

## INFORMATION ITEM

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

FOR MEETING OF: AUGUST 4, 2014

**Proposal**

“Hoffman – Acacia Avenue Annexation” (San Diego County Sanitation District)  
(DA14-07)

**Proponent**

Property owner, by petition

**Description/Justification**

Proposed by petition of the landowner is the annexation of one unincorporated parcel, totaling approximately 0.45-acre, to the San Diego County Sanitation District (SD) for the provision of sewer service. The proposed annexation area (Assessor’s Parcel Number (APN) 594-061-08) is not located within the adopted sphere of influence of the San Diego County SD; however, the proposal territory is located within the sphere of influence of the City of Chula Vista. San Diego LAFCO policy allows for unincorporated territory located within the City of Chula Vista’s sphere to annex to the San Diego County SD without a sphere amendment.

The proposal territory is developed with one single-family residence which utilizes a septic system. The landowner is requesting annexation to the San Diego County SD for sewer service to the residence because the existing septic system’s leach field is experiencing problems with accepting water and there is little room on the lot for repair or expansion. The San Diego County SD has indicated that capacity is available to extend public sewer service to the proposal territory. The landowner will finance all costs for the approximate 20-foot connection to the San Diego County SD sewer main located within Acacia Avenue.

The proposal territory is located within the unincorporated community of Bonita and its land use is governed by the Sweetwater Community Plan. The property is developed to the limits of its existing Rural Residential zoning designation, which allows up to 2 dwelling units per acre. The site is surrounded by single-family residential development and will continue to receive fire protection services from the Bonita-Sunnyside FPD, and water service from the South Bay Irrigation District following the proposed annexation.

**General Plan/Zoning**

County of San Diego General Plan: Sweetwater Community Plan: Village Residential (VR-2, 2 du/ac)

County of San Diego zoning: RR (Rural Residential, 2 du/acre)

**Location**

North of Otay Lakes Road; east of I-805; south of SR-54; and west of SR-125. (Thomas Bros. Page 1311/A3).

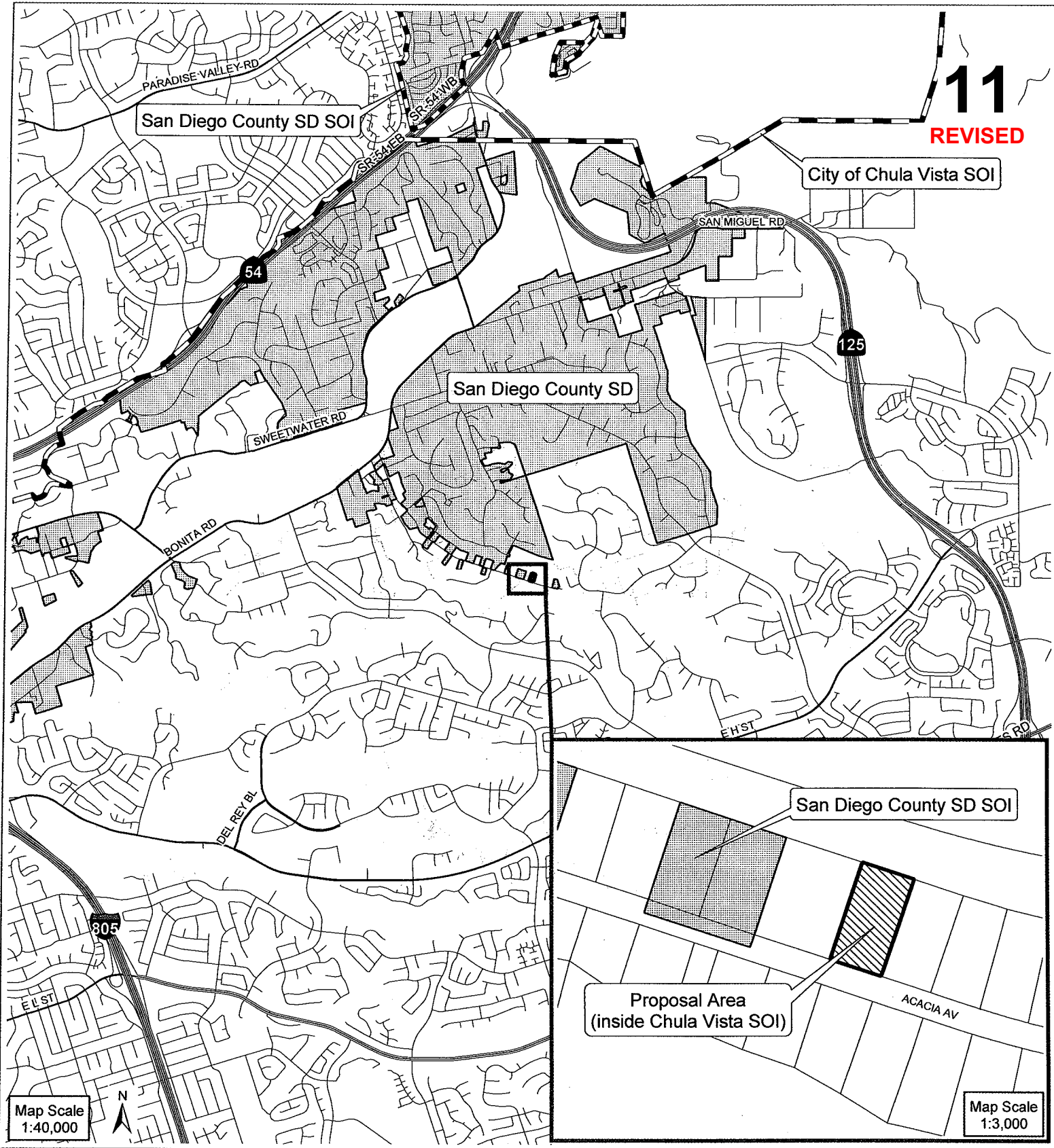
**Executive Officer Recommendation**

No Commission action is recommended. This item has been placed on the agenda for information purposes. No later than 60 days after the date that the information item is on the Commission's agenda, any district to which annexation of territory is proposed may transmit to the Commission a resolution requesting termination of proceedings.

**Attachment**

Vicinity Map

MDO:RB:ra



Map Scale  
1:40,000







San Diego County SD SOI

Proposal Area  
(inside Chula Vista SOI)

ACACIA AV

Map Scale  
1:3,000

**DA14-07 PROPOSED "HOFFMAN - ACACIA ANNEXATION"  
(SAN DIEGO COUNTY SANITATION DISTRICT)**

-  Proposal Area
  -  San Diego County SD
  -  San Diego County SD SOI
  -  Chula Vista SOI
- SOI = Sphere of Influence