



San Diego County
Local Agency Formation Commission
 Regional Service Planning | Subdivision of the State of California

4

AGENDA REPORT
 Consent | Action

February 4, 2019

TO: Commissioners

FROM: Keene Simonds, Executive Officer
 Linda Zambito, Analyst I

**SUBJECT: Proposed “Andreiko-Glaucus Street Change of Organization” |
 Annexation to the Leucadia Wastewater District (DA18-14)**

SUMMARY

The San Diego Local Agency Formation Commission (LAFCO) will consider a change of organization proposal filed by the Leucadia Wastewater District (WWD) to annex approximately 0.34 acres of incorporated territory within the District’s sphere of influence. The affected territory as submitted is developed with a single-family residence and accessory unit and lies entirely within the City of Encinitas. The purpose of the proposal is to facilitate the concurrent removal of an aging septic system and extension of public wastewater services to the affected territory. Staff recommends approval of the proposal without modifications. Standard terms are also recommended.

BACKGROUND

**Applicant Request |
 Affected Territory as Proposed**

San Diego LAFCO has received a proposal from Leucadia WWD on behalf of an interested landowner (Andreiko) requesting approval to annex approximately 0.34 acres within the District’s sphere of influence. The affected territory comprises one parcel already developed with a single family residence and accessory dwelling unit with a situs of 380 E. Glaucus Street in the City of Encinitas. The single family residence was built in 1946 and is 2,036 square feet in size with two bedrooms and two bathrooms. The County of San Diego Assessor’s Office identifies the subject parcel as 254-261-32.

<p>Administration County Operations Center 9335 Hazard Way, Suite 200 San Diego, California 92123 T 858.614.7755 F 858.614.7766 www.sdlafco.org</p>	<p>Jim Desmond County of San Diego</p> <p>Dianne Jacob County of San Diego</p> <p>Greg Cox, Alternate County of San Diego</p>	<p>Catherine Blakespear City of Encinitas</p> <p>Bill Wells City of El Cajon</p> <p>Vacant, Alternate City Selection Committee</p>	<p>Mark Kersey City of San Diego</p> <p>Chris Cate, Alternate City of San Diego</p>	<p>Chair Jo MacKenzie Visita Irrigation</p> <p>Vice Chair Ed Sprague Olivenhain Municipal Water</p> <p>Judy Hanson, Alternate Leucadia Wastewater</p>	<p>Andy Vanderlaan General Public</p> <p>Harry Mathis, Alternate General Public</p>
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Affected Territory

- One incorporated parcel (0.34 acres in size)
- Developed with a single-family residence and accessory unit
- City of Encinitas
- Currently on septic



Subject Agencies

The proposed change of organization involves one subject agency: Leucadia WWD.¹ A summary description of Leucadia WWD follows.

- Leucadia WWD is an independent special district formed in 1959 and provides wastewater services within an approximate 15 square-mile service area with a projected resident service population of 63,000. (It also provides wholesale recycled water service within portions of its jurisdictional boundary.) The jurisdictional boundary includes the northeast portion of the City of Encinitas and the southeastern portion of the City of Carlsbad. Key infrastructure includes 218 miles of wastewater lines that collect and convey wastewater for treatment and discharge to the Encina Wastewater Authority; a joint-powers authority co-membered by the District and operator of the Encina Wastewater Pollution Control Facility in Carlsbad. LAFCO most recently updated Leucadia WWD's sphere of influence in 2013 and it includes 547 non-jurisdictional acres. The undesignated fund balance as of July 30, 2018 totaled \$32.2 million and sufficient to cover 27 months of normal operating costs based on the current budget.

¹ State law defines "subject agency" to mean any district or city for which a change or organization or reorganization is proposed.

Affected Local Agencies

The affected territory lies within the jurisdictional boundaries of the following local agencies directly subject to San Diego LAFCO.²

- City of Encinitas
- San Dieguito Water District
- San Diego County Water Authority
- CSA No. 17 (San Dieguito Ambulance)
- CSA No. 135 (Regional Communications)

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications – Leucadia WWD’s submitted change of organization proposal to annex the affected territory. The Commission may also consider applying conditions so long as it does not directly regulate land use, property development, or subdivision requirements. Additional discussion with respect to the proposal purpose and Commission focus follows.

Proposal Purpose

The purpose of the proposal is to facilitate the extension of public wastewater service to the single-family residence and accessory unit occupying the affected territory in step with removing an aging septic system. Annexation and connection to the wastewater system would serve as an alternative to repairing and/or replacing the septic system.

