

INFORMATION ITEM

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

9

FOR MEETING OF: AUGUST 3, 2015

Proposal

“Randrock 1, LLC, et al. Annexation” to the San Diego County Sanitation District (DA15-08)

Proponent

Property owner, by petition

Description/Justification

Annexation to the sanitation district is proposed so that sewer service can be provided to two parcels (APNs 394-371-07 and 394-380-01) totaling 2.3 acres. While adjacent to one another, each parcel has been included in a different Tentative Parcel Map (TPM) being processed by the County. APN 394-371-07 is a vacant parcel consisting of 1.0 acre that is covered by TPM 21195. The development plan proposes to subdivide the property into four lots and construct a single-family home on each. There is an existing single-family residence located on the 1.03-acre parcel (APN 394-380-01) covered by TPM 20997; that parcel will be divided into three lots and allow construction of two additional houses. Final approval of both development plans is conditioned on annexation for sewer service.

To avoid duplication of work and resources, the property owners joined together to process annexation to the District, and will be responsible for all costs associated with the proposed extension of sewer service. The District has indicated that capacity is available with service being provided via a 300-400 ft. extension of the pipeline. The proposed annexation area is surrounded by residential development and already is in the Lakeside Water District, the Lakeside Fire Protection District, and County Service Area No. 69 for provision of water, fire, and paramedic services, respectively.

General Plan/Zoning

County General Plan: Lakeside Community Plan; Village Residential (VR 4.3 – 4.3 du/acre);

County zoning: RS4 – single-family residential (10,000 sq. ft. minimum lot size)

Location

North of Cimbria Way, east of Single Oak Drive, south of Rockcrest Road, and west of Winter Gardens Boulevard (Thos. Bros. pg. 1232 A/5)

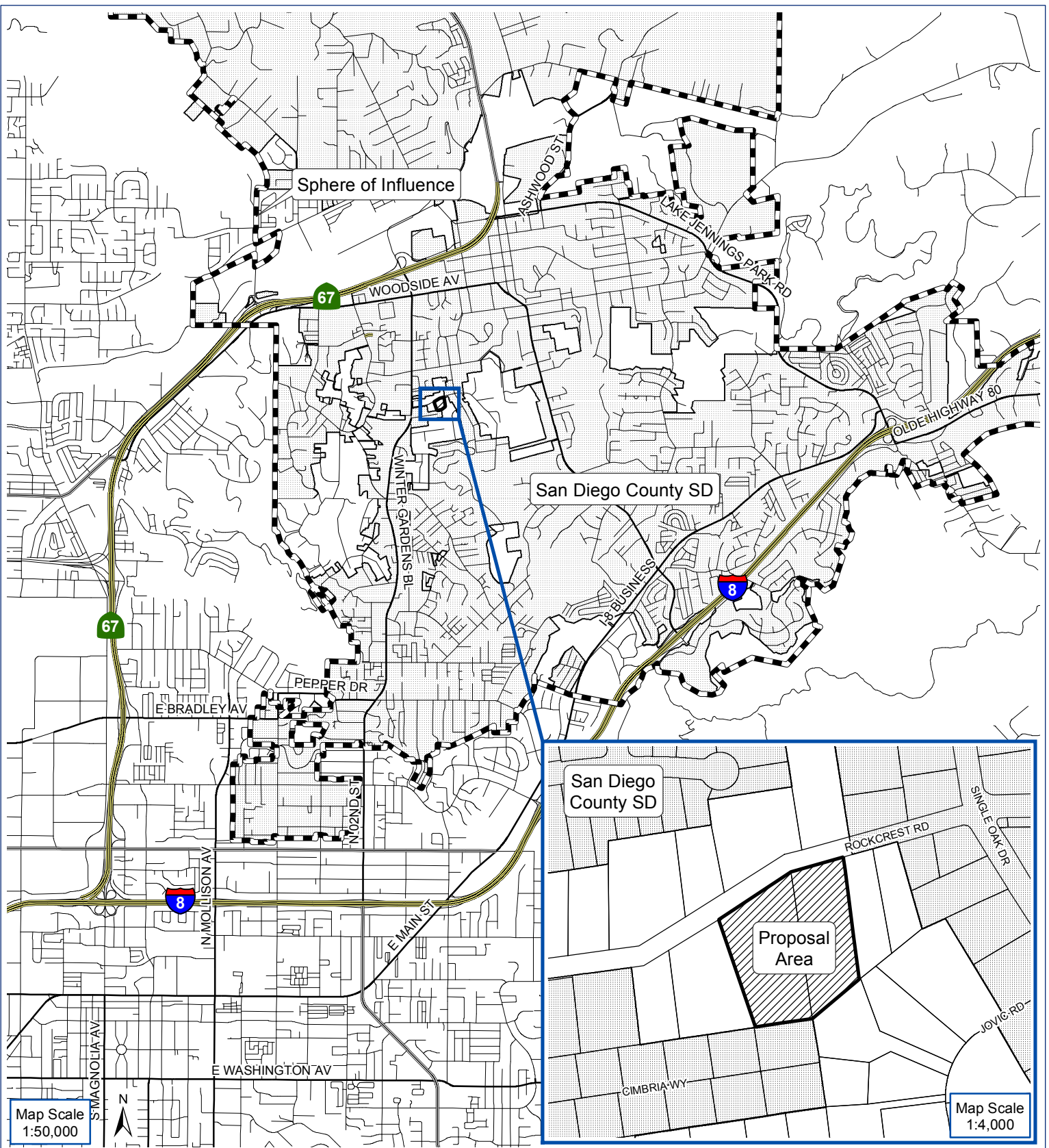
Executive Officer Recommendation

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:IEH:ra



DA15-08

**PROPOSED "RANDROCK 1, LLC, ET AL.
ANNEXATION" TO THE SAN DIEGO
COUNTY SANITATION DISTRICT**

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