

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

FOR MEETING OF: MAY 2, 2016

Proposal

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

Proponent

Property owner, by petition

Description/Justification

An annexation of one unincorporated parcel totaling 3.4 acres to the San Diego County Sanitation District (“District”) for the provision of sewer service. 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. 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 July 20, 2015.

The District has indicated that capacity is available to extend public sewer service to the proposed territory. The landowner will finance all costs for the connection to the District sewer main located within Rios Canyon Road. 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.

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

(1) Concur in the determination by the County of San Diego that the project site is

exempt from CEQA review pursuant to Government Code 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.

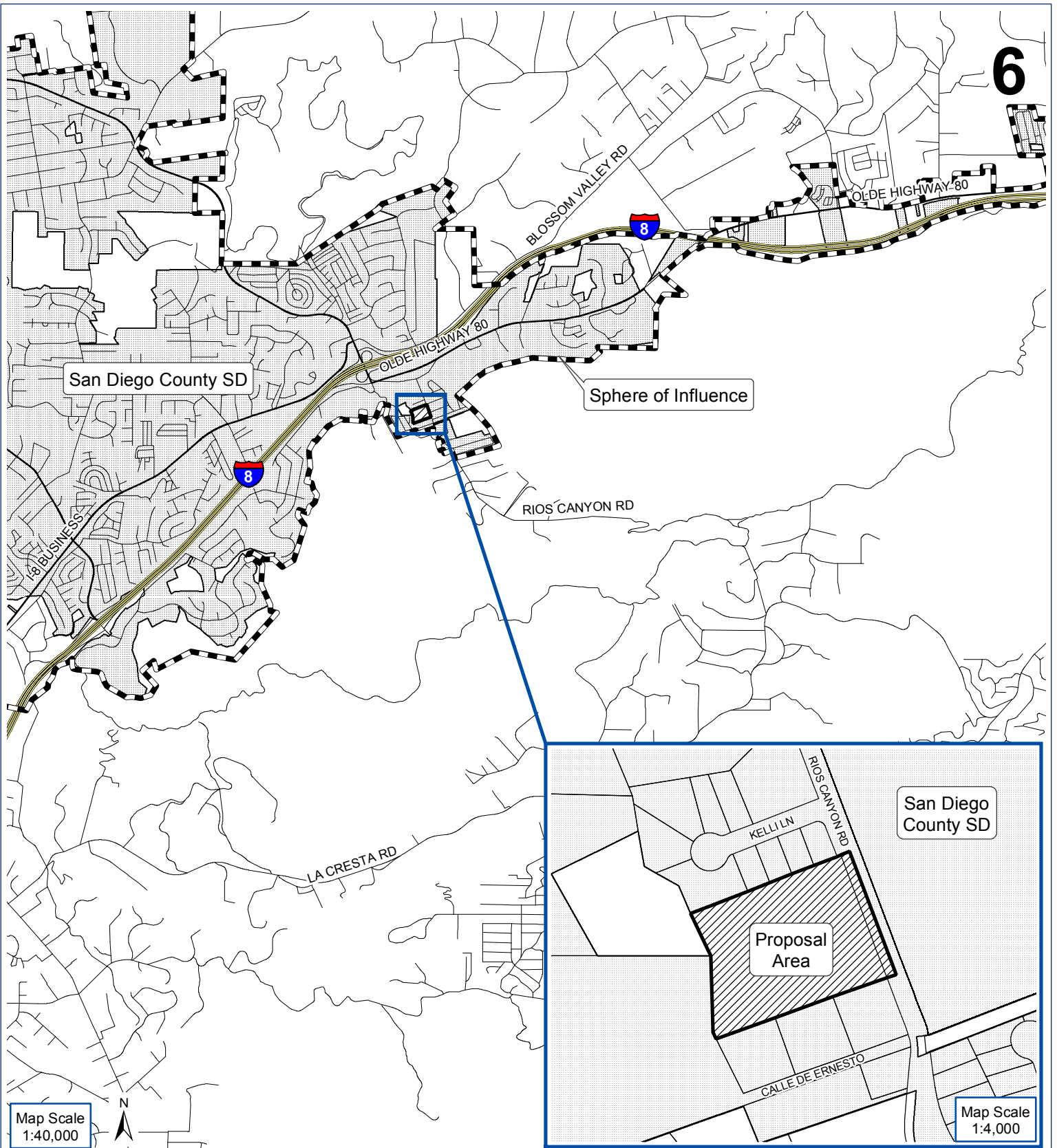
- (2) Adopt the form of resolution approving the annexation for the reasons set forth in the Executive Officer's Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the annexation subject to the following term and condition:

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

Attachment




Vicinity Map

MDO:JS:ra



DA15-14

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

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