Development Potential

The affected territory as proposed and detailed in Appendix A is planned for low-density single-family residential use by the City of Encinitas. These uses are memorialized under Encinitas’ Zoning Code, which assigns the affected territory as R-3 and a minimum lot density of 0.33 acres. This assignment precludes the affected territory from any further density. Further, with an existing accessory unit, no additional intensity is allowed.

Commission Focus

Two central and sequential policy items underlie the San Diego LAFCO’s consideration of the change of organization. These policy items ultimately take the form of new determinations and orient the Commission to consider the stand-alone merits of the (a) timing of the change of organization and (b) whether discretionary boundary modifications or approval terms are appropriate. The Commission must also consider other relevant statutes in and outside of LAFCO law as detailed.

² State law defines “affected local agency” as any entity that contains, or would contain, or whose sphere of influence contains or would contain, any territory for which a change or organization is proposed or ordered.

ANALYSIS

The analysis of the reorganization is organized into two subsections. The first subsection pertains to evaluating the central issues referenced above regarding the timing of the change of organization relative to the factors mandated for review by the Legislature and local policies as well as whether modifications or terms are appropriate. The second subsection considers issues required by other applicable State statutes. This includes making findings under the California Environmental Quality Act (CEQA) and the disposition of protest proceedings per Government Code Section 57002(c).

Central Policy Items

Item No. 1 |

Change of Organization Timing

The timing of the change of organization appears appropriate and highlighted by the analysis of the dozen-plus factors required for consideration under LAFCO law anytime jurisdictional changes are proposed. The majority of the prescribed factors focus on the impacts of the proposed annexation on the service and financial capacities of the *receiving* agency, Leucadia WWD (emphasis added). No single factor is determinative and the intent is to provide a uniform baseline for LAFCOs in considering all jurisdictional changes in context to the Commission's own adopted policies and practices. A summary of key conclusions generated in the review of these factors for the boundary change proposal follows with a complete analysis provided in Appendix A.

- Service Needs

Annexation of the affected territory to Leucadia WWD would represent a logical and orderly expansion of the District's jurisdictional boundary and wastewater services therein and marked by eliminating an existing service island. Additional details on relevant service needs follow.

- The Commission has previously designated Leucadia WWD as the appropriate long-term wastewater provider for the affected territory through the standing inclusion of the subject land within the District's sphere of influence. Annexation now implements this standing expectation through a public process and accommodates the expressed interest of the affected landowner as evident in their decision to request Leucadia WWD initiate the proceedings.
- Annexation of the affected territory to Leucadia WWD for purpose of establishing permanent public wastewater services going forward is consistent with the adopted residential land use policies of the City of Encinitas; the current and appropriate long-term land use authority as determined by Commission and marked by the subject lands' standing inclusion in the City's sphere of influence.

- There is an existing need for public wastewater service to accommodate the current and planned residential use within the affected territory given the alternative would be to maintain a private on-site septic system. This alternative – among other items – would counter the Commission’s interest and practice in discouraging private septic systems in developing urban areas.
- Service Capacities and Levels

Leucadia WWD has available and sufficient collection and contracted treatment capacities to accommodate projected service demands within the affected territory at its potential maximum uses without expanding any public infrastructure. Additional details on relevant service capacities and levels follow.

 - An existing Leucadia WWD wastewater main is located immediately adjacent to the affected territory within the public right-of-way on Glaucus Street and accessible through an approximately 100 foot lateral connection. The adjacent right-of-way is already entirely within Leucadia WWD’s jurisdiction.
 - It is projected the maximum average day wastewater demand generated within the affected territory is 430 gallons. This amount represents 0.006% of the existing available capacity of Leucadia WWD, and as such can be readily accommodated without additional resources or infrastructure planning.
- Service Funding and Costs

Leucadia WWD has the financial resources coupled with administrative controls to provide wastewater services to the affected territory in support of its current and planned development without adversely impacting current ratepayers. This comment is reflected in the staff analysis of Leucadia WWD’s recent audited statements which shows – among other items – the District remained profitable in each of the last three audited fiscal years with an average total margin of 10.2%.

Conclusion | Merits of Change of Organization Timing

The timing of the change of organization and annexation therein of the affected territory to Leucadia WWD is warranted. Justification is marked by the preceding analysis and highlighted by appropriately responding to the need for wastewater service in a developing urban area and reflects available capacities and infrastructure.

