

CONSENT ITEM

7

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

FOR MEETING OF: FEBRUARY 4, 2013

Proposal

“Charles - Hymettus Avenue Annexation” (Leucadia Wastewater District)
(DA12-09)

Proponent

Leucadia Wastewater District, by resolution

Description/Justification

Proposed by resolution of the Leucadia Wastewater District is an annexation of approximately 0.39-acre of incorporated territory located within the City of Encinitas. The proposed annexation area includes one developed parcel (Assessor's Parcel Number 254-120-12; approximately 0.23-acre) and an approximate 0.16-acre portion of the adjacent roadway. The proposal area is located within the adopted sphere of influence of the Leucadia Wastewater District.

The subject parcel contains one single-family residence that was constructed in 1970. The residence utilizes a septic system that is experiencing operational problems related to its age and has no available lot space for repairs or expansion; therefore the property owner is requesting approval of the proposed annexation to connect the residence to public sewer.

The Leucadia Wastewater District 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 adjacent Leucadia Wastewater District sewer main located within Hymettus Avenue.

Following the proposed annexation, the subject parcel will continue to receive fire protection services from the City of Encinitas, and water service from the San Dieguito Water District (WD). The proposal territory is located within the Coastal Zone of the City of Encinitas and is surrounded by single-family residential uses. 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

City of Encinitas General Plan: Residential 3 (1-3 dwelling units per acre)

City of Encinitas zoning: R-3 (up to 3 du/ac; 14,500 net sq-ft minimum lot size)

Location

North of Leucadia Boulevard; east of I-5; south of La Costa Avenue; and west of Hygeia Avenue (Thomas Bros. Page 1147 B/3).

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 *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*

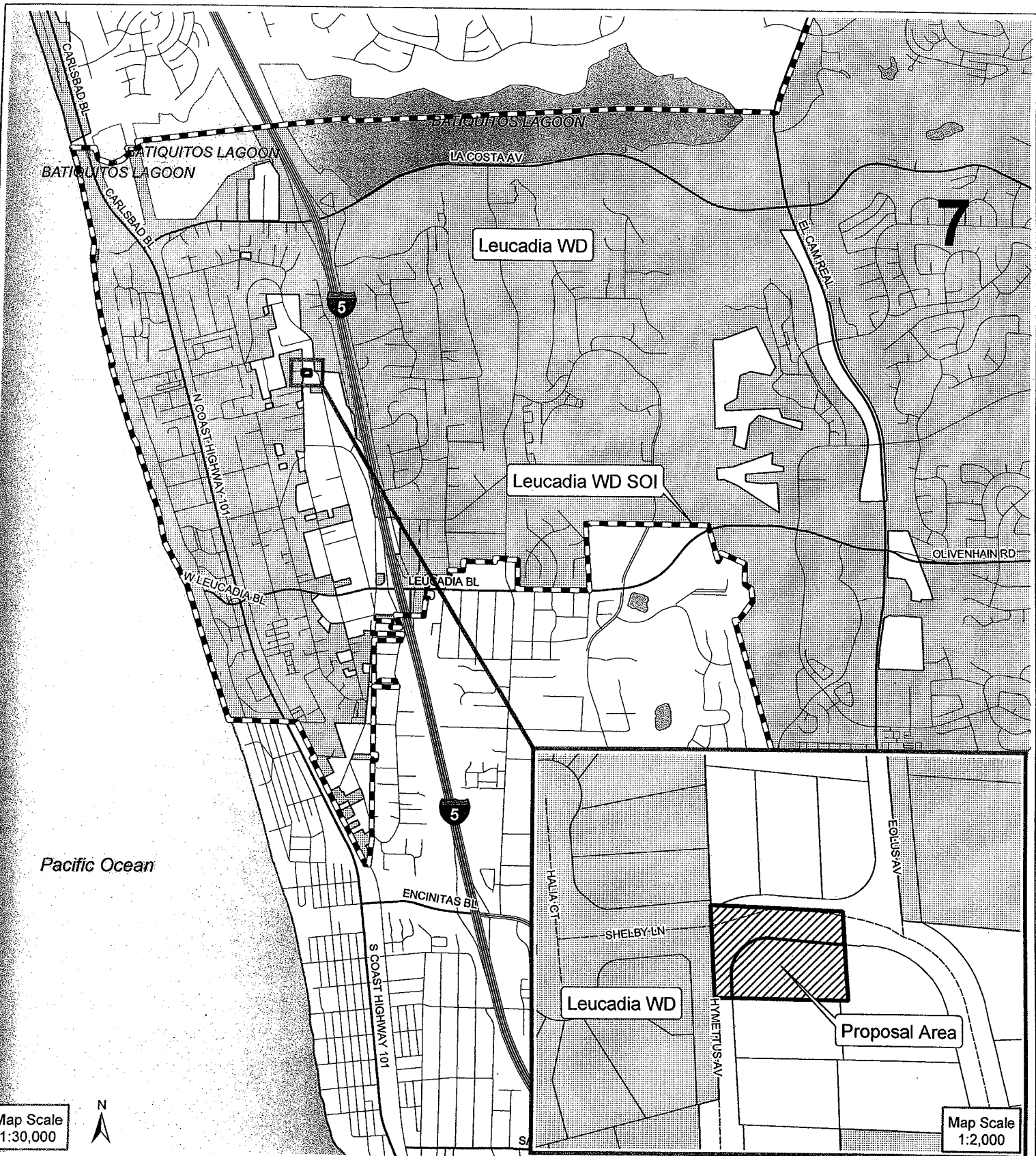
- (2) Adopt the form of resolution approving this annexation for the reasons set forth in the Executive Officer’s Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the annexation subject to the following conditions:

Payment by property owner of Leucadia Wastewater District capacity fees and service charges, and State Board of Equalization fees.

Attachment

Vicinity Map

MDO:RB:ra






Map Scale
1:30,000



Map Scale
1:2,000

DA12-09 **PROPOSED "CHARLES-HYMETTUS AVENUE ANNEXATION" TO THE LEUCADIA WASTEWATER DISTRICT**

-  Proposal Area
-  Leucadia WD
-  Leucadia WD SOI

SOI = Sphere of Influence

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