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Re: Summit View Annexation Request

The following comments are submitted by the North County Land Use Committee of Citizens Planning Association

CPA NCLUC recommends the City not go forward with the annexation of this 10 acres at this time. There are several issues that should be further studied before the Council takes action.

We believe this annexation will not meet the criteria for annexation established by LAFCO. According to the fiscal analysis done for this project, there is currently a 7.4% vacancy rate within the City, which is much higher than LAFCO's vacancy threshold for annexations. Discussion during the City General Plan update noted there are also more than 1000 approved residential units not yet developed. Using its standards, LAFCO would determine that the City has ample room to grow within its existing boundaries.

Road maintenance is also a concern. The fiscal analysis for Summit View notes that there will be about \$2000 in fees if the land is annexed. The project currently includes the two adjacent roadways and there are two scenarios proposed, 100% responsibility or 50% responsibility. City staff states there will be minimum maintenance needed until full buildout and that this would cover minimal maintenance. Maintenance would be minimal only if the City refuses to do adequate maintenance which might include repaving, weed clearance, and litter removal. This needs to be further studied as the City's inability to properly maintain this very busy intersection area will negatively impact the entire community.

The City should be responsible for 100% of the roads annexed and that responsibility should be from Day One, not at buildout. The discussion about road maintenance responsibility during the Burton Ranch hearings focused on the city not having adequate funds to maintain the public roads. The City should not consider annexation if it cannot fund road maintenance to at least the standards of the adjacent jurisdictions, both County and Caltrans.

Area residents at earlier hearings pointed out the lack of adequate ingress/egress for the proposed project, especially in time of emergency. City staff is saying the ingress/egress is adequate. Residents in the Lane's End development, a County project, state the opposite, and they will be very negatively impacted if a permanent secondary road is not included in this project. The City should not consider annexation until the project has proper road design.

In conclusion, the CPA NCLUC recommends the City not move to annex these 10 acres. Any decision about this annexation should be postponed until the EIR is resubmitted for further traffic/circulation studies, especially for the secondary permanent road. Also, the issue of ongoing adequate road maintenance costs for the adjacent public roads, from Day One, must be resolved.

Thank you for the opportunity to comment on this proposed annexation.

Mary Ellen Brooks

Chair, Citizens Planning Association North County Land Use Committee