Item No. 2 |

Merits of Modification and Terms

Staff has not identified any potential boundary modifications to the proposal that merit consideration by San Diego LAFCO at this time. This includes noting there are no adjacent lands – including public right-of-ways – that lie outside the Leucadia WWD jurisdictional boundary. Applying standard terms also appears appropriate.

Conclusion | Merits of Modifications and Terms

No modifications are merited at this time. Standard terms are appropriate.

Other Statutory Considerations

Exchange of Property Tax Revenues

California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement by the affected local agencies before LAFCO can consider any jurisdictional change unless an applicable master agreement applies.³ The associated statutes also empowers the County of San Diego to make all related property tax exchange determinations on behalf of special districts. To this end, San Diego LAFCO has confirmed the County has adopted a master tax exchange applicable to the proposed change of organization. The application of this master agreement will result in a “no” exchange.

Environmental Review

Leucadia WWD serves as the lead agency for assessing potential impacts of the proposal under CEQA given the District has initiated the change of organization proceedings. Leucadia WWD has determined the action qualifies as a project, but is exempt from further review under State CEQA Guidelines Section 15319. Staff independently concurs Leucadia WWD has made an appropriate determination this exemption and its cross-reference to Section 15303 appropriately applies given the affected territory involves an annexation of land already developed to its maximum density under existing land use policies.

Protest Proceedings

Protest proceeding for the change of organization may be waived by San Diego LAFCO should the Commission proceed with an approval under Government Code Section 56662. The waiver appropriately applies under this statute given the affected territory is uninhabited as defined under LAFCO law and the subject agency and landowner have provided their respective written consents to the underlying proceedings.⁴

³ Jurisdictional change is defined under State law to include latent power expansions.

⁴ LAFCO law defines uninhabited as territory in which 11 or less registered voters reside.

RECOMMENDATION

Staff recommends approval of the change of organization proposal consistent with Alternative One as outlined in the proceeding section. Approval provides for planned and orderly annexation and expansion of Leucadia WWD's wastewater services to the affected territory consistent with needs and capacities.

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO and can be accomplished through a single-approved motion.

Alternative One (recommended):

- a) Accept and incorporate the analysis of the Executive Officer's written report.
- b) As a responsible agency, make findings consistent with Leucadia WWD as the lead agency and find the project exempt from additional review under the State CEQA Guidelines Section 15319(a).
- c) Determine protest proceedings are waived under Government Code Section 56662.
- d) Approve the proposed change of organization – cited in short-form as “Andreiko-Glaucus Street Change of Organization to Leucadia Wastewater District” without modifications and authorize the Executive Officer to execute a conforming resolution.
- e) Approval is termed on the following standard conditions being satisfied within 12 months unless a time extension is requested and approved by the Commission:
 - Completion of the 30-day reconsideration period under Government Code 56895.
 - Submittal of a final map and geographic description of the affected territory as approved by the Commission conforming to the requirements of the State Board of Equalization – Tax Services Division.
 - Payment of any outstanding fees generated in the processing of the proposal pursuant to the LAFCO Fee Schedule as well as any related third party charges.

Alternative Two:

Continue consideration to the next regular meeting and provide direction to staff concerning additional information, as needed.

Alternative Three:

Disapprove the proposal. This option would preclude a similar proposal being presented to the Commission for a period of no less than one year.

San Diego LAFCO

February 4, 2019 Regular Meeting

Agenda Item No. 4 | Andreiko-Glaucus Street Change of Organization (DA18-14)

PROCEDURES FOR CONSIDERATION

This item has been placed on San Diego LAFCO's agenda as part of the consent calendar. A successful motion to approve the consent calendar will include taking affirmative action on the staff recommendation unless otherwise specified.

On behalf of staff,



Linda Zambito
Analyst I

Appendices:

- A) Analysis of Proposal Review Factors

Attachments:

- 1) Vicinity Map
- 2) Application Materials

APPENDIX A
ANALYSIS OF MANDATORY PROPOSAL REVIEW FACTORS
GOVERNMENT CODE SECTION 56668

- a) **Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.**

The affected territory includes one incorporated parcel in the City of Encinitas totaling 0.34 acres.⁵ The subject parcel is developed with an approximate 2,036 square foot detached single-family residence with two bedrooms and two bathrooms. A detached second accessory unit also occupies the affected territory. The application materials identify the residence is currently occupied with three inhabitants. The current assessed value of the subject parcel – including land and improvements – is \$524,719.

