

CONSENT ITEM

6

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

FOR MEETING OF: DECEMBER 2, 2013

**Proposal**

“Sharp Hospice-Bonita House Annexation” to the San Diego County Sanitation District (DA13-40)

**Proponent**

Property owner, by petition

**Description/Justification**

Proposed by petition of the landowner is the annexation of one unincorporated parcel, totaling approximately 1.11-acres, 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; 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 a sphere amendment.

The proposal territory is developed with one single-family residence which utilizes a septic system. The landowner intends to demolish the existing residence and construct a new 6-bed Hospice Home. The existing septic system is undersized for the new construction; therefore, the landowner is requesting annexation to the San Diego County SD for sewer service to the development.

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 700-foot connection to the San Diego County SD sewer main located within Valley Vista Road.

The proposal territory is surrounded by single-family development and will continue to receive fire protection services from the Bonita-Sunnyside FPD, and water service from the South Bay Irrigation District.

**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**

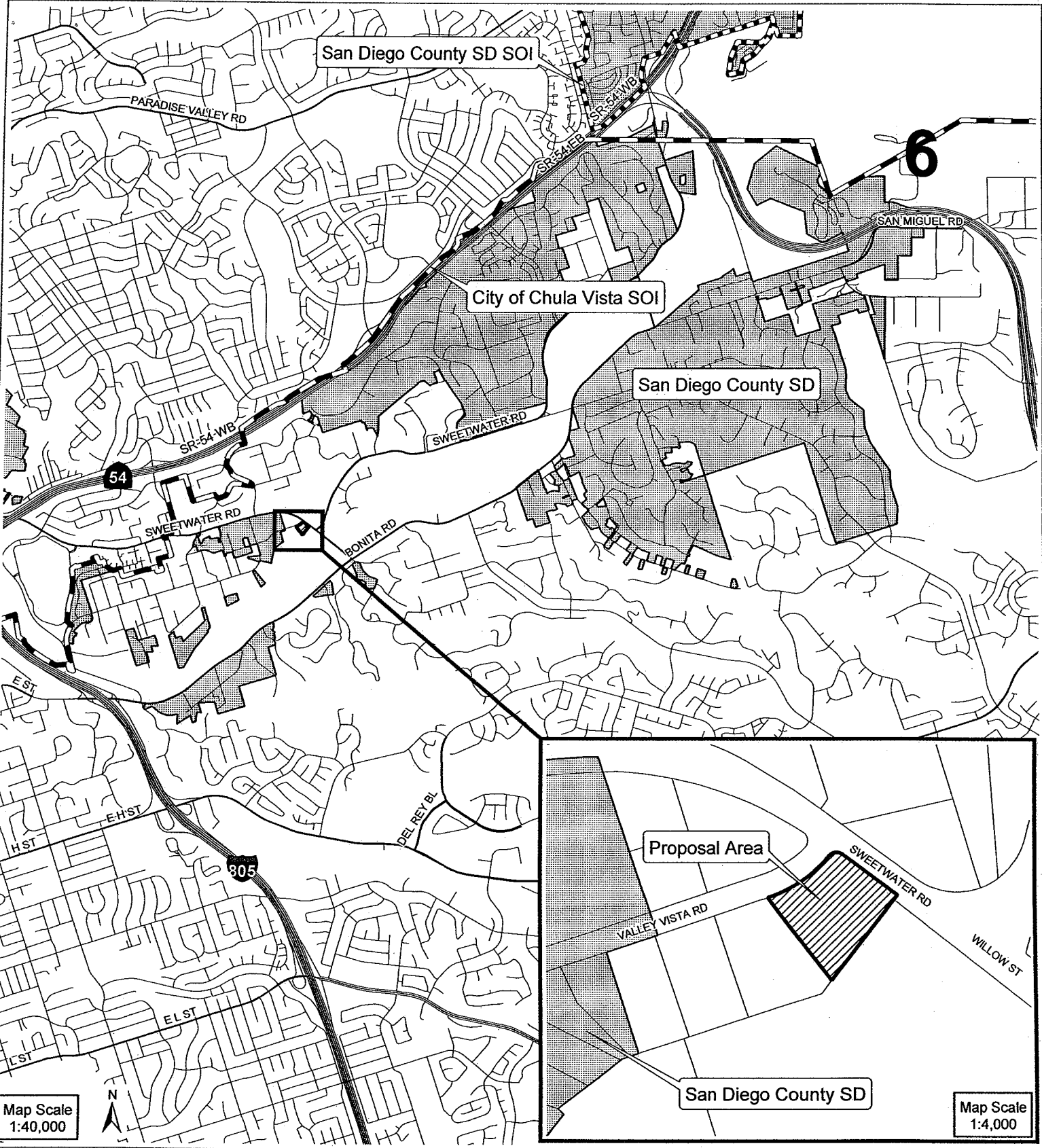
- (1) Find in accordance with the Executive Officer's determination, that pursuant to Section 15319(b) of the State CEQA Guidelines, this annexation is not subject to the environmental impact evaluation process because the annexation area consists of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures; 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







Map Scale  
1:40,000



Map Scale  
1:4,000

DA13-40

**PROPOSED "SHARP HOSPICE -  
BONITA HOUSE ANNEXATION"  
(SAN DIEGO COUNTY SANITATION DISTRICT)**

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

**SAN DIEGO LAFCO**

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