

PUBLIC HEARING ITEM

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

FOR MEETING OF: OCTOBER 2, 2017

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Proposals

Adoption of an Amendment to the Sphere of Influence for the San Diego County Sanitation District (SA17-05)

“Michaels Family Trust Annexation” to the San Diego County Sanitation District (DA17-05)

Proponent

Landowner, 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 to three single-family residential units. The subject parcel (Assessor Parcel Number 495-401-07; totaling approximately 2.57-acres) is not located within the adopted sphere of influence of the District; therefore, an amendment to the District’s sphere is required to accommodate the proposed annexation. The proposed annexation area is located within the Valle De Oro Community Planning Area of unincorporated San Diego County, and is surrounded by single-family residential development. The subject parcel is developed with one single-family residence.

The primary purpose of the proposal is to facilitate the development of two additional single-family units. To this end, the County of San Diego has approved a Tentative Parcel Map and Mitigated Negative Declaration (TPM No. 21013; ER06-14-044) involving subdivision of the proposal area into three residential lots. Annexation to the San Diego County SD is requested for provision of sewer service to the three residential lots. The District has indicated that capacity is available to extend sewer service to the site from a main located approximately 20 feet from the proposal area. The landowner would be responsible for all connection costs.

The subject territory is presently located within the sphere of influence and authorized service area of the Helix Water District for water service, and the San Miguel Consolidated Fire Protection District (FPD) for structural fire protection services; no changes to these service arrangements are proposed. The Board of Supervisors has adopted a *Master Property Tax Exchange Resolution for Annexation and Detachments involving Enterprise Districts (MEDR)* that will govern any transfer of property taxes associated with these jurisdictional changes.

Land Use

The proposed annexation area is located within the unincorporated community of Valle de Oro; land uses and zoning designations are governed by the County of San Diego General Plan and Valle De Oro Community Plan. Surrounding land uses consist of single-family residences to the east; north, south, and west. The County of San Diego General Plan designation for the proposal area is Semi-Rural Residential (SR-0.5, up to 1 dwelling unit per 0.5-acre); zoning for the proposal area is Rural Residential (RR, 1 dwelling unit per 0.5 acre).

Environmental Review

The Executive Officer has determined that pursuant to Section 15061(b)(3) of the State CEQA Guidelines, the proposed sphere of influence amendment is not subject to the environmental impact evaluation process because it can be seen with certainty that there is no possibility for the proposed project to significantly impact the environment, and the activity is not subject to CEQA; and, 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 proposal area contains not more than three single-family residences to be constructed or converted as defined by Section 15303, New Construction or Conversion of Small Structures.

Public Services

Fire

The proposed annexation area is currently provided fire protection services from the San Miguel Consolidated Fire Protection District (FPD) Station 21, located at 10105 Vivera Dr. La Mesa, CA 91941 (approximately 2.1 miles or 6 minutes from the proposal area). No change to this service arrangement or sphere designation is proposed as part of the subject annexation.

Police

Police protection is presently provided to the proposed annexation area by the San Diego County Sheriff from its Rancho San Diego Station located at 11486 Campo Rd. Spring Valley, CA 91978 (approximately 4.3 miles or 10 minutes from the proposal area). No change to this service arrangement or sphere designation is proposed as part of the subject annexation.

Sewer

The proposed annexation area is not presently located within the authorized service area or adopted sphere of influence of a public sewer service provider. As part of the proposed annexation, the proposal area will be included within the sphere of influence and concurrently annex to the San Diego County Sanitation District (SD), which is the authorized sewer service provider for the adjacent unincorporated territory.

Water

The proposed annexation area is presently located within the adopted sphere of influence and authorized service area of the Helix Water District (WD). No change to this service arrangement or sphere designation is proposed as part of the subject annexation.

Conclusion and Recommendation

The proposed “Michaels Family Trust Annexation” represents a reasonable and orderly expansion of the SD’s jurisdictional and sphere boundaries. It has been submitted by petition of the landowner and has received consent from the affected special district. The County of San Diego Board of Supervisors has adopted a negotiated exchange of property tax revenues, and approved conditional development plans for the proposal territory.

The proposed sphere of influence amendment and annexation are exempt from environmental review under the State CEQA Guidelines, and the proposed development will conform to the County’s land use designations and the Valle De Oro Community Plan. No opposition to the proposal has been received.

