

PUBLIC HEARING ITEM

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

FOR MEETING OF: OCTOBER 3, 2016

**Proposal**

Adoption of an Amendment to the Sphere of Influence for the Helix Water District (SA16-04)

“Teresa Long–San Miguel Avenue Annexation” to the Helix Water District (DA16-04)

**Proponent**

Landowner, by petition

**Description/Justification**

Proposed by petition of the landowner is the annexation of an undeveloped .48-acre parcel to the Helix Water District (WD) for the provision of water service. The annexation area is currently located within the City of San Diego but the City has indicated that it is unable to provide water service to the parcel at this time due to a lack of existing infrastructure in the area. The annexation area is not located within Helix WD’s sphere. Therefore, a minor sphere amendment is necessary prior to annexation to the Helix WD. The preferable method of extending water services to the site would be for the Helix WD and City of San Diego to execute a contractual service agreement. Such an agreement would be exempt from LAFCO purview per Government Code Section 56133(e)(1); however, the Helix WD will only extend water service if the territory is within its jurisdictional boundaries. An annexation to the Helix WD is accordingly proposed.

The landowner intends to develop one single-family home on the parcel and will finance the 20-foot connection to the adjacent main within San Miguel Avenue. Fire protection services will be provided to the parcel from the City of San Diego Fire Department. The surrounding land uses includes single-family residential on all four sides. The Board of Supervisors has adopted a Master Enterprise Property Tax Resolution (MEDR) that will govern any exchange of property taxes resulting from the annexation.

**General Plan/Zoning**

City of San Diego General Plan: Southeastern San Diego Community Plan (Encanto Neighborhoods); City of San Diego zoning: Residential Single Unit Zone (RS 1-6 requires minimum 6,000 square foot lots)

**Location**

The proposed annexation area is north of Mallard Street; east of California Highway 94; south of San Miguel Avenue; and west of 69th Street.

**Executive Officer Recommendation**

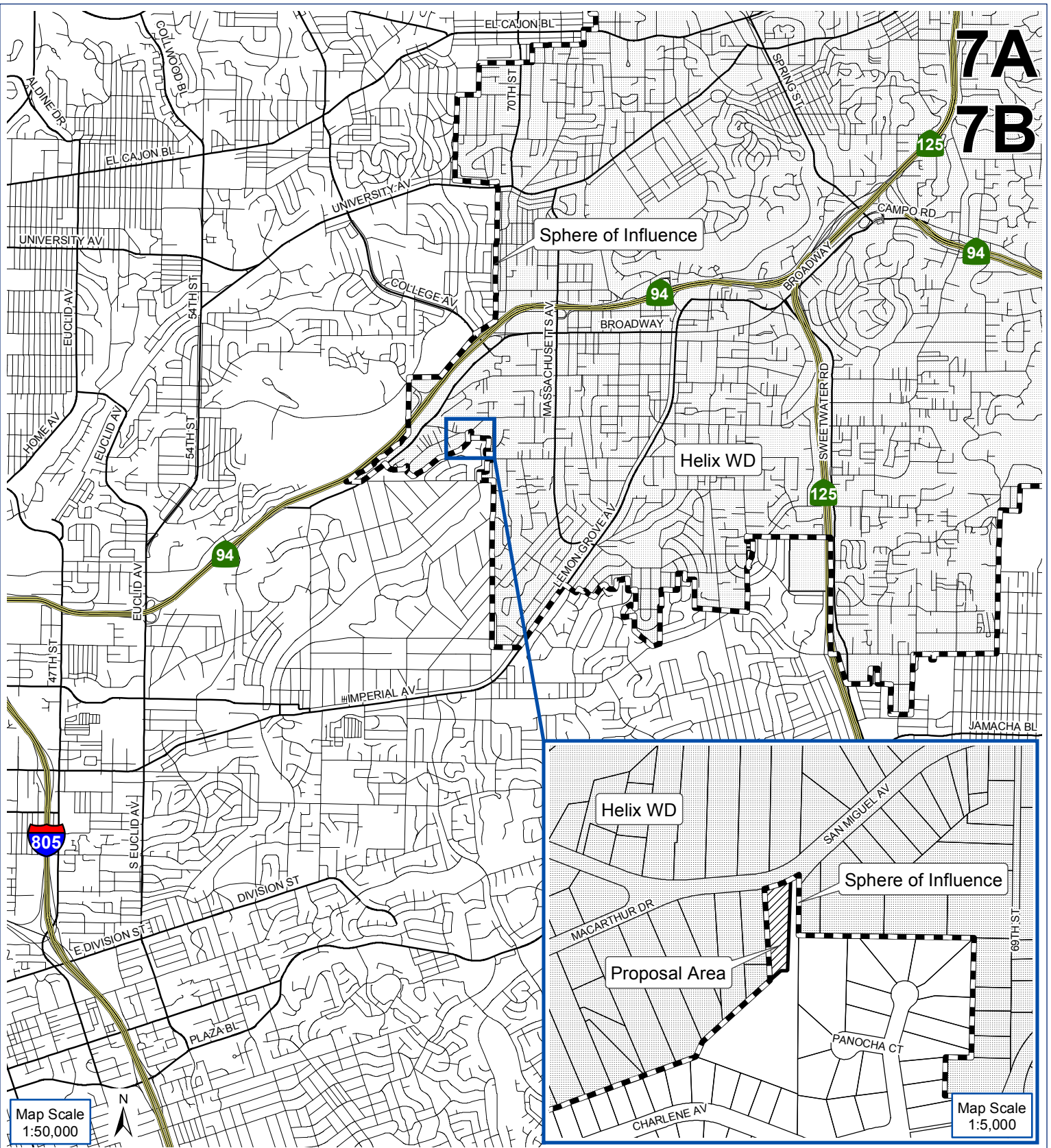
- (1) Find in accordance with the Executive Officer’s determination, that pursuant to Section 15319(b) of the State CEQA Guidelines, the annexation is not subject to the environmental impact evaluation process because the annexation area consists of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures; and
- (2) Amend the sphere of influence of the Helix Water District and adopt the written Statement of Determinations as shown in Exhibit A.
- (3) 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.

