

## CONSENT ITEM

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

FOR MEETING OF: AUGUST 4, 2014

**Proposal**

“Sanford Lane – Griffy Annexation” (Leucadia Wastewater District)  
(DA14-03)

**Proponent**

Leucadia Wastewater District, by resolution

**Description/Justification**

Proposed by resolution of the Leucadia Wastewater District (WWD) is an annexation of one incorporated parcel located within the City of Encinitas (Assessor Parcel Number 254-102-11-00, totaling approximately 0.41-acre) for the provision of sewer services. The proposed annexation area is located within the adopted sphere of influence of the Leucadia WWD; therefore, no sphere action is required.

The subject parcel contains one existing single-family home which uses an underground septic system. The Leucadia WWD has indicated that capacity is available to extend public sewer service to the proposal territory from an existing sewer line within an adjacent parcel. The landowner will finance all costs for the approximate 280-foot connection to the WWD's system.

The proposal territory is surrounded by single-family residential development and will continue to receive fire protection services from the City of Encinitas and water services from the San Dieguito Water District (WD) following the proposed annexation. The Board of Supervisors has adopted a Master Enterprise District Resolution (MEDR) that will govern any exchange of property taxes resulting from the annexation.

**General Plan/Zoning**

City of Encinitas General Plan: R8 (Single-Family Residential 5.0 - 8.0 dwelling units per acre)

City of Encinitas zoning: R8 (Single-Family Residential 5.0 - 8.0 DU/AC)

**Location**

North of Leucadia Blvd., East of SR-101, South of La Costa Avenue, West of I-5. (Thomas Bros. Page 1147/B3).

**Executive Officer Recommendation**

- (1) Concur in the determination by the Leucadia Wastewater District, that pursuant to Section 15319(a) of the State CEQA Guidelines, the annexation is not subject to the environmental impact evaluation process because the proposal area *contains*

*existing structures and is developed to the density allowed by current zoning/prezoning of either the gaining or losing governmental agency (whichever is more restrictive), and any utility extensions would only have the capacity to serve existing structures; and*

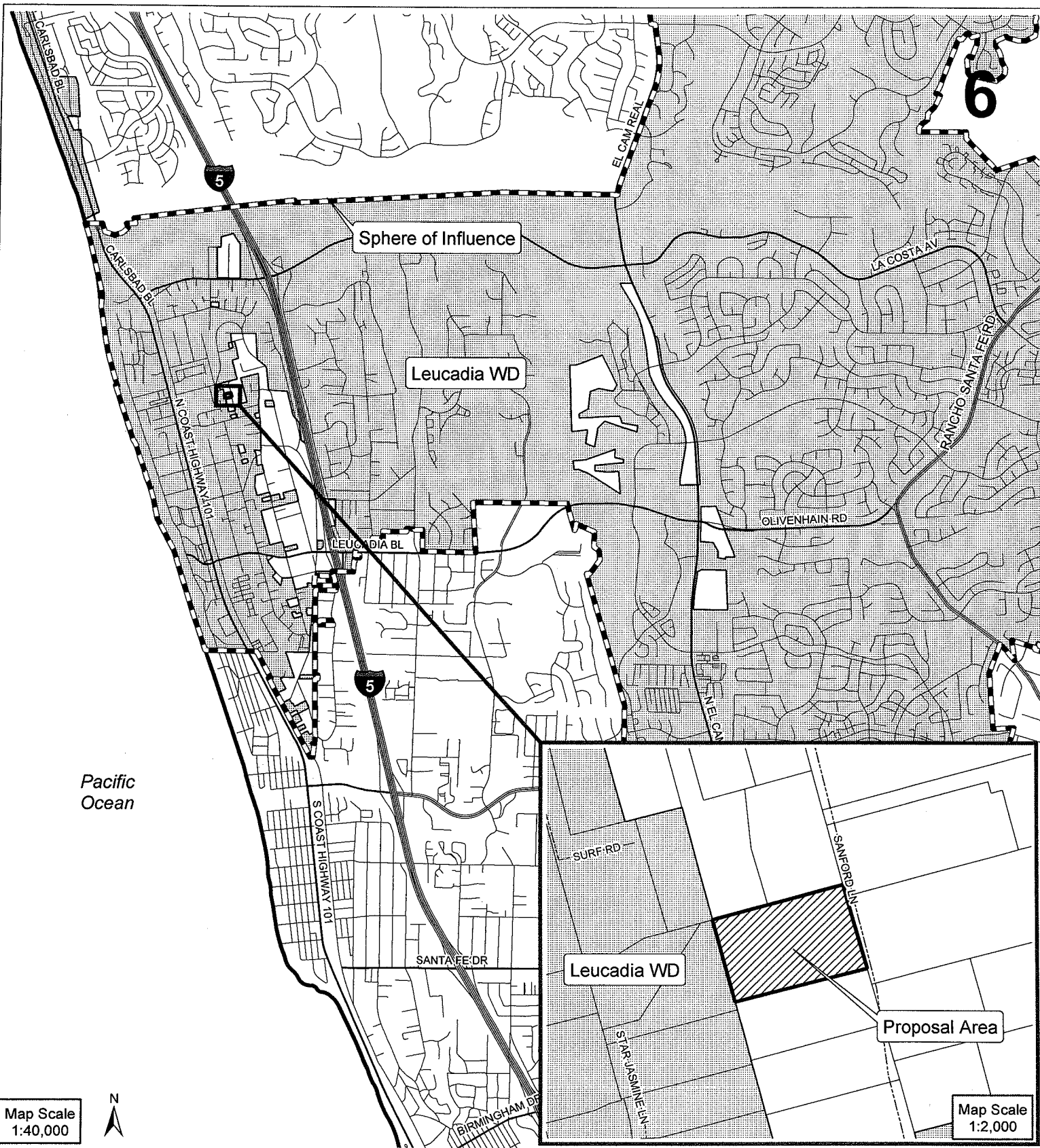
- (2) Adopt the form of resolution approving this annexation for the reasons set forth in the Executive Officer's Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the annexation subject to the following conditions:

Payment by the property owners of district capacity fees, sewer service fees, and State Board of Equalization charges.

**Attachment**

Vicinity Map

MDO:RB:ra






Map Scale  
1:40,000



Map Scale  
1:2,000

**DA14-03 PROPOSED "SANFORD LANE - GRIFFY ANNEXATION"  
(LEUCADIA WASTEWATER DISTRICT)**

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

**SAN DIEGO LAFCO**



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