

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

FOR MEETING OF: FEBRUARY 4, 2013

**Proposal**

“Chevron Service Station Annexation” (San Diego County Sanitation District)  
(DA12-05)

**Proponent**

Property owner, by petition

**Description/Justification**

Proposed by petition of the landowner is the annexation of one unincorporated parcel to the San Diego County Sanitation District (SD) for the provision of sewer service. The proposed annexation area, totaling approximately 1.67-acres, is located within the adopted sphere of influence of the San Diego County SD.

The proposed annexation area is developed with an automobile service station/convenience store that utilizes an underground septic system. The landowner/operator intends to expand the existing restroom facilities; however, the site does not contain enough space for expansion of the septic system. The Lakeside 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 adjacent Lakeside SD sewer main located within Victoria Park Terrace.

Following the proposed annexation, the subject parcel will continue to receive fire protection services from the Alpine Fire Protection District (FPD), and water service from the Padre Dam Municipal Water District (MWD).

The proposal territory is surrounded by residential development to the north and east; public facilities to the south; and commercial development to the west. The Board of Supervisors has adopted a Master Enterprise District Resolution stating that no property tax transfer would be required as a result of this jurisdictional change.

**General Plan/Zoning**

County of San Diego General Plan: Alpine Community Plan: General Commercial (C-1)  
County of San Diego zoning: C-36 (General Commercial)

**Location**

North of I-8; east of Harbison Canyon Road; south of Hyacinth Road; and west of South Grade Road. (Thomas Bros. Page 1233/J5).

### **Executive Officer Recommendation**

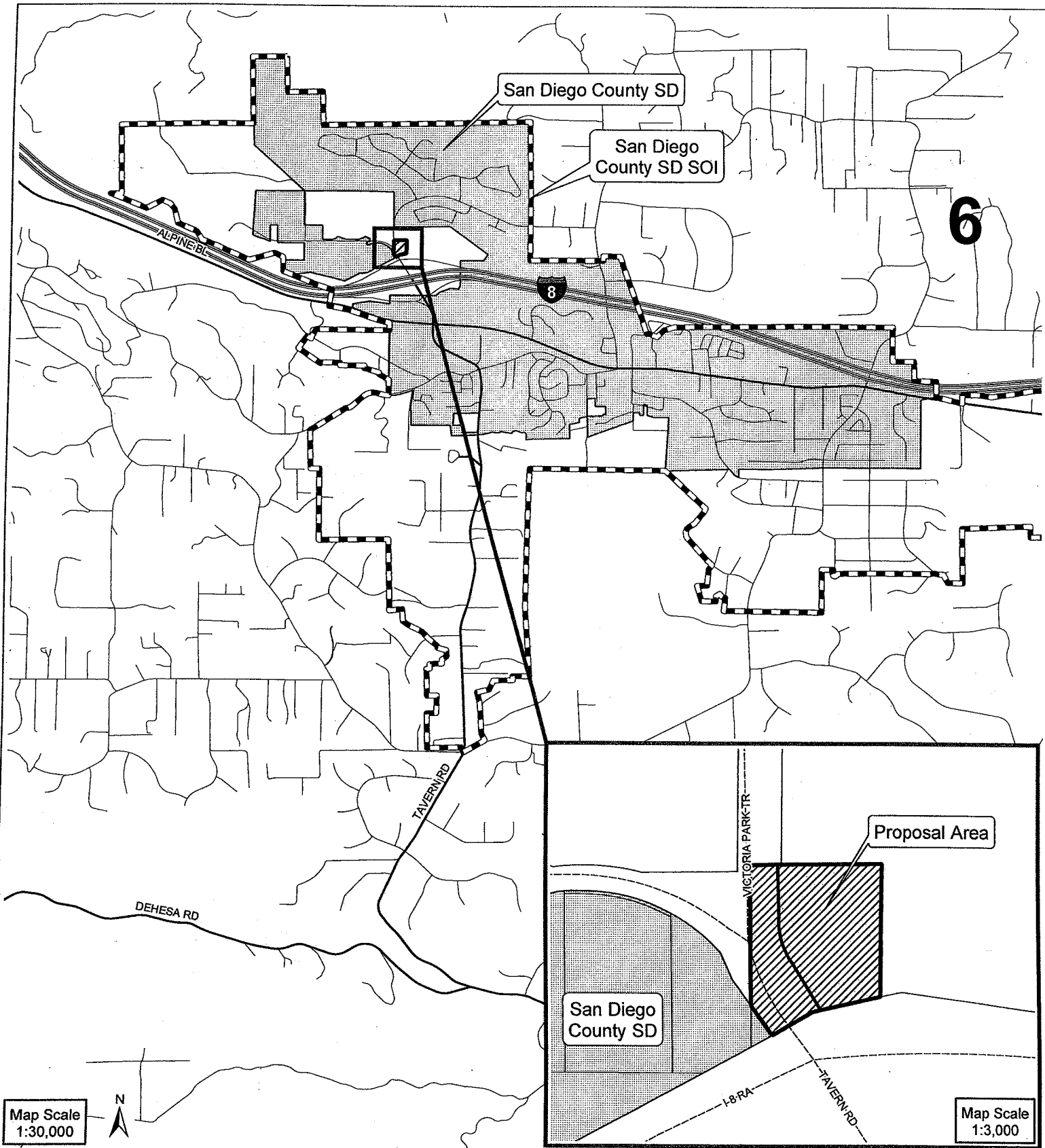
- (1) Find in accordance with the Executive Officer's determination, that pursuant to Section 15319(a) of the State CEQA Guidelines, the annexation is not subject to the environmental impact evaluation process because the proposal *involves annexation to a special district of an area containing existing private structures developed to the density allowed by the current zoning, and 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 property owner of San Diego County SD capacity fees and sewer service fees, and State Board of Equalization charges.




### **Attachment**

Vicinity Map

MDO:RB:ra



**DA12-05**      **PROPOSED "CHEVRON SERVICE STATION ANNEXATION" TO THE SAN DIEGO COUNTY SANITATION DISTRICT**

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

**SAN DIEGO LAFCO**

**SanGIS**  
*We Have San Diego Covered!*

This map is provided without warranty of any kind, either express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. Copyright SanGIS. All Rights Reserved. This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.