

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

FOR MEETING OF: DECEMBER 1, 2014

Proposal

“Sheridan Road – Rogers Annexation” to the Leucadia Wastewater District (DA14-05)

Proponent

Leucadia Wastewater District, by resolution

Description/Justification

Proposed by resolution of the Leucadia Wastewater District (WWD) is an annexation of one incorporated parcel (APN 216-063-09, totaling approximately 0.53-acre) located within the City of Encinitas. The proposed annexation area is located within the adopted sphere of influence for Leucadia WWD and is developed with one single-family residence which utilizes a septic system. The property owner is requesting annexation to the Leucadia WWD for sewer service because of construction of a second unit on the parcel. The parcel's existing septic system is too small to adequately treat the second unit's additional effluent and there is little room on the lot for expansion.

The Leucadia WWD has indicated that capacity is available to extend public sewer service to the proposal territory. The property owner will finance all costs for the approximate 50-foot connection to the Leucadia WWD sewer main located within Andrew Avenue.

On May 30, 2014, following a request by the property owner, the LAFCO Executive Officer administratively approved a temporary contractual service agreement between the Leucadia WWD and the property owner to allow occupancy of the second unit in advance of the pending annexation to Leucadia WWD.

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 San Diego County 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: R3 (Residential 3.0 dwelling units per acre)

City of Encinitas zoning: R3 (Residential 3.0 dwelling units per acre)

Location

North of Leucadia Blvd., East of SR-101, South of La Costa Avenue, West of I-5. (Thomas Bros. Page 1147/A2).

Executive Officer Recommendation

- (1) Concur in the determination by the Leucadia Wastewater District that this annexation is exempt from CEQA review pursuant to Section 15319(a) of the State CEQA Guidelines because the proposal area contains existing public or private structures and is developed to the density allowed by current zoning or rezoning of either the gaining or losing governmental agency whichever is more restrictive, provided however that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities; and

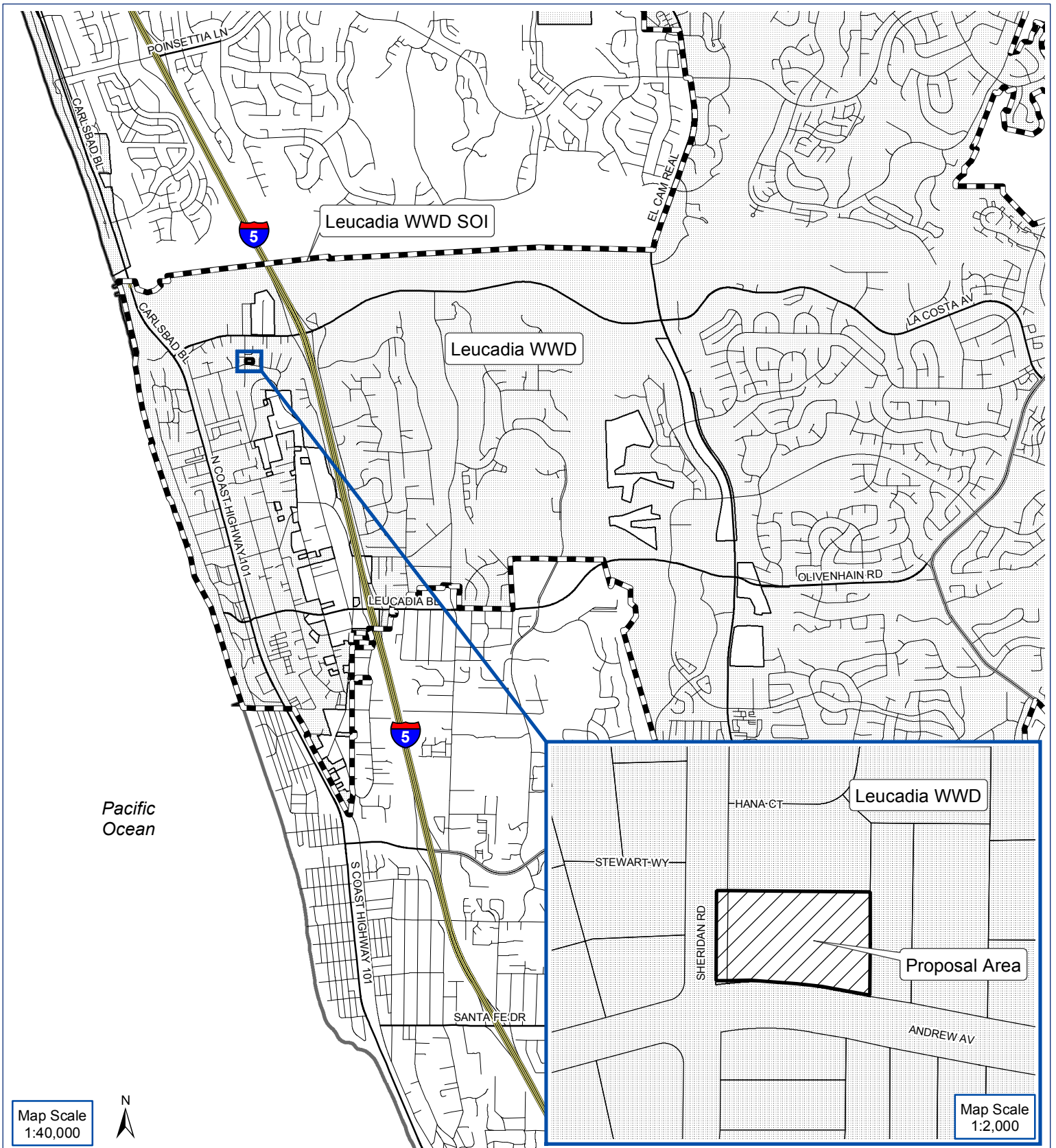
- (2) Adopt the form of resolution approving this annexation for the reasons set forth in the Executive Officer's Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the annexation subject to the following conditions:

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



DA14-05 PROPOSED "SHERIDAN ROAD - ROGERS ANNEXATION" TO THE LEUCADIA WASTEWATER DISTRICT

-  Proposal Area
 -  Leucadia WWD
 -  Sphere of Influence
- SOI = Sphere of Influence