

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

FOR MEETING OF: APRIL 6, 2015

Proposal

“Rancho Canada Mobile Home Park Annexation” to the San Diego County Sanitation District (Ref. No. DA15-01)

Proponent

Property owner, by petition

Description/Justification

Proposed by petition of the landowner is an annexation of an approximate 1.48-acre portion of one unincorporated parcel (Assessor Parcel Number 400-130-49, totaling approximately 2.28-acres) to the San Diego County Sanitation District (SD) for the provision of sewer service. The proposed annexation area is located within the adopted sphere of influence of the San Diego County SD.

The subject parcel portion is undeveloped and is adjacent to a 70-unit mobile home park called Rancho Canada Mobile Estates. The County of San Diego has approved a Major Use Permit (MUP 3300-08-015) that involves expansion of the mobile home park into the proposed annexation area and the addition of nine (9) mobile home units.

Annexation of the proposal territory to the San Diego County SD is requested to extend sewer service to the MUP expansion area and to consolidate sewer service to the entire parcel from the San Diego County SD. The San Diego County SD has indicated that adequate capacity is available to extend public sewer service to the proposal territory; the property owner will finance all costs for the approximate 77' connection to an existing 8" sewer line located within Camino Canada Road.

The proposal territory is located within the unincorporated community of Lakeside and is surrounded by the mobile home park and single-family residential development. The proposal territory will continue to receive fire protection services from the Lakeside Protection District and water services from the Helix Water District following the proposed annexation.

General Plan/Zoning

County of San Diego General Plan: Lakeside Community Plan; Village Residential 7.3 (VR-7.3; up to 7.3 dwelling units per acre)

County of San Diego zoning: RMH12 (Residential Mobile Home 12); up to 12.0 units/ac).

Location

North of La Cresta Road, East of Los Coaches Road, South of I-8, West of Harbison Canyon Road. (Thomas Bros. Page 1232/E7).

Executive Officer Recommendation

No Commission action is recommended. This item has been placed on the agenda for information purposes. No later than 60 days after the date that the information item is on the Commission's agenda, any district to which annexation of territory is proposed may transmit to the Commission a resolution requesting termination of proceedings.

Attachment

Vicinity Map

MDO:RB:trl

