

PUBLIC HEARING ITEM

LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

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FOR MEETING OF: DECEMBER 1, 2014

Proposal

Amendment to the Sphere of Influence for the San Diego County Sanitation District (SA14-11)

“La Cuesta Drive - Gauthier Annexation” to the San Diego County Sanitation District (DA14-11)

Proponent

Property owner, by petition

Description/Justification

Proposed by petition of the landowner is an annexation of one unincorporated parcel (Assessor Parcel Number 495-401-21, totaling approximately 1.02-acre) to the San Diego County Sanitation District (SD) for the provision of sewer service. The proposed annexation area is not located within the adopted sphere of influence of the San Diego County SD; therefore, an amendment to the district's sphere to include the proposal area is required prior to or concurrently with the proposed annexation.

The subject parcel is undeveloped and the landowner intends to construct one single-family residence. The existing County of San Diego Rural Residential zoning would allow up to 2 dwelling units to be constructed on the parcel. The proposal territory is located within the unincorporated community of Valle de Oro and is surrounded by single-family residential development.

The San Diego County SD has indicated that capacity is available to extend public sewer service to the proposal territory from an existing 8” sewer line located adjacent to the southeast corner of the lot that connects to the SD sewer main within Grandview Drive. The proposal territory will continue to receive fire protection services from the San Miguel Fire Protection District (FPD) and water services from the Helix 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

County of San Diego General Plan: Valle de Oro Community Plan; 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 SR-94, East of SR-125, South of I-8, West of Avocado Boulevard. (Thomas Bros. Page 1271/C3).

Executive Officer Recommendation

- (1) Find in accordance with the Executive Officer's determination, that pursuant to Section 15319(b) of the State CEQA Guidelines, this 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;
- (2) Amend the sphere of influence of the San Diego County Sanitation District and adopt the written Statement of Determinations as shown in Exhibit A;
- (3) Approve the annexation to the San Diego County Sanitation District; 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.

Attachments

Vicinity Map

Exhibit A: Statement of Determinations - San Diego County Sanitation District

MDO:RB:trl

**RECOMMENDED STATEMENT OF DETERMINATIONS
PROPOSED AMENDMENT TO THE LARGER-THAN-DISTRICT
SPHERE OF INFLUENCE FOR THE
SAN DIEGO COUNTY SANITATION DISTRICT
“La Cuesta Drive – Gauthier Annexation”**

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The following statement of determinations is prepared pursuant to section 56425 of the Government Code for designation of the area shown on the attached map as an amendment to the sphere of influence for the San Diego County Sanitation District (SD).

(1) The present and planned land uses in the area, including agricultural and open space lands.

The proposed sphere amendment involves one unincorporated parcel: APN 495-401-21, approximately 1.02-acres. Land uses on the proposed sphere amendment territory are governed by the County of San Diego General Plan and the Valle de Oro Community Plan. The present General Plan designation is Semi-Rural Residential .5 (SR-0.5; up to 2 dwelling units per acre). The present County of San Diego zoning is RR (Rural Residential; 0.5-acre minimum lot size, up to 2.0 du/ac). The proposal area is surrounded by unincorporated territory with single-family residential uses; no agricultural or open space uses are present or planned in the area.

(2) The present and probable need for public facilities and services in the area.

The proposed sphere amendment territory is located within the service areas of the San Miguel Fire Protection District (FPD) and the Helix Water District (WD) for the provision of structural fire protection services and water services, respectively; no changes to these service arrangements are proposed as part of the subject annexation. As of 2013, the Valle De Oro Community Planning Area has an estimated population of 41,284. The 2050 SANDAG Regional Growth Forecast (2010) projects the Valle de Oro population to increase to 44,538 by the year 2020; however, significant growth is not anticipated in the next 5 years.

(3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The San Diego County SD has indicated that capacity is available to extend public sewer service to the proposal territory from an existing adjacent 8” sewer line that connects to the SD sewer main within Grandview Drive. In 2010, LAFCO determined that the San Diego County SD was adequately providing its authorized services and the district’s larger-than-district sphere of influence was adopted.

(4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

Social and economic communities of interest are not relevant in considering this amendment to the San Diego County SD sphere of influence.

- (5) For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.**

The proposed sphere amendment and reorganization does not involve an update to the sphere of influence for the San Diego County SD. A disadvantaged unincorporated community is defined as an unincorporated area, containing at least 12 registered voters where the annual median household income is 80 percent or less of the statewide annual median (\$46,166 or less in 2010). Refer to the *SB244 Local Agency Matrix* approved by the San Diego Local Agency Formation Commission on March 4, 2013 for the status of disadvantaged unincorporated communities and the San Diego County SD.