The affected territory lies within a developing urban-residential area and in a part of the City of Encinitas known as “Leucadia.” All surrounding properties are already within and connected to Leucadia WWD with the majority also being less than 1.0 acres in size, and as such cannot be further divided under Encinitas zoning standards. It is reasonable to assume existing growth and density levels in the area will continue for the near future.

- b) **The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.**

The City of Encinitas acts as the primary purveyor of general governmental services to the affected territory. This includes community planning, roads, and public safety with the latter including fire protection and law enforcement via a contract with the County Sheriff. Other pertinent service providers include San Dieguito Water District (domestic water) and County Service Area No. 17 (ambulance). This proposal affects only wastewater and is the focus of the succeeding analysis.

- **Extending Public Wastewater to Affected Territory**

The affected territory and its existing residential uses is currently dependent on an on-site septic system. The septic system was established in 1972 with the construction of the residence, and as such nearing the end of its useful lifespan. Connection to the system is readily available through an approximate 100-foot

⁵ The subject parcel is located at 380 E. Glaucus Street. The County of San Diego Assessor’s Office identifies the subject parcel as 254-120-02.

lateral to an existing Leucadia WWD wastewater main located within the adjacent public right-of-way on E. Glaucus Street. It is projected the existing average daily wastewater flow for the affected territory – which is developed at its maximum density/intensity under zoning – is approximately 430⁶ gallons per day. This projected amount represents less than 0.006% of the current 6.45 million gallons of available and remaining daily contracted capacity allocated to Leucadia WWD.

c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.

Approving the change of organization and annexation therein to Leucadia WWD would recognize and strengthen existing economic and social ties between the District and the affected territory. These ties were initially established in the 1980's when the Commission included the entire area into Leucadia WWD's sphere of influence and signaling the lands would eventually warrant public wastewater service from the District when appropriate.

d) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies/priorities set forth in G.C. Section 56377.

The affected territory is developed as a conforming residential use under the City of Encinitas General Plan. Approving the proposed change of organization would facilitate the establishment of public wastewater services to the existing single-family residence and accessory dwelling unit developed to date in the affected territory, and in doing so support Encinitas' community planning policies. Similarly, approval would be consistent with the Commission's adopted policies to synch urban type uses – which include low density residential uses – with urban type services, such as public wastewater. None of the lands qualify as “open-space” under LAFCO law and therefore does not conflict with the provisions outlined under G.C. Section 56377.

e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.

The affected territory does not qualify as “prime agricultural land” under LAFCO law. Specifically, the lands are not used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program.

(over)

⁶ Information provided by Dexter Wilson, P.E.

f) The definiteness and certainty of the boundaries, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and similar matters affecting the proposed boundaries.

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds consistent with the standard of the State Board of Equalization. Approval would be conditioned on a final map and description confirming to the referenced standards. The affected territory does not cross lines of assessment.

g) A regional transportation plan adopted pursuant to Section 65080.

The proposal would not conflict with San Diego Forward, the regional transportation plan established by the San Diego Association of Governments (SANDAG).

h) The proposal's consistency with city or county general and specific plans.

The affected territory is entirely designated for relatively low-density single-family residential use under the adopted land use policies of the City of Encinitas. This includes designating and zoning the lands as R-3, which prescribes a minimum parcel size of 0.33 acres. These existing and planned uses are consistent with the proposal's purpose to provide public wastewater to the present single-family residence and accessory unit as allowed under current zoning.

i) The sphere of influence of any local agency affected by the proposal.

The affected territory lies entirely within the sphere of influence designated for the Leucadia WWD. Additional details are provided in the analysis provided on page 10.

j) The comments of any affected local agency or other public agency.

Staff provided notice of the proposal to all subject and affected agencies as required under LAFCO law. No written comments were received ahead of preparing this agenda report.

k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Information collected and reviewed as part of this proposal indicates Leucadia WWD appears to have established sufficient financial resources and administrative controls therein relative to providing public wastewater to the affected territory without adversely impacting existing ratepayers. This statement is supported by the following factors.

- Leucadia WWD’s last audit covers 2017-2018 and shows the District finished with good liquidity levels with an agency-wide current ratio of 9.2 (i.e., \$9.20 in current assets for every \$1.00 in current liabilities).
- Leucadia WWD finished 2017-2018 with high capital as evident by an extremely low debt ratio of 4.6% (i.e., only \$4.60 out of every \$100.00 in net assets are financed.)
- Leucadia WWD has remained profitable in each of the last five audited fiscal years with an average operating margin of 30%. The most recent year – 2017-2018 – the operating margin was 37%.