With the preceding in mind, the amendment to the sphere of influence for the San Diego County Sanitation District and the proposed “Michaels Family Trust Annexation” are recommended for your Commission’s adoption and approval.

Executive Officer Recommendation

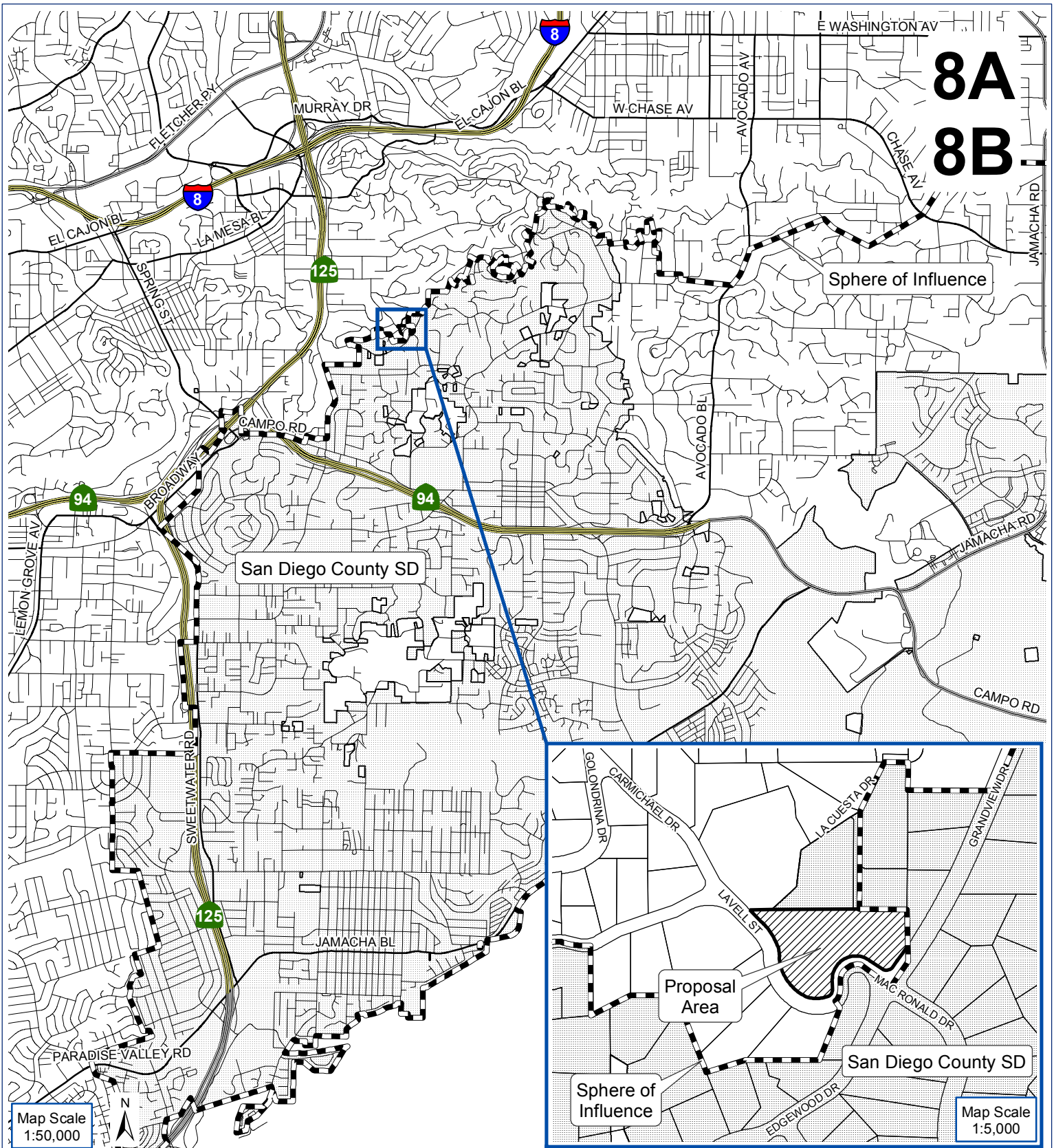
- (1) Find in accordance with the Executive Officer's determination, that this sphere of influence amendment is exempt from CEQA review pursuant to Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility for the proposed project to significantly impact the environment, and the activity is not subject to CEQA; and,
- (2) Find in accordance with the Executive Officer's determination, that this annexation is exempt from CEQA review pursuant to Section 15319(b) of the State CEQA Guidelines 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,
- (3) Amend the larger-than-agency sphere of influence of the San Diego County Sanitation District and adopt the written Statement of Determinations as shown in Exhibit A; and,
- (4) Approve the proposed “Michaels Family Trust Annexation” involving annexation to the San Diego County Sanitation District; and,
- (5) Adopt the form of resolution approving the sphere of influence amendment and 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 owner of State Board of Equalization fees

