

CONSENT ITEM

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

FOR MEETING OF: DECEMBER 2, 2013

Proposal

“Sanford Lane - Young Annexation” to the Leucadia Wastewater District (DA13-44)

Proponent

Leucadia Wastewater District, by resolution

Description/Justification

Proposed by resolution of the Leucadia Wastewater District (WD) is an annexation of four incorporated parcels located within the City of Encinitas (Assessor Parcel Numbers 254-102-12; -20; -21; and -68), totaling approximately 1.34-acres. The proposed annexation area is located within the adopted sphere of influence of the Leucadia WD.

Each of the parcels within the proposed annexation area is developed with one single-family residence which utilizes a septic system. The property owners have requested sewer service from the Leucadia WD due to septic problems and lack of available space to repair or expand the existing septic systems.

The Leucadia WD has indicated that capacity is available to extend public sewer service to the residences within the proposal territory. The landowners will finance all costs for the approximate 280-foot connection to the Leucadia WD sewer main located within Sanford Lane.

The proposal territory will continue to receive fire protection services from the City of Encinitas, and water service from the San Dieguito Water District. 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 8 (R-8; up to 8 du/ac, 5,400-sq.ft. minimum lot size)

City of Encinitas zoning: Residential 8 (R-8; up to 8 du/ac, 5,400-sq.ft. minimum lot size)

Location

North of Leucadia Boulevard; east of Vulcan Avenue; south of La Costa Avenue; and west of I-8 (Thomas Bros. Page 1147 B/3).

Executive Officer Recommendation

- (1) Find in accordance with the Executive Officer's determination, that pursuant to Section 15319(a) of the State CEQA Guidelines, this annexation is not subject to the environmental impact evaluation process 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

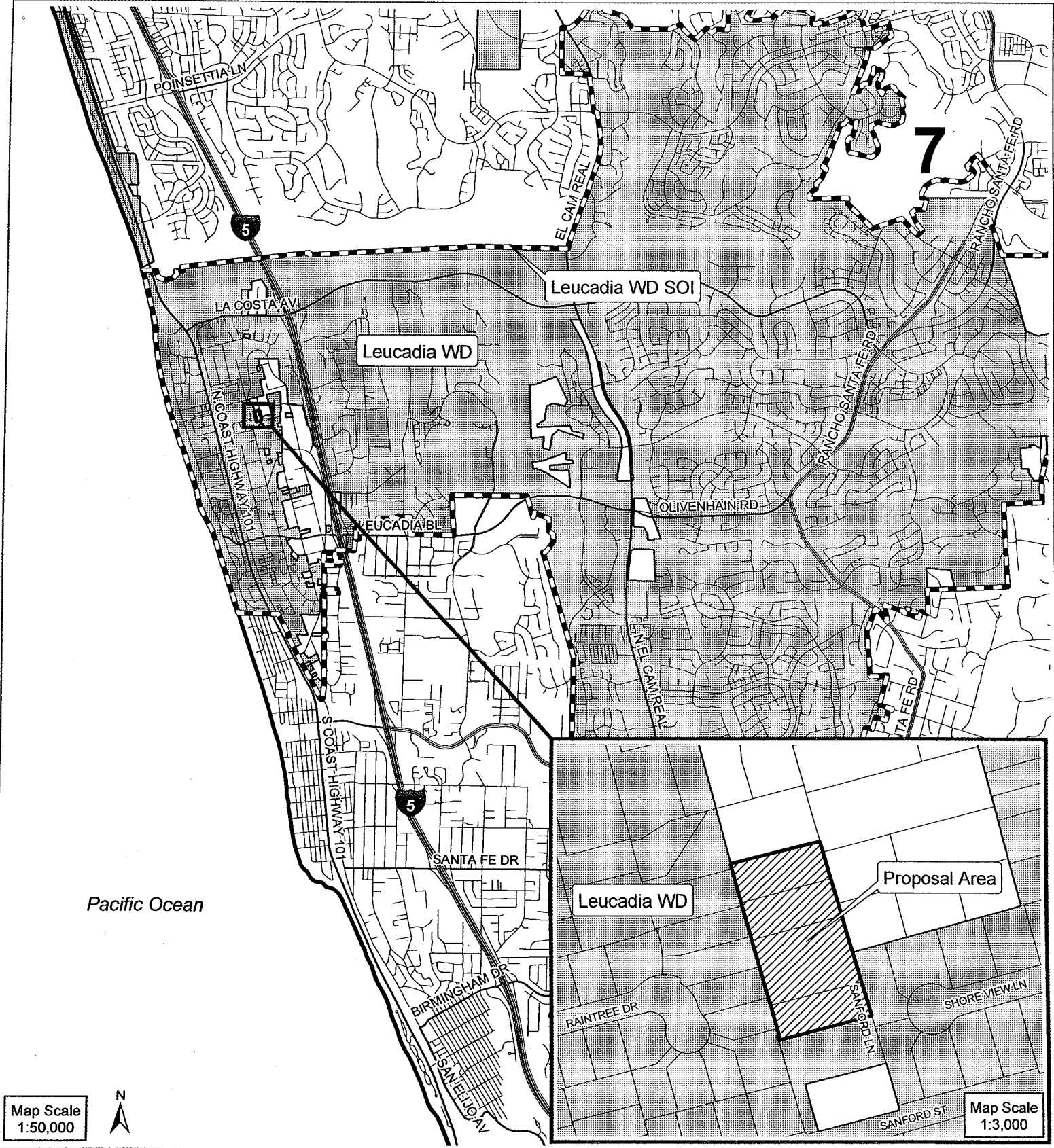
- (2) Adopt the form of resolution approving this annexation for the reasons set forth in the Executive Officer's Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the annexation subject to the following conditions:

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



DA13-44 PROPOSED "SANFORD LANE - YOUNG ANNEXATION" (LEUCADIA WASTEWATER DISTRICT)

-  Proposal Area
 -  Leucadia Wastewater District
 -  Leucadia Wastewater District SOI
- SOI = Sphere of Influence

SAN DIEGO LAFCO

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