The landowners at 380 E Glaucus Street will pay all required fees and service charges commensurate with Leucadia WWD’s adopted fee ordinance in establishing wastewater services. At present, the residential wastewater service charge for a single-family residence is \$346.68 per year or \$28.64 per month. The wastewater rates are fixed and are not based on flow or water usage. Serving one additional home as a result of approval of the proposed annexation will not adversely impact existing ratepayers.

l) Timely availability of water supplies adequate for projected needs as specified in G.C. Section 65352.5.

The affected territory’s existing residential uses are already within and connected to San Dieguito Water District’s domestic water system. Approval of the change of organization would not affect the timely availability of water supplies to the affected territory.

m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

The proposed change of organization would not impact any local agencies in accommodating their regional housing needs. All potential units tied to the lands are already assigned to the City of Encinitas by the region’s council of governments, San Diego Association of Governments. The boundary change would not affect this assignment.

n) Any information or comments from the landowner or owners, voters, or residents of the affected territory.

The affected territory is uninhabited as defined LAFCO law (11 registered voters or less). The landowner supports the annexation underlying the change of organization and has provided their written consent to the proceedings.

o) Any information relating to existing land use designations.

See earlier analysis on page 11.

p) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

There is no documentation or evidence suggesting the proposal will have a measurable effect – positive or negative – with respect to promoting environmental justice.

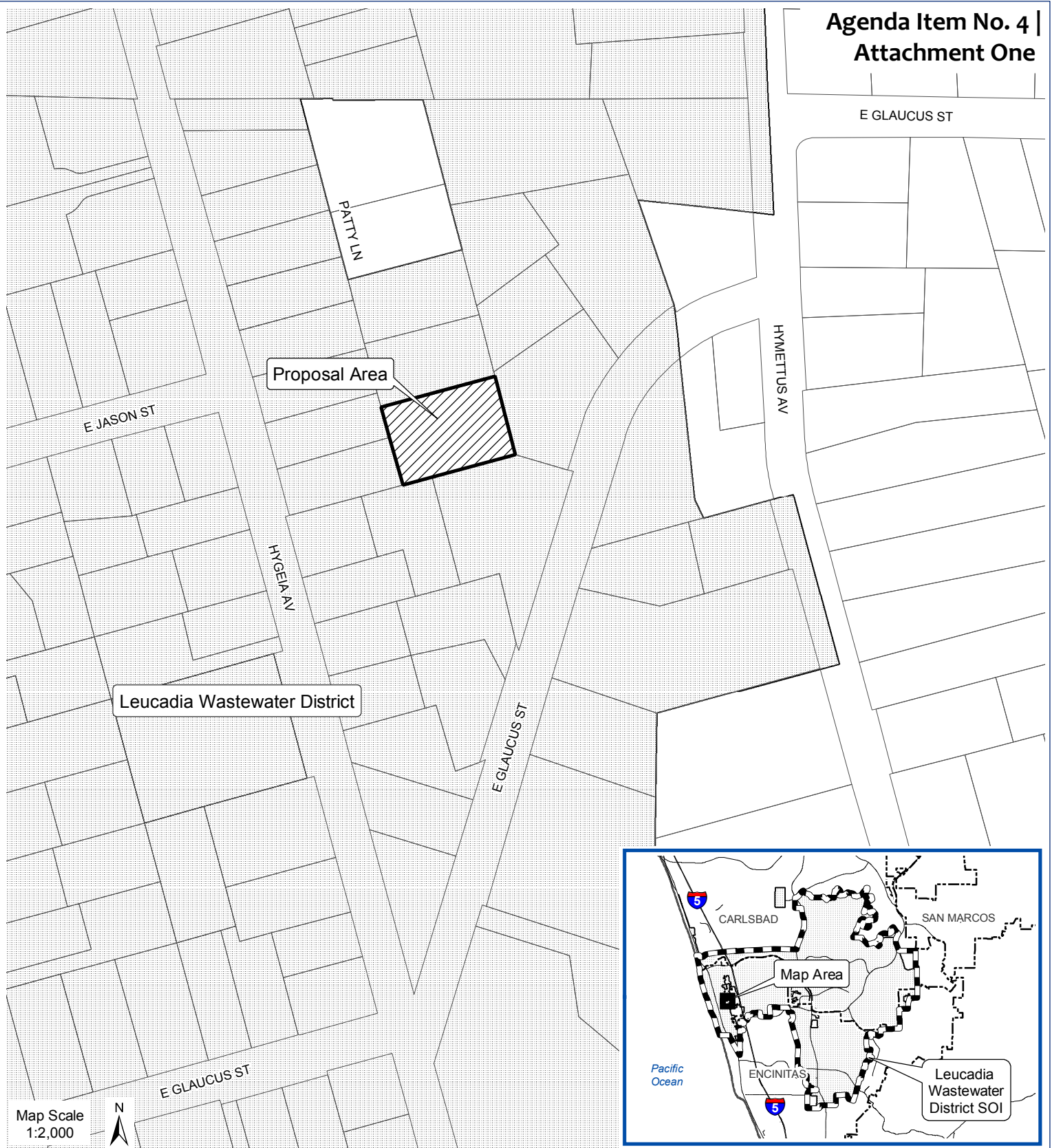
q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

