

## CONSENT ITEM

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

FOR MEETING OF: OCTOBER 5, 2015

#### **Proposal**

“Randrock 1, LLC, et al. Annexation” to the San Diego County Sanitation District (DA15-08)

#### **Proponent**

Property owner, by petition

#### **Description/Justification**

Annexation to the San Diego County Sanitation District is proposed so that sewer service can be provided to two parcels (APNs 394-371-07 and 394-380-01) that when combined total 2.3 acres. The acreage is in the sanitation district's adopted sphere of influence. While adjacent to one another, the parcels have been included in different Tentative Parcel Maps (TPMs) being processed by the County. One parcel (394-371-07) is vacant, consists of 1.0 acre, and is covered by TPM 21195. The development plan proposes to subdivide the property into four lots and construct one single-family home on each resulting lot. The other parcel (394-380-01), which consists of 1.03 acres, contains a single-family residence. Covered by TPM 20997, that property will be divided into three lots and allow construction of two additional houses. Final approval of both development plans is conditioned on annexation for sewer service.

To avoid duplication of work and resources, the two property owners joined together to process annexation to the District, and each will be responsible for all costs associated with the proposed extension of sewer service. The District has indicated that capacity is available with service being provided via a 300-400 ft. extension of the pipeline. The proposed annexation area is surrounded by residential development and already is in the Lakeside Water District, the Lakeside Fire Protection District, and County Service Area No. 69 for provision of water, fire, and paramedic services, respectively. The Board of Supervisors has adopted a Master Enterprise District Resolution stating that no property tax transfer would be required as a result of this jurisdictional change.

#### **General Plan/Zoning**

County General Plan: Lakeside Community Plan; Village Residential (VR 4.3 – 4.3 du/acre);

County zoning: RS4 – single-family residential (10,000 sq. ft. minimum lot size)

## **Location**

North of Cimbria Way, east of Single Oak Drive, south of Rockcrest Road, and west of Winter Gardens Boulevard (Thos. Bros. pg. 1232 A/5)

## **Executive Officer Recommendation**

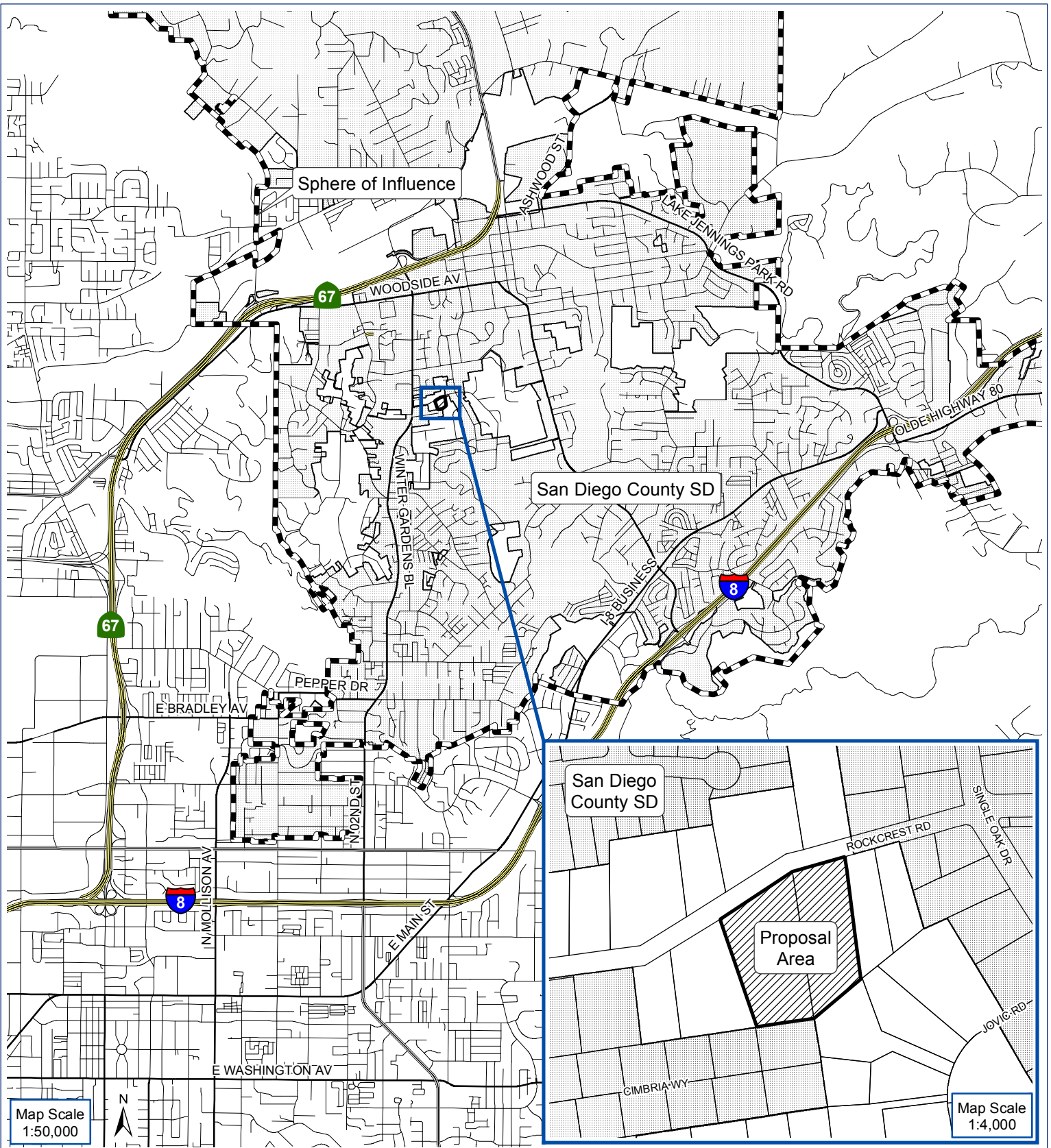
- (1) Find in accordance with the Executive Officer's determination, that pursuant to Section 15319(b) of the State CEQA Guidelines, the annexation is not subject to the environmental impact evaluation process because the annexation area consists of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures; and
- (2) Adopt the form of resolution approving the annexation 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 annexation subject to the following term and condition:

Payment by the property owner of District annexation and sewer capacity fees.

## **Attachment**




Vicinity Map

MDO:IEH:ra



DA15-08

**PROPOSED "RANDROCK 1, LLC, ET AL.  
ANNEXATION" TO THE SAN DIEGO  
COUNTY SANITATION DISTRICT**

-  Proposal Area
-  San Diego County SD
-  Sphere of Influence