

## CONSENT ITEM

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

FOR MEETING OF: FEBRUARY 6, 2017

**Proposal(s)**

“OSI Trailers Annexation” to the San Diego County Sanitation District (DA16-02)

**Proponent**

Landowner, by petition

**Description/Justification**

Proposed by landowner petition is the annexation of one unincorporated parcel to the San Diego County Sanitation District (“District”) for the provision of sewer service. The proposed annexation area, totaling approximately 4.96 acres, is located within the District’s adopted sphere of influence (see Attachment A for vicinity map). The subject territory, encompassing 215,958 square feet (SF), is currently undeveloped and proposed to include the construction of a 6,775 SF office building, a 2,300 SF warehouse/retail building, and a 920 SF vehicle wash facility. The remaining land will be landscaped (73,549 SF) and paved (132,414 SF) for 35 parking spaces.

The District has indicated that capacity is available to extend public sewer service to the site from an existing sewer system located approximately 30 feet from the proposal area. The landowner will finance all costs for the connection to the District sewer main which bisects the parcel. The proposal area will continue to receive fire protection services from the Lakeside Fire Protection District and water service from the Padre Dam Municipal Water District. The proposal territory is located in the Lakeside Community Planning area, within unincorporated San Diego County. The Board of Supervisors has adopted a *Master Property Tax Exchange Resolution for Annexation and Detachments involving Enterprise Districts* that will govern any transfer of property taxes associated with these jurisdictional changes.

**General Plan/Zoning**

County of San Diego General Plan: Lakeside Community Plan: Specific Plan Area 6-AKSYN (SPA 6: 1.6 du/ac; developed portions overall gross density of 4.3 du/ac; at least 60% of the site shall be preserved in open space)

County of San Diego zoning: Specific Planning Area Use Regulations (S-88); Planning Area X; Special Area Regulations B; Setbacks E. 21 – Special Planning Area; Regional

Category – Village.

**Location**

The proposed annexation area is north of California State Route 67; east of Channel Road; south of Riverside Drive; and west of Riverford Road.

**Executive Officer Recommendation**

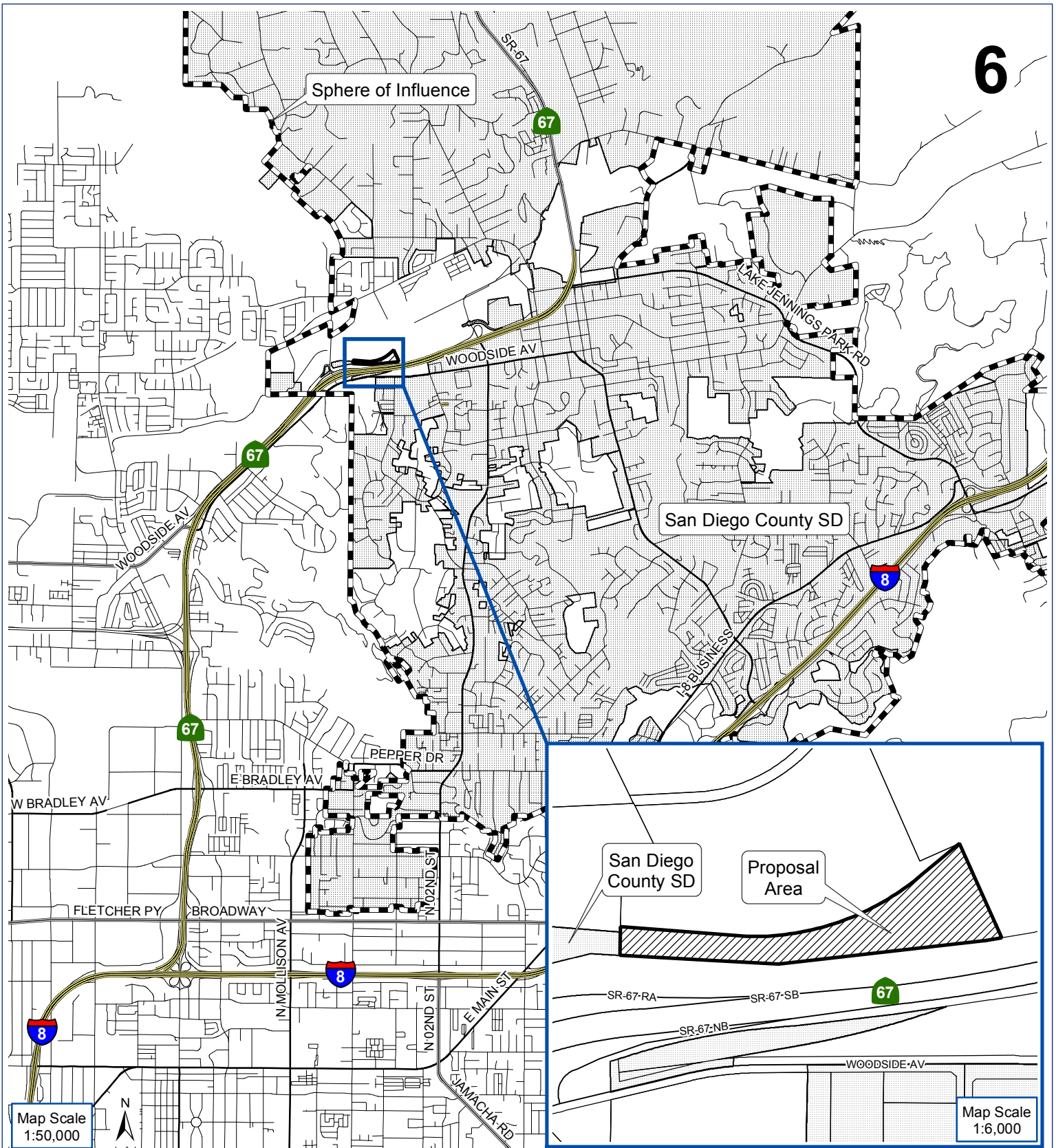
- (1) Find in accordance with the Executive Officer’s determination, that pursuant to Section 15319(b) of the State CEQA Guidelines, the proposed annexation is not subject to the environmental impact evaluation process because the annexation area consists of an individual small parcel of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures; and,
- (2) Adopt the form of resolution approving the 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 term and condition:

Payment by the property owner of District annexation and sewer capacity fees.

**Attachment:**




Vicinity Map

MDO:JS:ra



DA16-02

**PROPOSED "OSI TRAILERS ANNEXATION" TO THE SAN DIEGO COUNTY SANITATION DISTRICT**

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