
Building Permit: _____
Plumbing Permit: _____
Grading Plan: _____
Improvement Plan: _____
Other: _____

Documents should clearly show how site can be served with sewer

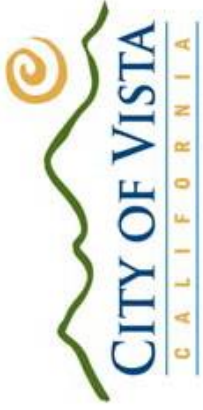
Describe request in own words: _____

Engineer of work (name, address, ph.):

Owner (Name, Address, ph.):

1. _____ (1) This form as complete as possible.
2. _____ (2) Complete sets of any documents listed above.
3. _____ (2) Copies of the Project Conditions of Approval, if applicable.
4. _____ (1) Copy of current Title Report, Lot Book report or Vested Deed for bond preparation. Include all utility easement documents.
5. _____ (1) Payment of fees (\$165)
6. _____ Other: _____

Please allow four weeks for processing. Contact Sanitation staff at (760) 639-6111 for questions.



CITY OF VISTA Annexation Application

Table 2

Facility Type	Street Name	Total Facilities	Public	Private
Road Miles				
4 Lane Road				
2 Lane Road				
2 Lane Road (Private)				
Street Lights				
Storm Drains				
Traffic Signals				
Median/Parkways				
Landscaped Slopes				
Park Acres				
Natural Open Space				
Other				