Attachments

- Vicinity Map
- Exhibit A: Statement of Determinations–San Diego County Sanitation District




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SA17-05 PROPOSED AMENDMENT TO THE SPHERE OF INFLUENCE FOR THE SAN DIEGO COUNTY SANITATION DISTRICT

DA17-05 PROPOSED "MICHAELS FAMILY TRUST ANNEXATION" TO THE SAN DIEGO COUNTY SANITATION DISTRICT

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

**RECOMMENDED STATEMENT OF DETERMINATIONS
PROPOSED AMENDMENT TO THE LARGER-THAN-DISTRICT
SPHERE OF INFLUENCE OF THE
SAN DIEGO COUNTY SANITATION DISTRICT**

**8A
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"Michaels Family Trust Annexation" (SA17-05; DA17-05)

The following statement of determinations is prepared pursuant to Section 56425 of the Government Code for designation of the area shown on the attached map as an amendment to the larger-than-district sphere of influence for the San Diego County Sanitation District (SD).

(1) The present and planned land uses in the area, including agricultural and open space lands.

The proposed sphere amendment area is located within the unincorporated community of Valle de Oro; land uses and zoning designations are governed by the County of San Diego General Plan and Valle De Oro Community Plan. Surrounding land uses consist of single-family residences to the east; north, south, and west. The subject parcel is developed with one single-family residence; the landowner intends to develop two additional single-family residential units. The County of San Diego General Plan designation for the proposal area is Semi-Rural Residential (SR-0.5, up to 1 dwelling unit per 0.5-acre); zoning for the proposal area is Rural Residential (RR, 1 dwelling unit per 0.5 acre). There are no agricultural or open space lands in the area.

(2) The present and probable need for public facilities and services in the area.

The County of San Diego has approved a Tentative Parcel Map and Mitigated Negative Declaration (TPM No. 21013; ER06-14-044) involving subdivision of the proposed sphere amendment area into three residential lots, and the development of the two additional residential units. Annexation to the San Diego County SD is requested for provision of sewer service to the three residential lots. The District has indicated that capacity is available to extend sewer service to the site from a main located approximately 20 feet from the proposal area. The landowner would be responsible for all connection costs.

The subject territory is presently located within the sphere and authorized service area of the Helix Water District for water service, and the San Miguel Consolidated Fire Protection District (FPD) for structural fire protection services; no changes to these service arrangements are proposed.

(3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The San Diego County Sanitation District (SD) provides wastewater services to approximately 120,000 residents in widely disbursed areas of unincorporated San Diego County. The County Department of Public Works administers, operates, and maintains wastewater facilities and services for the San Diego County SD. The District's conveyance system includes approximately 450 miles of pipeline, 8 pump stations and three community-based treatment plants.

The County of San Diego is a member of the San Diego METRO Wastewater JPA. Wastewater flows originating within the unincorporated Alpine, Lakeside, Spring Valley, East Otay Mesa, and Wintergardens areas are transported to the City of San Diego's Pt. Loma facility for treatment and disposal. The District has a METRO capacity of 17.5 million gallons per day (gpd). Wastewater in the unincorporated Pine Valley, Julian, and Campo areas is treated at community-based treatment plants. LAFCO approved a sphere of influence for the San Diego County Sanitation District in 2010 that is larger than the district boundary. The approximate 58.4 square mile sphere incorporates the sphere territory of the dissolved sanitation districts plus the territory of the sewer maintenance districts.

(4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

Social and economic communities of interest are not relevant in considering this sphere amendment.

(5) For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

The proposed sphere amendment and annexation does not involve an update to the sphere of influence for the San Diego County SD, therefore the determination does not apply. Refer to the SB244 Local Agency Matrix approved by the San Diego Local Agency Formation Commission on March 4, 2013 for the status of disadvantaged unincorporated communities and the San Diego County SD.