

CONSENT ITEM

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

FOR MEETING OF: AUGUST 1, 2016

Proposal

Proposed "1752 Eolus Avenue - Frazee Annexation" to the Leucadia Wastewater District (DA16-07)

Proponent

Leucadia Wastewater District, by resolution

Description/Justification

Proposed by resolution of the Leucadia Wastewater District (WWD) is an annexation of two incorporated parcels within the City of Encinitas (APN 254-090-57, approximately 0.33-acre; and APN 254-090-58, approximately 0.55-acre) to the Leucadia WWD for the provision of sewer service.

The proposed annexation area is located within the adopted sphere of influence of the Leucadia WWD. APN 254-090-58 is developed with one single-family residence; APN 254-090-57 is presently undeveloped and no development is proposed at this time.

The Leucadia Wastewater District has indicated that capacity exists to provide sewer services from an existing line located approximately 110-feet from the parcel within Eolus Avenue. The property owner will finance all connection costs.

Structural fire protection services for incorporated territory within 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 3 (R-3; 1 to 3 dwelling units per acre; 14,500-sq.ft. min. lot size)

City of Encinitas zoning: Residential 3 (R-3; 1 to 3 dwelling units per acre; 14,500-sq.ft. min. lot size)

Location

North of Leucadia Boulevard; east of Vulcan Avenue; south of La Costa Avenue; and west of I-5. (Thomas Bros. Page 1147/B2)

Executive Officer Recommendation

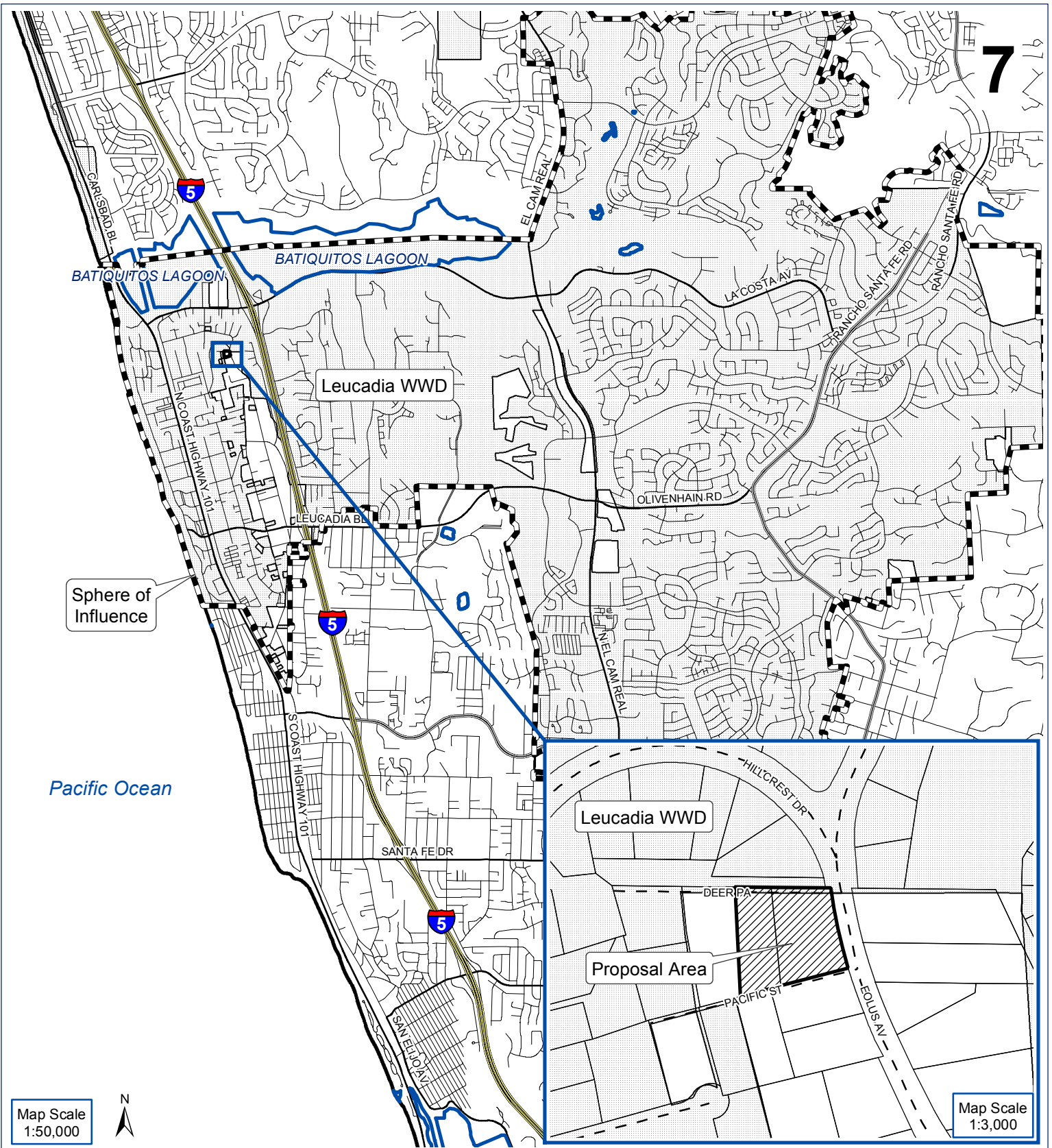
- (1) Concur in the determination by the Leucadia Wastewater District that this annexation is exempt from CEQA review pursuant to Section 15319(a) of the State CEQA Guidelines because *the proposal area contains existing structures and is developed to the density allowed by current zoning/prezoning of 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



DA16-07 PROPOSED "1752 EOLUS AVENUE - FRAZEE ANNEXATION" TO THE LEUCADIA WASTEWATER DISTRICT

-  Proposal Area
-  Leucadia WWD
-  Sphere of Influence