

CONSENT ITEM

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

**7**  
**REVISED**

FOR MEETING OF: AUGUST 4, 2014

**Proposal**

“Crest Drive - Keller Annexation” (San Diego County Sanitation District)  
(Ref. No. DA 14-02)

**Proponent**

Property owner, by petition

**Description/Justification**

Proposed by petition of the landowners is an annexation of one unincorporated parcel (Assessor Parcel Number 504-132-41, totaling approximately 0.97-acre) to the San Diego County Sanitation District (SD) for the provision of sewer service. The proposed annexation area is located within the adopted sphere of influence of the San Diego County SD.

The subject parcel contains one existing single-family home which uses an underground septic system. The County of San Diego Department of Environmental Health filed a Notice of Condemnation and Order for the residence on January 25, 2013 stating that the septic system had failed and that the residence had been condemned as being unsanitary and unfit for human habitation due to the immediate health hazard. The landowners are requesting annexation of the property to the San Diego County SD for sewer services so the residence can be reoccupied following connection to public sewer and abandonment of the septic system.

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 275-foot connection via an easement to an existing sewer line within an adjacent parcel.

The proposal territory is surrounded by single-family residential development and will continue to receive fire protection services from the San Miguel Fire Protection District (FPD) and water services from the Helix Water District (WD). 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**

County of San Diego General Plan: Spring Valley; Semi-Rural Residential .5 (SR-0.5; up to 2 dwelling units per acre)

County of San Diego zoning: RR (Rural Residential; 0.5-acre minimum lot size, up to 2.0 du/ac).

**Location**

North of Jamacha Blvd., East of SR-125, South of SR-94, West of Barcelona St. (Thomas Bros. Page 1271/C7).

**Executive Officer Recommendation**

- (1) Find in accordance with the Executive Officer's determination, 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.

MDO:RB:ra

**Attachment**

Vicinity Map