The City of Encinitas General contains a hazard mitigation plan for potential fire, flooding and earthquakes. The affected territory lies outside any threat designations.

56668.3(a)(1) Whether the proposed annexation will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annex to the district.

Approval of the change of organization would be in the best interest of the current and future landowners and/or residents of the affected territory by providing access to reliable public wastewater service going forward. Approval would also benefit adjacent landowners and/or residents by eliminating the operation of a private septic system and the potential therein for failures.

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Map Scale
1:2,000



DA18-14

**PROPOSED "ANDREIKO-GLAUCUS ST.
CHANGE OF ORGANIZATION" TO
LEUCADIA WASTEWATER DISTRICT**

-  Proposal Area
-  Leucadia Wastewater District
-  Leucadia Wastewater District SOI
SOI = Sphere of Influence

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RESOLUTION NO. 2301

**A RESOLUTION OF APPLICATION BY THE
BOARD OF DIRECTORS OF LEUCADIA WASTEWATER DISTRICT
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION
TO TAKE PROCEEDINGS FOR THE PROPOSED
ANDREIKO CHANGE OF ORGANIZATION**

RESOLVED, by the Board of Directors of the Leucadia Wastewater District, that

WHEREAS, the Board of Directors of the LEUCADIA WASTEWATER DISTRICT (LWD), San Diego County, State of California, desires to initiate proceedings pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code for the proposed Andreiko Change of Organization; and

WHEREAS, the proposed Andreiko Change of Organization includes annexation of the Andreiko territory (*APN 254-261-32-00*) to the LWD; and

WHEREAS, the reasons for this proposed Change of Organization are as follows:

1. LWD is empowered to and is engaged in the collection, treatment, and disposal of wastewater and has existing facilities to provide wastewater service to the territory proposed to be annexed.
2. The owners of the territory desire to utilize the LWD facilities.
3. The territory to be annexed is within LWD's Sphere of Influence.

WHEREAS, the territory subject to the proposed Change of Organization is inhabited, and a description of the external boundary of the territory is set forth in Exhibit "A" and a map thereof is set forth in Exhibit "B", both attached hereto and by this reference incorporated herein; and

WHEREAS, LWD requests that the proposed Change of Organization be subject to the following terms and conditions:

1. The annexed property is thereafter subject to capacity fees, sewer service fees, and all other district-wide Ordinances and Resolutions of LWD.

WHEREAS, LAFCO is authorized to approve this proposed Change of Organization without notice or hearing and without an election. If no express effective date is indicated, the effective date of the Change of Organization shall be the date of recordation of the Certificate of Completion and Resolution ordering the change of organization by the County Recorder.

WHEREAS, the staff of LWD has reviewed this proposed Change of Organization under the California Environmental Quality Act (CEQA) and has found it to be categorically exempt from CEQA pursuant to Section 15319 (a) of the California Environmental Quality Act.

NOW, THEREFORE, this Resolution of Application is hereby approved and adopted by the Board of Directors of the LEUCADIA WASTEWATER DISTRICT. The Local Agency Formation Commission of San Diego County is hereby requested to take proceedings for the proposed Change of Organization that includes the territory as described in Exhibit "A" and shown in Exhibit "B", according to the terms and conditions stated above and in a manner provided by the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED at a Regular meeting of the Board of Directors held on August 15th, 2018 by the following vote:

AYES: Sullivan, Kulchin, Juliussen, Omsted, and Hanson
NOES: None.
ABSTAIN: None.
ABSENT: None.



