



STAFF REPORT

July 20, 2022

File Number 0600-10, A-3418

SUBJECT

OUT-OF-AGENCY SERVICE AGREEMENT FOR 2314 FELICITA AVENUE–PL 22-0196

DEPARTMENT

Development Services Department, Planning Division

RECOMMENDATION

Request the City Council adopt Resolution No. 2022-90, making application to the San Diego County Local Agency Formation Commission ("LAFCO") for an out-of-agency service agreement and authorizing the Mayor to execute said agreement, and establishing a pre-zoning designation of RE-20, for a property located at 2314 Felicita Avenue (APN 238-320-01-00).

Staff Recommendation: Approval (Development Services Department: Julie Procopio)

Presenter: Ivan Flores, Associate Planner

FISCAL ANALYSIS

The property owner will be required to pay fees to cover all administrative costs and staff time for processing the extension of sewer service. All fees associated with submittal of any contractual wastewater service agreement and future annexation application for the property to LAFCO would be borne by the applicant. Upon future annexation, the property would be required to establish a mechanism to offset future costs for the provisions of public service.

ENVIROMENTAL REVIEW

The action before the City Council is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15319(a), "Annexation of Existing Facilities and Lots for Exempt Facilities."

PREVIOUS ACTION

None.

BACKGROUND

The property owner of 2314 Felicita Avenue (Ferenc and Hajnalka Farkas) has provided the City staff with a letter from the County of San Diego, Department of Environmental Health documenting eminent failure



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of the property's existing onsite wastewater treatment system (septic system). City of Escondido public sewer mains with adequate capacity to accommodate the additional flow generated by the property exists in the street in front of the subject property (Felicitia Avenue). In order to obtain sewer service, the property owner must enter into an out-of-agency service agreement with the City of Escondido.

The out-of-agency service agreement includes provisions that requires future annexation to the City (irrevocable offer of annexation). In anticipation of that future annexation, the request also includes application of a pre-zoning designation of RE-20 (estate residential, 20,000 square foot minimum lot size), which is consistent with the Estate II (E2) General Plan land use designation. Because the property at 2314 Felicitia Avenue is immediately adjacent to City limits, the LAFCO has placed a condition upon the provision of out-of-agency service agreement that requires the property owner to complete the annexation process within one year.

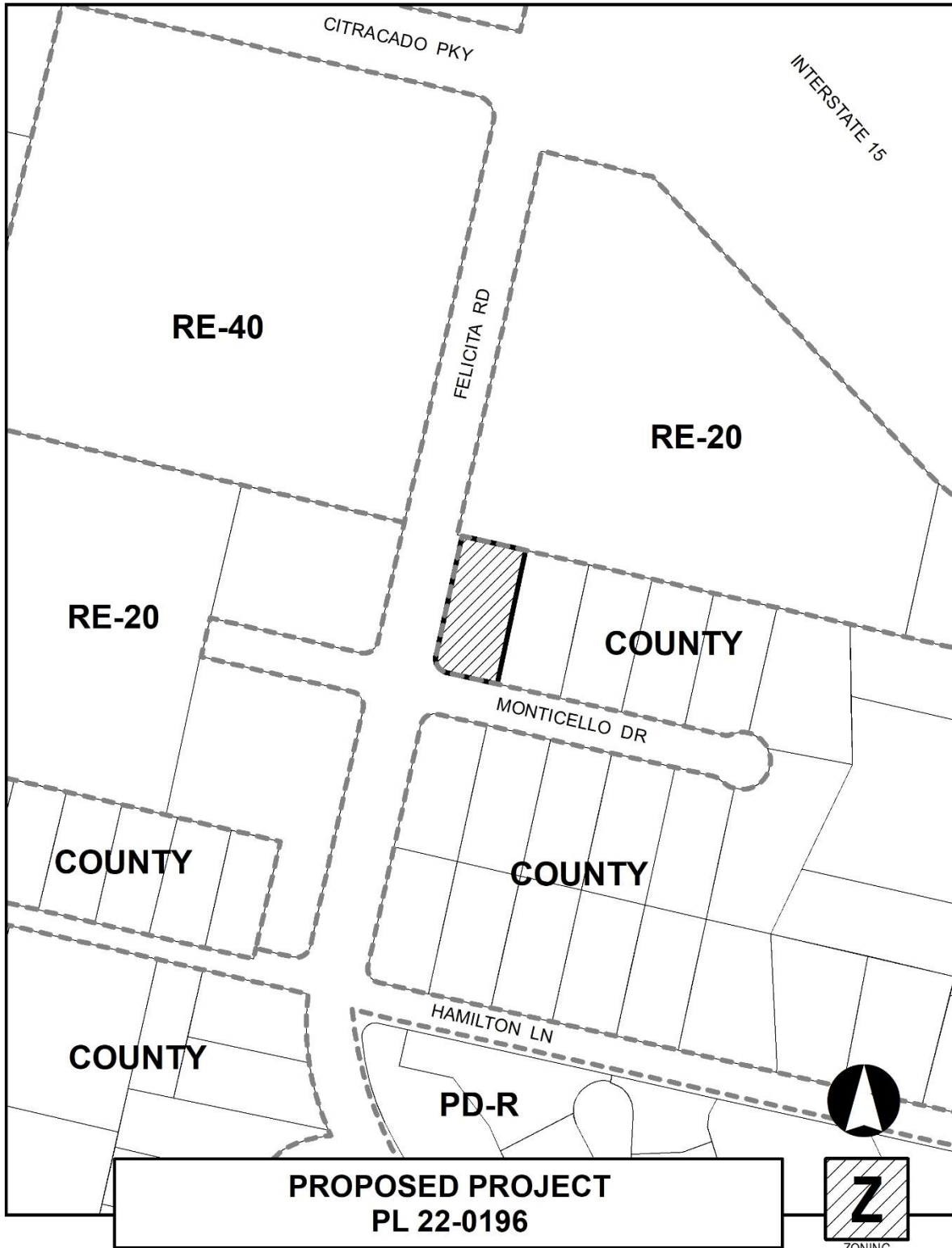
RESOLUTION

- A. Resolution No. 2022-90
- B. Resolution No. 2022-90 Exhibit "A"



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