**Attachments**

Vicinity Map  
Exhibit A: Statement of Determinations–Helix Water District

MDO:JS:trl






7A  
7B

Map Scale  
1:50,000

Map Scale  
1:5,000

**SA16-04 PROPOSED AMENDMENT TO THE SPHERE OF INFLUENCE FOR THE HELIX WATER DISTRICT**

**DA16-04 PROPOSED "TERESA LONG - SAN MIGUEL AVENUE ANNEXATION" TO THE HELIX WATER DISTRICT**

-  Proposal Area
-  Helix WD
-  Sphere of Influence

**RECOMMENDED STATEMENT OF DETERMINATIONS  
PROPOSED AMENDMENT TO THE SMALLER-THAN-DISTRICT  
SPHERE OF INFLUENCE OF THE HELIX WATER DISTRICT  
“Teresa Long-San Miguel Avenue Annexation”**

The following statement of determinations is prepared pursuant to Section 56425 of the Government Code for designation of the area shown on the attached map as a minor amendment to the sphere of influence for the Helix Water District.

**(1) The present and planned land uses in the area, including agricultural and open space lands.**

The sphere amendment and annexation will allow provision of public water service to a parcel consisting of approximately .44 acre, to be developed with one single-family home. The subject area is surrounded by single-family residential development to the north, east, south, and west. There are no agricultural or open space land uses within the annexation area. The City of San Diego General Plan designation is Residential Single Unit Zone (RS 1-6 requires minimum 6,000 square foot lots).

**(2) The present and probable need for public facilities and services in the area.**

Adoption of the minor sphere amendment and annexation to the District will allow provision of public water service to one single-family home.

**(3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**

The Helix Water District has existing water infrastructure adjacent to the property, and has sufficient capacity to serve the site subsequent to annexation. The property is currently located within the City of San Diego but the City has indicated that it is unable to provide water service to the parcel at this time due to a lack of existing infrastructure in the area. Fire protection services will be provided by the City of San Diego Fire Department.

**(4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.**

Social and economic communities of interest are not relevant in considering this minor sphere amendment.

- (5) For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.**

The proposed sphere amendment and annexation does not involve an update to the sphere of influence for the Helix Water District, therefore the determination does not apply. There are currently no disadvantaged unincorporated communities within the existing sphere of influence or near the proposal area. Refer to the SB244 Local Agency Matrix approved by the San Diego Local Agency Formation Commission on March 4, 2013 for the status of disadvantaged unincorporated communities and the Helix Water District.