

CONSENT ITEM

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

FOR MEETING OF: NOVEMBER 3, 2014

Proposal

“Hoffman–Acacia Avenue Annexation” to the 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 an amendment to the SD’s sphere.

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 is subject to 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 (Sweetwater Authority) 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-1 (Rural Residential, 1 du/acre)

Location

North of Bonita Road; east of I-805; south of SR-54; and west of SR-125. (Thomas Bros. Page 1310/F3).

Executive Officer Recommendation

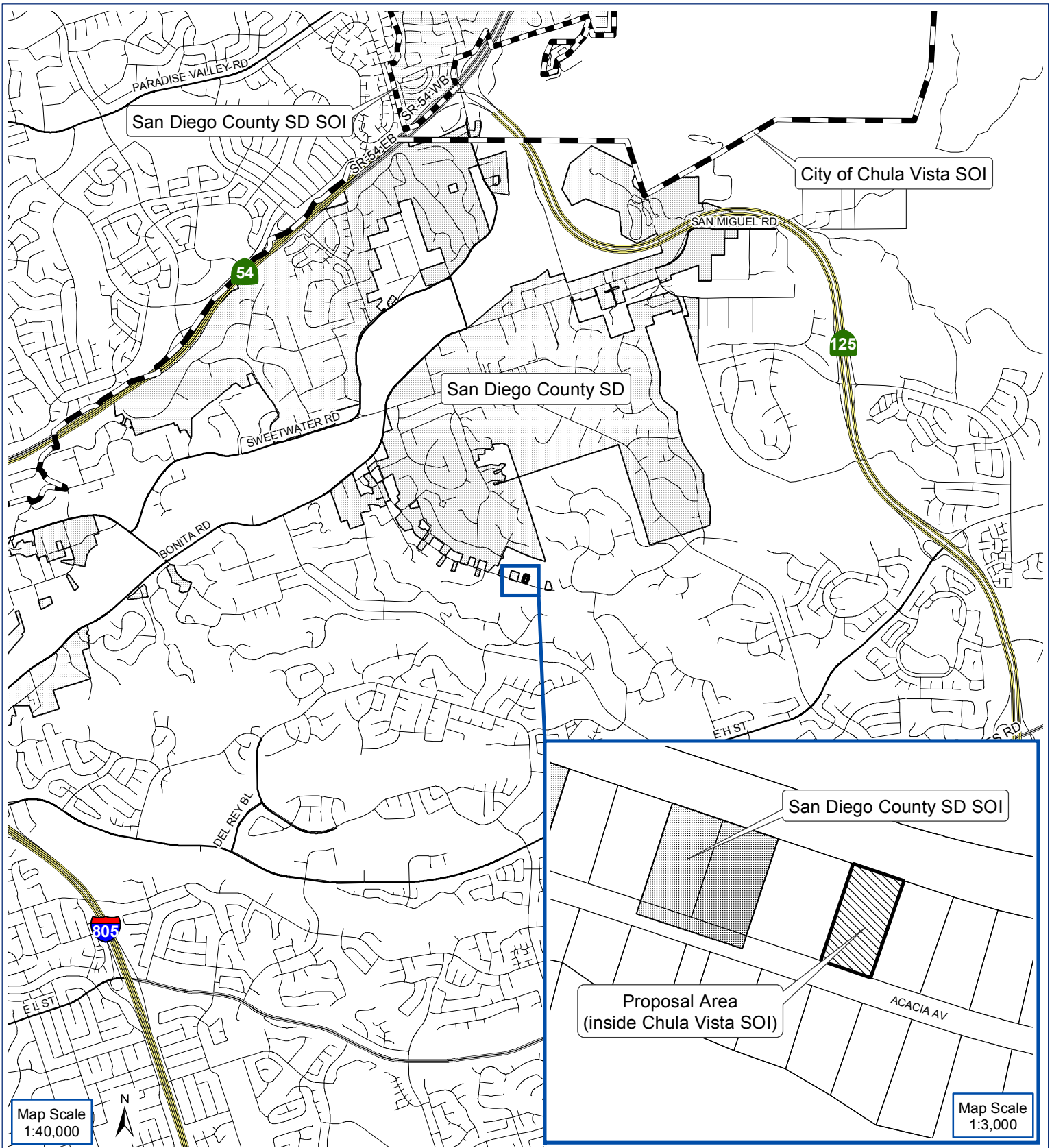
- (1) Find in accordance with the Executive Officer's determination, that pursuant to Section 15319(b) of the State CEQA Guidelines, the annexation is not subject to the environmental impact evaluation process because the annexation area consists of individual small parcels of the minimum size for facilities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





Attachment

Vicinity Map

MDO:RB:trl



DA14-07 PROPOSED "HOFFMAN - ACACIA ANNEXATION" TO THE SAN DIEGO COUNTY SANITATION DISTRICT

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