Elaine Sullivan, President

ATTEST:


Paul Bushee, General Manager
(SEAL)

16-007
6/28/18

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
ANNEXATION TO LEUCADIA WASTEWATER DISTRICT

APN: 254-261-32

PARCEL 1:

THE SOUTHERLY 100 FEET OF THE FOLLOWING DESCRIBED LAND:

PARCEL 9 AS SHOWN ON RECORD OF SURVEY MAP NO. 4553, BEING A PORTION OF LOT 2 IN BLOCK 7 OF SOUTH COAST PARK, IN THE CITY OF ENCINITAS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1776, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 11, 1924.

PARCEL 2:

A STRIP 1.20 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 9, RECORD OF SURVEY MAP NO. 4553, A PORTION OF LOT 2, BLOCK 7, SOUTH COAST PARK, MAP NO. 1776, IN THE CITY OF ENCINITAS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 9; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 9, A DISTANCE OF 101.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE EASTERLY ON A BEARING OF NORTH 74° 16' 30" EAST, 146.02 FEET; THENCE SOUTH 15° 43' 30" EAST, 1.20 FEET; THENCE WESTERLY ON A BEARING OF SOUTH 74° 16' 30" WEST, 146.02 FEET; THENCE NORTH 15° 43' 30" EAST, 1.20 FEET TO THE TRUE POINT OF BEGINNING.

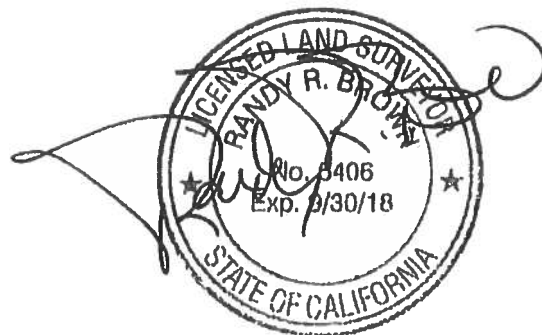
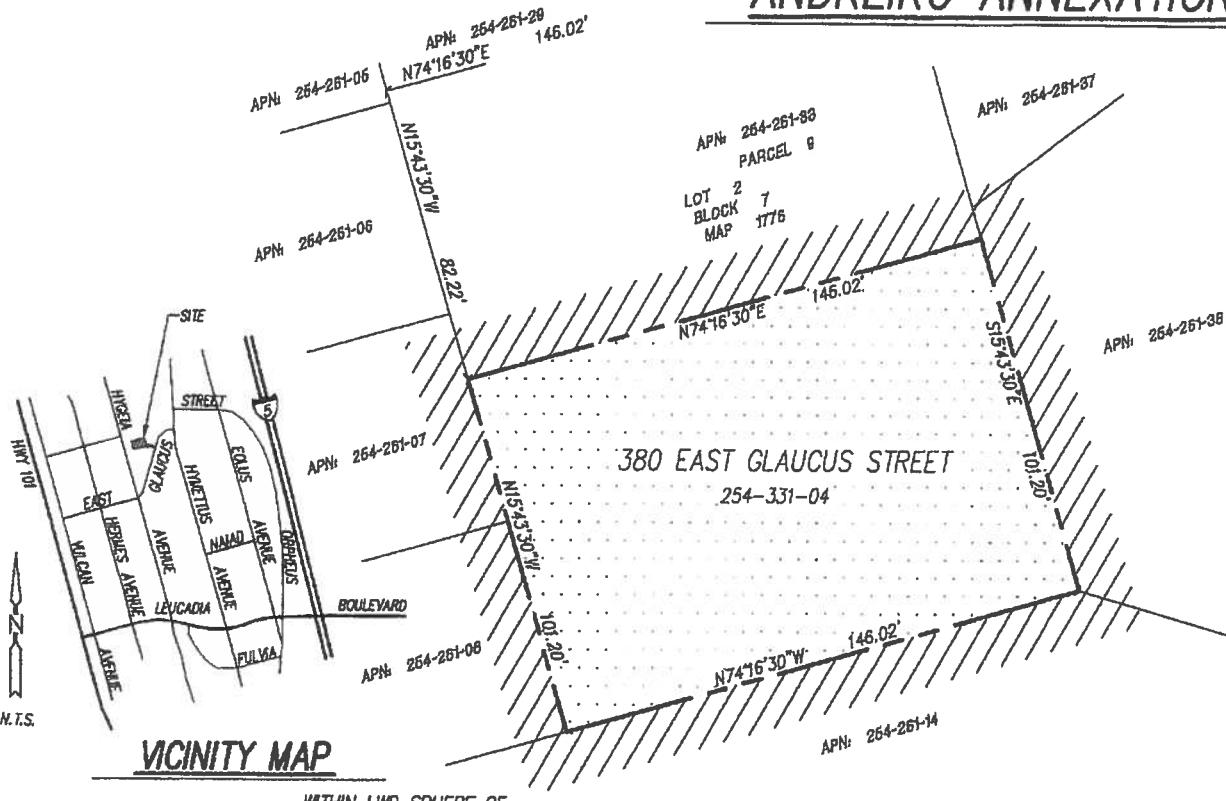
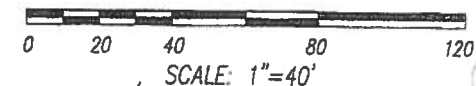


