

INFORMATION ITEM

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

**10**

FOR MEETING OF: SEPTEMBER 14, 2015

**Proposal**

“Trailside Road–Lang Annexation” to the Rancho Santa Fe Community Services District (DA15-11)

**Proponent**

Landowner, by petition

**Description/Justification**

Proposed by petition of the landowner is an annexation of one unincorporated parcel (APN 267-142-09, totaling approximately 10.22-acres) to the Rancho Santa Fe Community Services District (CSD) for the provision of sewer service. The subject parcel is located within the adopted sphere of influence of the Rancho Santa Fe CSD.

The proposed annexation area is located within the unincorporated San Dieguito Community Planning Area and is surrounded by single-family estate residential uses. The County of San Diego General Plan designates the proposal area as Semi-Rural Residential (SR-2; up to 1 dwelling unit per 2, 4, or 8 acres dependent on slope); County zoning for the proposal area is Rural Residential.5 (RR.5; up to 1 dwelling unit per 2 or 4 acres dependent on slope). The proposal area is undeveloped and has an average slope of 13.5%. Elevations range from approximately 303 feet to 410 feet above mean sea level. A drainage course runs southwesterly from the east central part of the property to the south central property line.

The County of San Diego has approved a 4-lot residential subdivision for the proposed annexation area that would create four parcels ranging in size from 2.19 to 2.53 net acres (TPM 20975RPL2). The landowner intends to develop one single-family residence on each of the four parcels. The Ranch Santa Fe CSD has indicated that capacity is available to extend sewer service to the site from a main located approximately 3,330’ from the proposal area; the landowner would be responsible for all connection costs.

The County of San Diego has adopted a Mitigated Negative Declaration (MND) (Log No. 05-08-028) for the proposed development and annexation that identified potentially significant environmental impacts to Biological Resources; Cultural Resources; Transportation/Traffic; Utilities & Service Systems; and included Mandatory Findings of Significance. The County’s adopted MND includes mitigation measures that are intended to reduce the proposed project’s potentially significant environmental impacts to less-than-significant levels.

The subject territory is presently located within the sphere and authorized service area of the Olivenhain Municipal Water District (MWD) for water service; the Rancho Santa Fe Fire Protection District (FPD) for structural fire protection services; and County Service Area (CSA) No. 17 (San Dieguito Ambulance) for emergency medical services; no changes to these service arrangements are proposed.

**General Plan/Zoning**

County of San Diego General Plan: San Dieguito Community Plan: Semi-Rural Residential (SR-2; up to 1 dwelling unit per 2, 4, or 8 acres dependent on slope)

County of San Diego zoning: Rural Residential.5 (RR.5, 1 du/ 2 or 4ac, 2ac minimum lot size)

**Location**

North of SR-56; east of I-5; south of Del Dios Highway; and west of I-15. (Thomas Bros. Page 1169/A4)

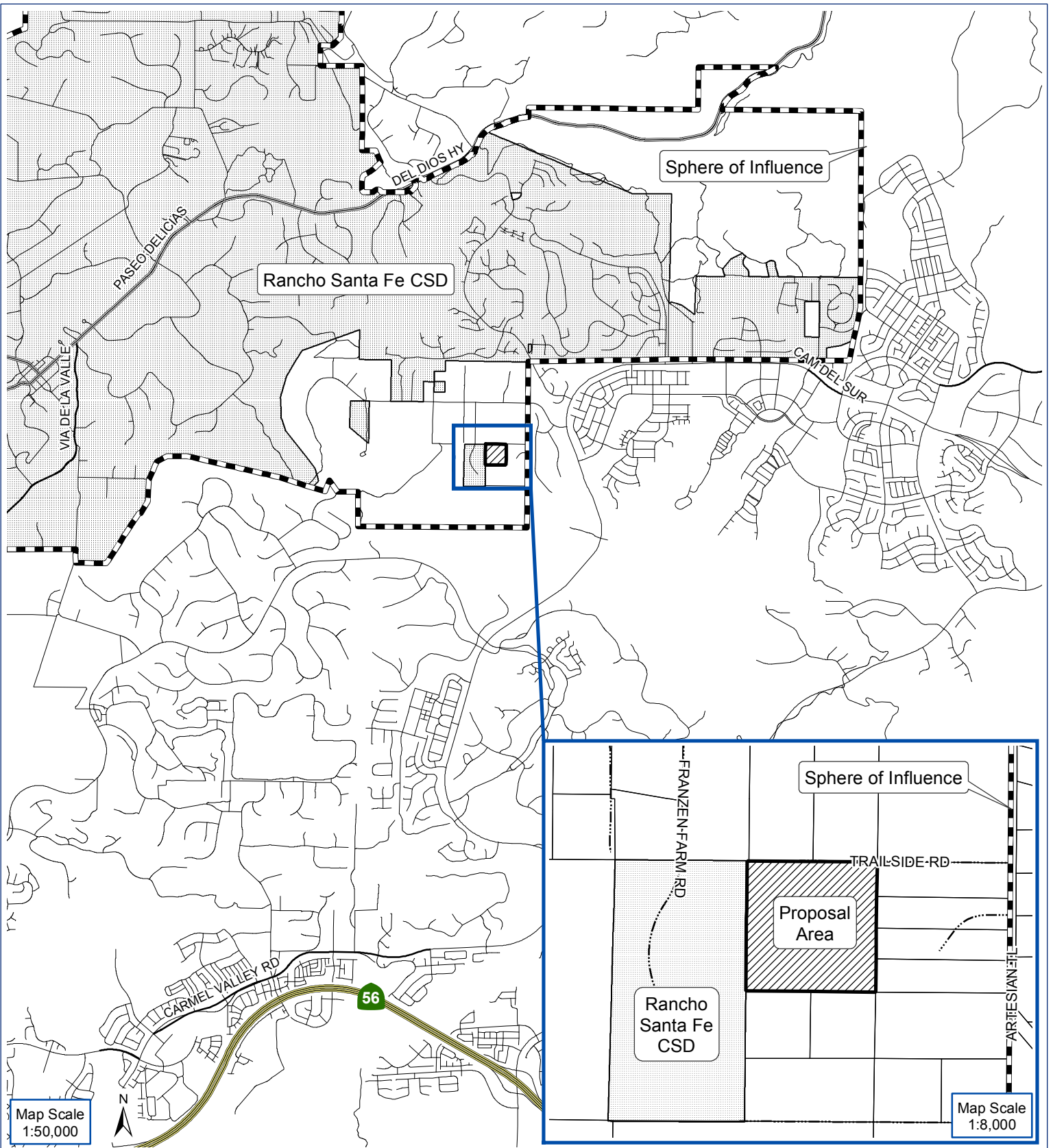
**Executive Officer Recommendation**

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



DA15-11

**PROPOSED "TRAILSIDE ROAD - LANG ANNEXATION"  
TO THE RANCHO SANTA FE CSD**

-  Proposal Area
-  Rancho Santa Fe CSD
-  Sphere of Influence