

LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

FOR MEETING OF: FEBRUARY 1, 2016

Proposal

“Peter Rios Estates Annexation” to the San Diego County Sanitation District (DA15-14)

Proponent

Landowner, by petition

Description/Justification

An annexation to the San Diego County Sanitation District is proposed so that sewer service can be provided to one parcel totaling approximately 3.4 acres. The proposed annexation area is currently developed with an existing house and accessory structure. However, the existing structures will be removed for the construction of an apartment complex consisting of eight separate apartment buildings totaling 32 units, a pool and spa, a recreation building, and associated parking and landscaping. The District has indicated that capacity is available with service being provided from an adjacent pipeline. 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. A master enterprise property tax resolution pertains to this application.

This information item represents the official notice to the San Diego County Sanitation District of the commencement of a 60-day period in which a resolution to LAFCO requesting termination of the reorganization proceedings may be adopted and submitted [Government Code Section 56857(b)].

Any resolution requesting termination of the proceedings is required to be based upon written findings supported by substantial evidence in the record that the request is justified by a financial or service related concern. Government Code Section 56857(d) provides additional details for defining and determining these financial or service-related concerns:

- "Financial concerns" means that the proposed uses within the territory proposed to be annexed do not have the capacity to provide sufficient taxes, fees, and charges, including connection fees, if any, to pay for the full cost of providing services, including capital costs. Cost allocation shall be based on generally accepted accounting principles and shall be subject to all constitutional and statutory limitations on the amount of the tax, fee, or charge.

- "Service concerns" means that a district will not have the ability to provide the services that are the subject of the application to the territory proposed to be annexed without imposing level of service reductions on existing and planned future uses in the district's current service area. "Service concerns" does not include a situation when a district has the ability to provide the services or the services will be available prior to the time that services will be required.
- A district may make findings regarding financial or service concerns based on information provided in the application and any additional information provided to the district by the Commission or the applicant that is relevant to determining the adequacy of existing and planned future services to meet the probable future needs of the territory. Findings related to service or financial concerns may be based on an urban water management plan, capital improvement plan, financial statement, comprehensive annual financial report, integrated resource management plan, or other information related to the ability of a district to provide services.

Accordingly, to request termination of the "Peter Rios Estates Annexation" based on identified service and/or financial concerns, the affected annexing district may submit an adopted resolution to LAFCO by the end of the 60-day period, which is April 1, 2016.

General Plan/Zoning

County of San Diego General Plan: Lakeside Community Plan: Village Residential (VR-15; 15 dwelling units per gross acre); County of San Diego zoning: Variable Family Residential (RV)

Location

The proposed annexation area is north of Calle de Ernesto, east of Sierra Alta Way, south of Highway 8 and Pecan Park Lane, and west of Rios Canyon Road.

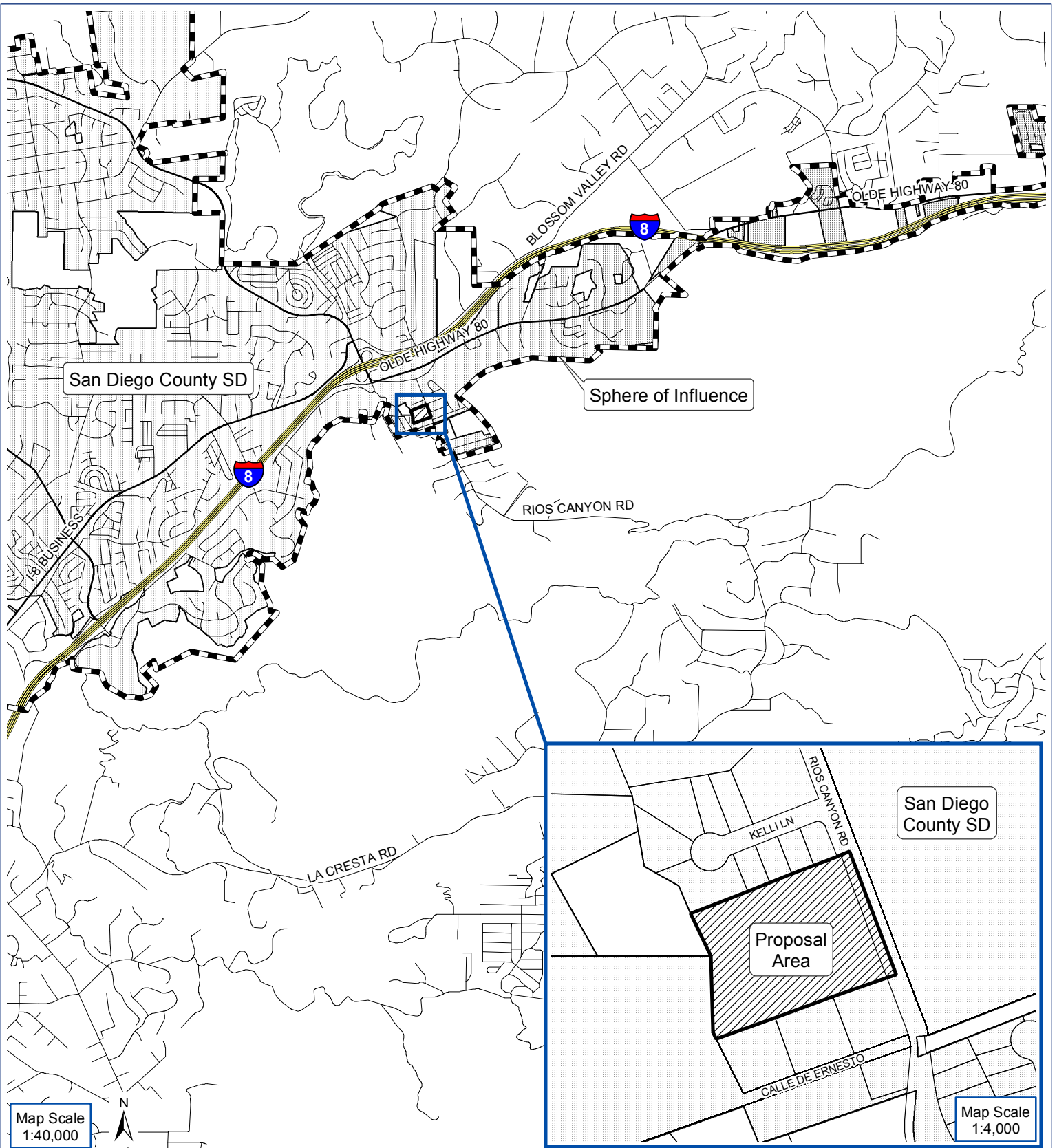
Executive Officer Recommendation

No Commission action is recommended. This item has been placed on the agenda for information purposes. No later than 60 days after the date that the information item is on the Commission's agenda, any district to which annexation of territory is proposed may transmit to the Commission a resolution requesting termination of proceedings.




Attachment

Vicinity Map

MDO:JS:trl



DA15-14 PROPOSED "PETER RIOS ESTATES ANNEXATION" TO THE SAN DIEGO COUNTY SANITATION DISTRICT

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