

LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

FOR MEETING OF: APRIL 4, 2016

Proposal

Proposed "Ivy Lane Annexation" to the San Diego County Sanitation District (DA15-13)

Proponent

Property owner, by petition

Description/Justification

Proposed is an annexation of one unincorporated parcel totaling 2.4 acres to the San Diego County Sanitation District (SD) for the provision of sewer service. The proposed annexation area is undeveloped and located within the District's adopted sphere of influence. The County of San Diego has adopted a Tentative Parcel Map (PDS2013-TPM-21208) which intends to create four single-family residential lots within the subject area. In accordance with California Environmental Quality Act (CEQA) Guidelines 15183, the project qualifies for an exemption and the findings were adopted by the County on August 21, 2014.

The San Diego County SD has indicated that capacity is available to extend public sewer service to the subject territory. The landowner will finance all costs for the connection to the District sewer main located within Ivy Lane. The proposal area will continue to receive fire protection services from the San Miguel Fire Protection District and water service from the Helix Water District. The proposal territory is located in the Spring Valley Community Plan Area and surrounded by single-family residential units on all four sides.

General Plan/Zoning

County of San Diego General Plan: Spring Valley Community Plan: Semi-Rural Residential (SR – 0.5; 1 dwelling unit per 0.5, 1.0, or 2.0 acre); County of San Diego zoning: Rural Residential (RR), 2 du/acre

Location

The proposed annexation area is north of Helix Street; east of Highway 125 and Berkview Lane; south of Ivy Lane; and west of Atlantis Street.

Executive Officer Recommendation

- (1) Concur in the determination by the County of San Diego that the project site is exempt from CEQA review pursuant to Section 15183 because the project is consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified.

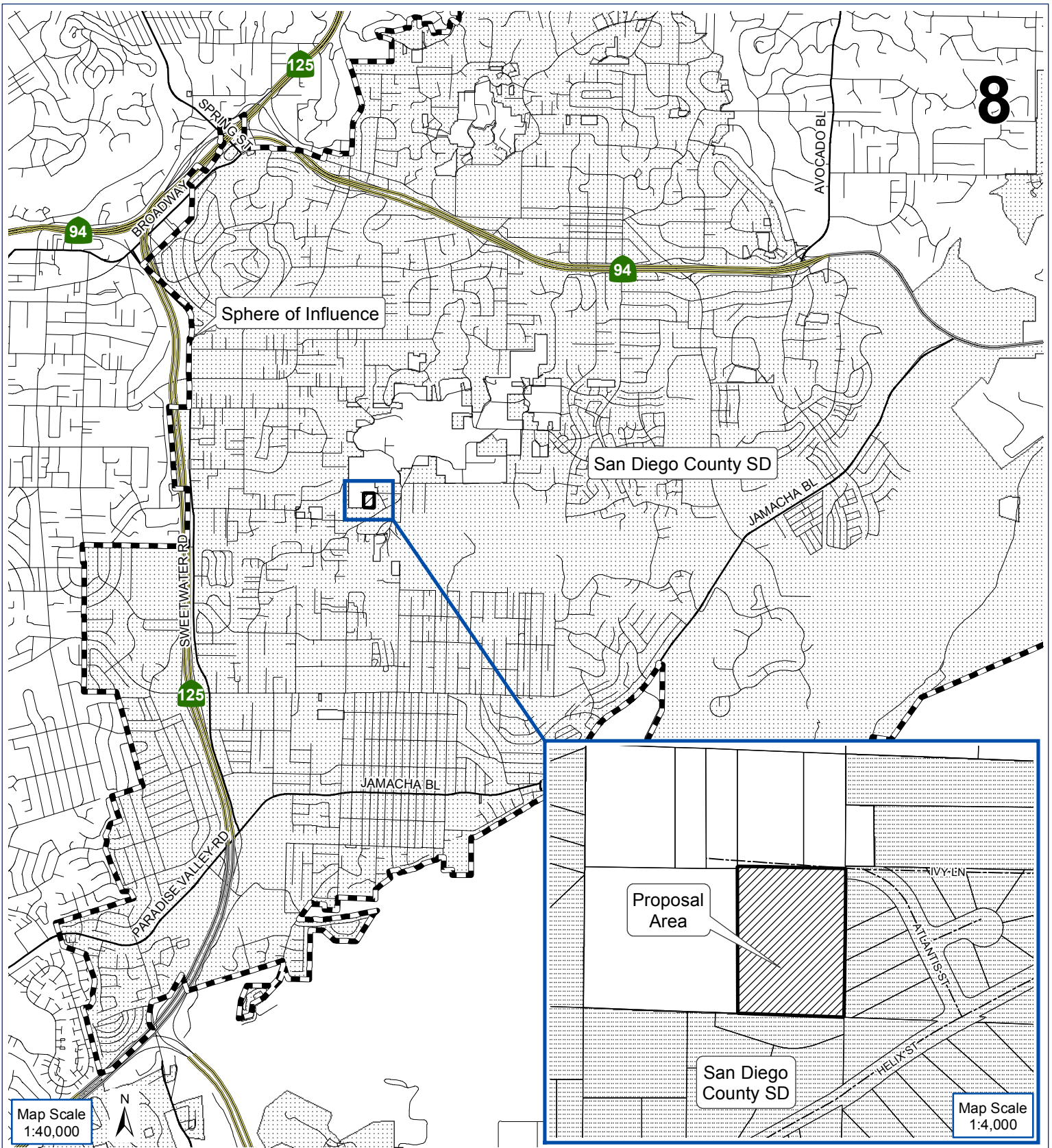
- (2) Adopt the form of resolution approving the annexation for the reasons set forth in the Executive Officer's Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the annexation subject to the following term and condition:

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




Attachment

Vicinity Map

MDO:JS:eb



DA15-13 PROPOSED "IVY LANE ANNEXATION" TO THE SAN DIEGO COUNTY SANITATION DISTRICT

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