

## CONSENT ITEM

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

FOR MEETING OF: AUGUST 1, 2016

**Proposal**

Proposed "Orpheus Avenue - Cohen Annexation" to the Leucadia Wastewater District (DA16-05)

**Proponent**

Leucadia Wastewater District, by resolution

**Description/Justification**

Proposed by resolution of the Leucadia Wastewater District (WWD) is an annexation to the Leucadia WWD of one incorporated parcel located within the City of Encinitas (APN 256-300-16, totaling approximately 0.26-acre) for the provision of sewer service. The subject parcel is located within the adopted sphere of influence of the Leucadia WWD.

The proposal territory is surrounded by single-family residential development and is developed with a duplex that contains two residential dwelling units. The Leucadia Wastewater District has indicated that capacity exists to provide sewer services from an existing line located approximately 50-feet from the parcel within Vulcan Avenue. The property owner will finance all connection costs.

The County of San Diego Department of Environmental Health has documented in a letter, dated March 24, 2016, that the subject property's on-site wastewater system is failing and has recommended that the property be connected to public sewer to address any public health issue related to the failing system. In response to the documented public health and safety emergency, the San Diego LAFCO Executive Officer administratively approved a temporary contractual service agreement between the property owner and the Leucadia WWD on April 4, 2016 (OAS16-05).

Structural fire protection services for the incorporated territory of the City of Encinitas are provided by the City of Encinitas Fire Department; the San Diego County Sheriff provides police services by contract with the City of Encinitas. The proposed annexation area is presently located within the sphere and authorized service area of the San Dieguito Municipal Water District (MWD) for water service; and County Service Area (CSA) No. 17 (San Dieguito Ambulance) for emergency medical services. No changes to these service arrangements are proposed.

The San Diego County Board of Supervisors has adopted a Master Enterprise District Resolution (MEDR) that will govern any exchange of property taxes resulting from the annexation.

### **General Plan/Zoning**

City of Encinitas General Plan: Residential 8 (R-8; up to dwelling units per acre; 5,400-sq.ft. min. lot size)

City of Encinitas zoning: North 101 Specific Plan: Residential 8 (N-R8; up to dwelling units per acre; 5,400-sq.ft. min. lot size)

### **Location**

North of Encinitas Boulevard; east of Vulcan Avenue; south of Leucadia Boulevard; and west of I-5. (Thomas Bros. Page 1147/B6)

### **Executive Officer Recommendation**

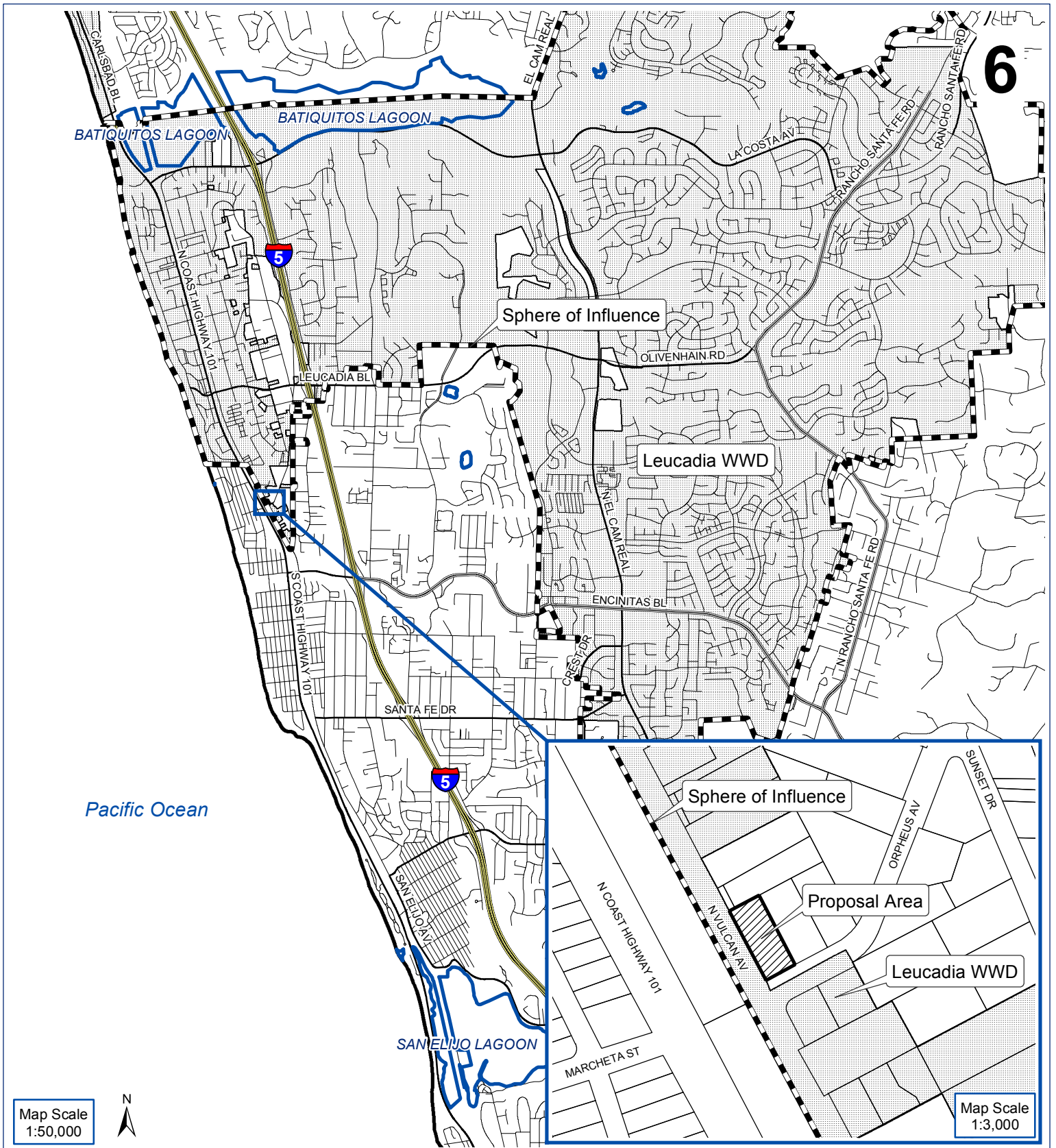
- (1) Concur in the determination by the Leucadia Wastewater District that this annexation is exempt from CEQA review pursuant to Section 15319(a) of the State CEQA Guidelines because *the proposal area contains existing structures and is developed to the density allowed by current zoning/prezoning of either the gaining or losing governmental agency (whichever is more restrictive), and any utility extensions would only have the capacity to serve existing structures; and*
- (2) Adopt the form of resolution approving this 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 owners of district capacity fees and sewer service fees, and State Board of Equalization charges.

### **Attachment**

Vicinity Map

MDO:RB:eb






Map Scale  
1:50,000



Map Scale  
1:3,000

**DA16-05 PROPOSED "ORPHEUS AVENUE - COHEN ANNEXATION" TO THE LEUCADIA WASTEWATER DISTRICT**

-  Proposal Area
-  Leucadia WWD
-  Sphere of Influence