EXHIBIT 'B'

ANDREIKO ANNEXATION PLAT



EAST GLAUCUS STREET



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PROPOSED ANNEXATION BOUNDARY
EXISTING LEUCADIA WASTEWATER DISTRICT BOUNDARY
PROPOSED ANNEXATION REGION

WITHIN LWD SPHERE OF INFLUENCE & OUTSIDE LWD
 IN LWD

JOB NO. 16-007				
ASSESSOR'S PARCEL NUMBERS 254-261-32	LAFCO RESOLUTION No.	ACREAGE 0.34	DATE 6/28/18	SCALE 1"=40'
LWD ANNEXATION No. _____		SOWARDS & BROWN ENGINEERING		
BEING A PORTION OF LOT 2, BLOCK 7 OF MAP 1776		CONSULTING ENGINEERS 2187 NEWCASTLE AVENUE SUITE 103 CARDIFF BY THE SEA, CA., 92007 TEL. 780/436-8500 FAX 780/436-8803		

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: San Diego
1600 Pacific Highway, Room 260
San Diego, CA 92101

From: (Public Agency): Leucadia Wastewater District
1960 La Costa Avenue
Carlsbad, CA 92009
(Address)

Project Title: Andreiko Annexation

Project Applicant: Scott Andreiko

Project Location - Specific:
380 E. Glaucus Street, Encinitas, CA 92024

Project Location - City: Encinitas Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:
Annexation of 0.34 acres, which includes 1 parcel with an existing single-family dwelling and an existing accessory dwelling unit, to the Leucadia Wastewater District for the purpose of providing sewer service to both dwellings. The parcel is currently on a septic system. APN 254-261-32-00.

Name of Public Agency Approving Project: Leucadia Wastewater District (LWD)

Name of Person or Agency Carrying Out Project: Annex. by LWD, sewer connection by homeowner

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15319 (a)
Statutory Exemptions. State code number:

Reasons why project is exempt:
The action is exempt in accordance with CEQA Guidelines: 15319, Annexation of Existing Facilities and Lots for Exempt Facilities, Class 19, Section (a). Annexation of property into LWD is for the sole purpose of connecting to the existing sewer system. A private lateral will be extended approximately 100 feet to connect to an existing shared private lateral, which then connects to the public sewer system.

Lead Agency
Contact Person: Mr. Paul J. Bushee Area Code/Telephone/Extension: 760-753-0155

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [] Yes [] No

Signature: [Handwritten Signature] Date: 8/23/18 Title: General Manager

[X] Signed by Lead Agency [] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

**CONSENT TO ANNEXATION
TO
LEUCADIA WASTEWATER DISTRICT
(Reference: Section 56261, Government Code)**

Each of the undersigned represents that he (she) is the owner of the property described opposite his (her) name and hereby consents to the annexation of said property to the above named district and further consents to the annexation thereof subject to the following conditions:

Payment to the Leucadia Wastewater District of \$ 3,010.00, as a lump sum payable upon initiation of preliminary proceedings of annexation for the right of use of all the existing property, real and personal, of the Leucadia Wastewater District.

Note: Forms must be signed and dated by the property owners.

Date	Name	Address	Property Description or County Assessor's Parcel Number (Attach description if necessary)
7/17/18	Scott Andreiko	380 E. Glaucus Street Encinitas, CA 92024	APN: 254-261-32-00

- **THERE WILL BE NO OPPORTUNITY FOR REIMBURSEMENT OF SEWER DESIGN OR CONSTRUCTION COSTS FROM LWD.**

Scott Andreiko 7/17/2018
NAME DATE

NAME DATE