

INFORMATION ITEM

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

8

FOR MEETING OF: DECEMBER 1, 2003

Proposal

Administrative Approval of a Contractual Service Agreement: City of La Mesa / Louis Quinn, in association with the "Quinn Reorganization" (City of La Mesa) (OAS03-32; SA03-32; RO03-32)

Proponent

Property owner, by petition

Description/Justification

The property owner has requested approval to enter into a contractual service agreement that would allow the City of La Mesa to extend sewer service beyond the city boundary to a .7-acre parcel. The land is developed with one single-family home served by a septic system that has failed. There is a demonstrated need for the proposed contractual service agreement, and an application already has submitted to LAFCO requesting annexation to the City of La Mesa with concurrent detachments from the San Miguel Consolidated Fire Protection District and County Service Area No. 135 (San Diego Regional Communications). The territory is surrounded by residential development and receives water service from Helix Water District and fire protection services from the San Miguel Consolidated FPD.

In a letter dated September 12, 2003, the County's Department of Environmental Health (DEH) confirmed that the septic system had failed and created a risk to public health and safety. DEH has recommended that the residence be connected to a public sewer system. In light of the emergency situation, procedures have begun for LAFCO's Executive Officer to administratively approve a contractual service agreement, which will facilitate an immediate sewer connection.

La Mesa has the capacity to extend sewer service to the property from a line that is located 220 feet from the property. The parcel is not in the City of La Mesa's adopted sphere of influence. Therefore, in conjunction with the proposed reorganization, an amendment to include the property in the City's sphere must be adopted.

General Plan/Zoning

Valle de Oro Community Plan: Residential 3 (.5-acre min.)

County zoning: RR-2 (2 du/acre)

City of La Mesa General Plan: Rural Residential

City of La Mesa rezoning: R1E-P (semi-rural estate/scenic preservation overlay zone) (2 du/acre)

Location

North of Virginian Lane, east of Bishop's Way, and south and west of Wister Drive (Thos. Bros. pg. 1271/B1).

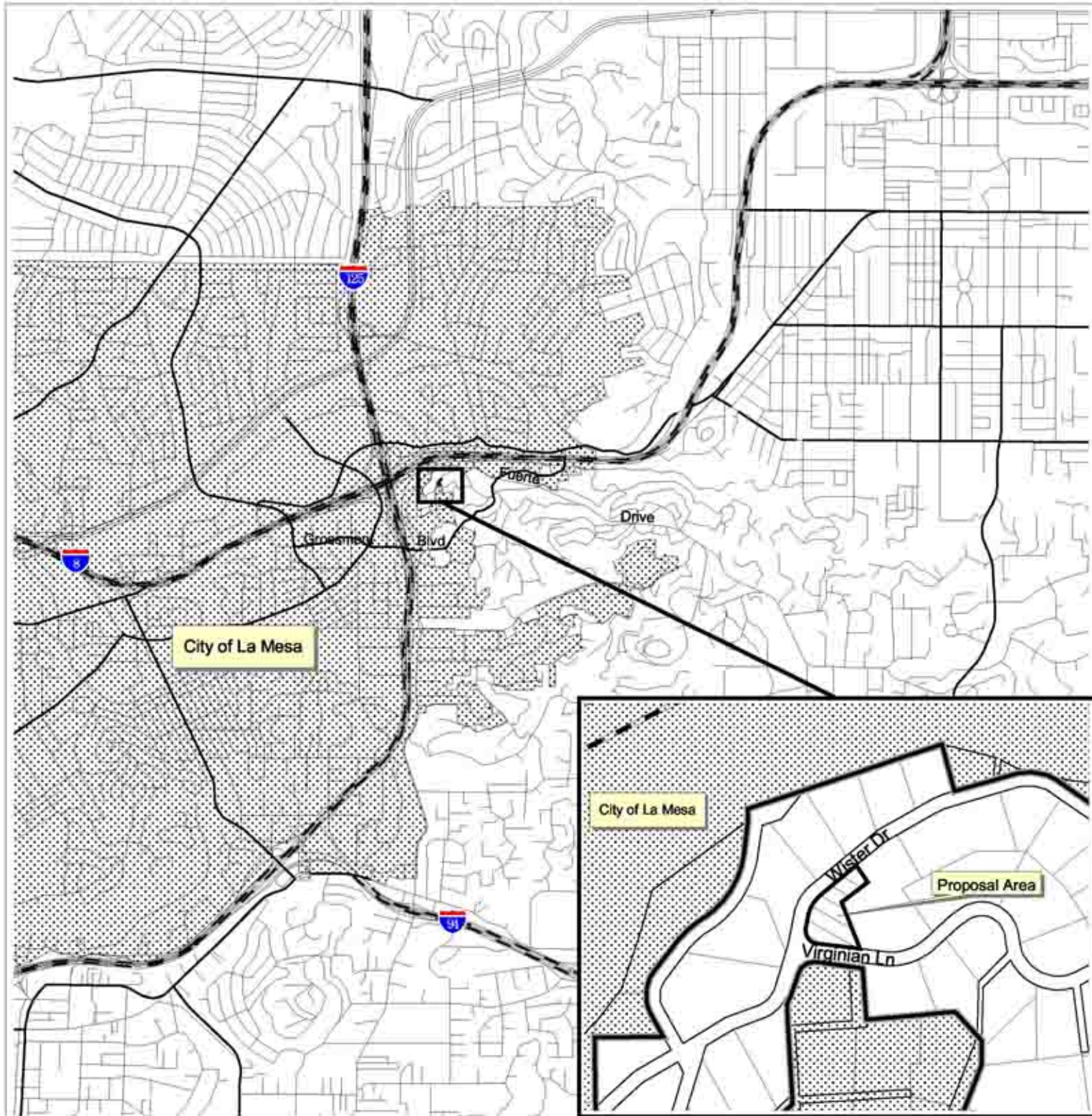
Executive Officer Recommendation

No Commission action is recommended. This item has been placed on the agenda for informational purposes.

Attachment

Vicinity Map

MDO:IEH:tjm



OAS03-32

**PROPOSED "QUINN CONTRACTUAL SERVICE AGREEMENT"
(CITY OF LA MESA)**

SA03-32

**PROPOSED ADOPTION OF AN AMENDMENT TO THE
SPHERE OF INFLUENCE FOR THE CITY OF LA MESA**

RO03-32

**PROPOSED "QUINN REORGANIZATION"
(CITY OF LA MESA)**



NOT TO SCALE