

Erreca Utility District Annexation
CASE NUMBER: ER 05-14-042: KIVA 05-0054398

GROWTH INDUCEMENT STUDY

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GROWTH INDUCEMENT STUDY

1.0 PROJECT LOCATION

The **Erreca Utility District Annexation project** is located at 12570 Slaughterhouse Canyon Road in the Lakeside Community Plan Area, Lakeside, California (see Figure 1, *Project Location Map*). The property has been improved with industrial buildings on a single legal parcel. Access to the project site is provided off Slaughterhouse Canyon Road. Slaughterhouse Canyon Road intersects with State Route 67 (SR-67) just west of Vigilante Road and extends through the project site to provide access to an adjacent property located west of the Erreca Utility District Annexation project site.

2.0 PROJECT DESCRIPTION

The project applicant proposes to annex into the Lakeside Sanitation District and the Lakeside Water District to provided sewer and water services, respectively, for the existing legal uses located on the property. The existing development on the Erreca Utility District Annexation property is served by septic system; wells provide for potable water. The project involves extending and connecting to existing sanitary sewer within the Lakeside Sanitation District and water lines within the Lakeside Water District. Sewer and water mains are located within a private road off Vigilante Road. The Erreca Utility District Annexation project proposes the installation of sewer and water lines within the limits of the property and extending those lines 3,300 feet to connect with the existing sewer and water mains within the private road off Vigilante Road. An alternate route for the sewer and water lines would be within the Caltrans right-of-way on SR-67. (See Figure 2, *Erreca Utility District Annexation Proposed Extension of Sewer and Water Lines*.)

Figure 1. Project Location Map

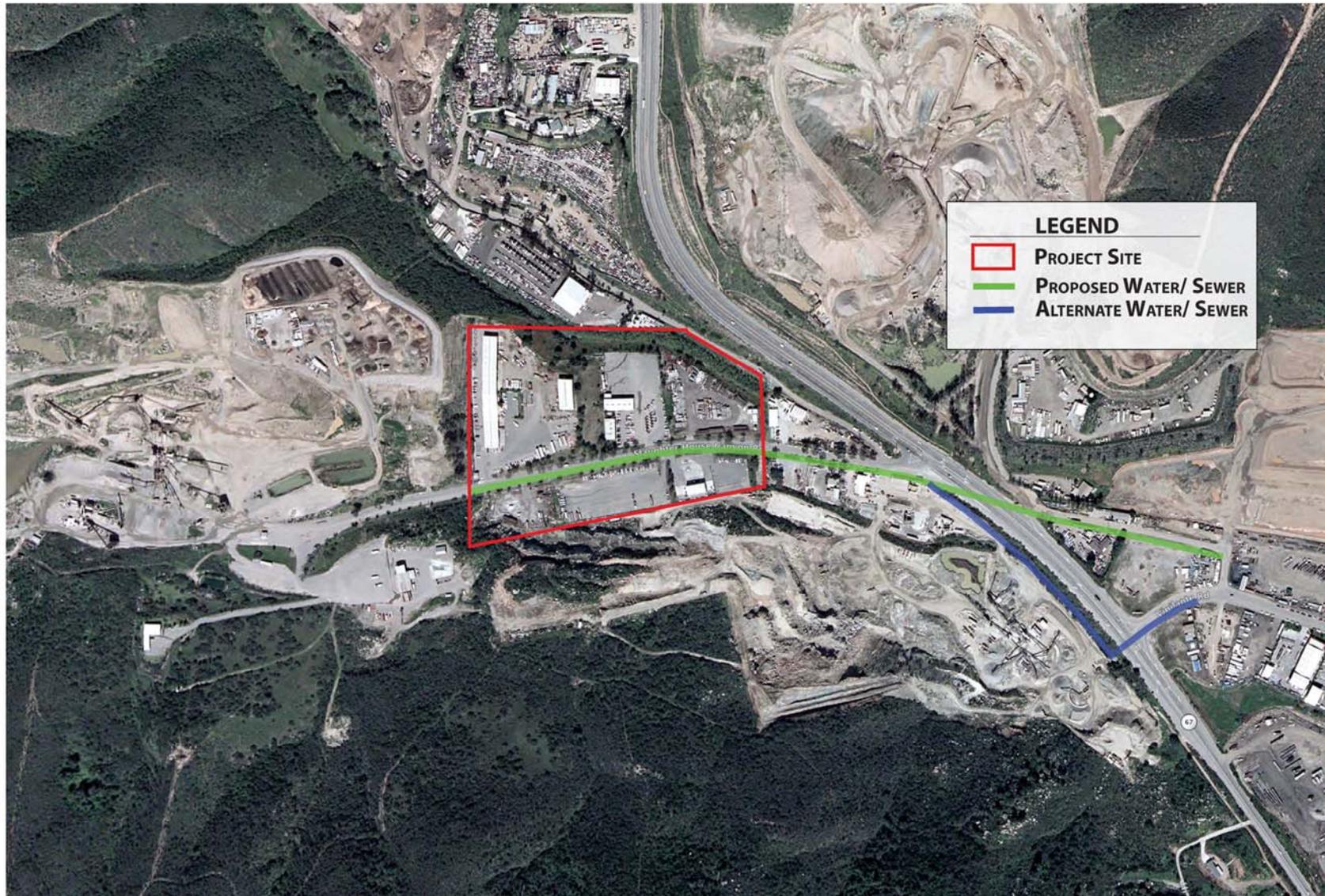
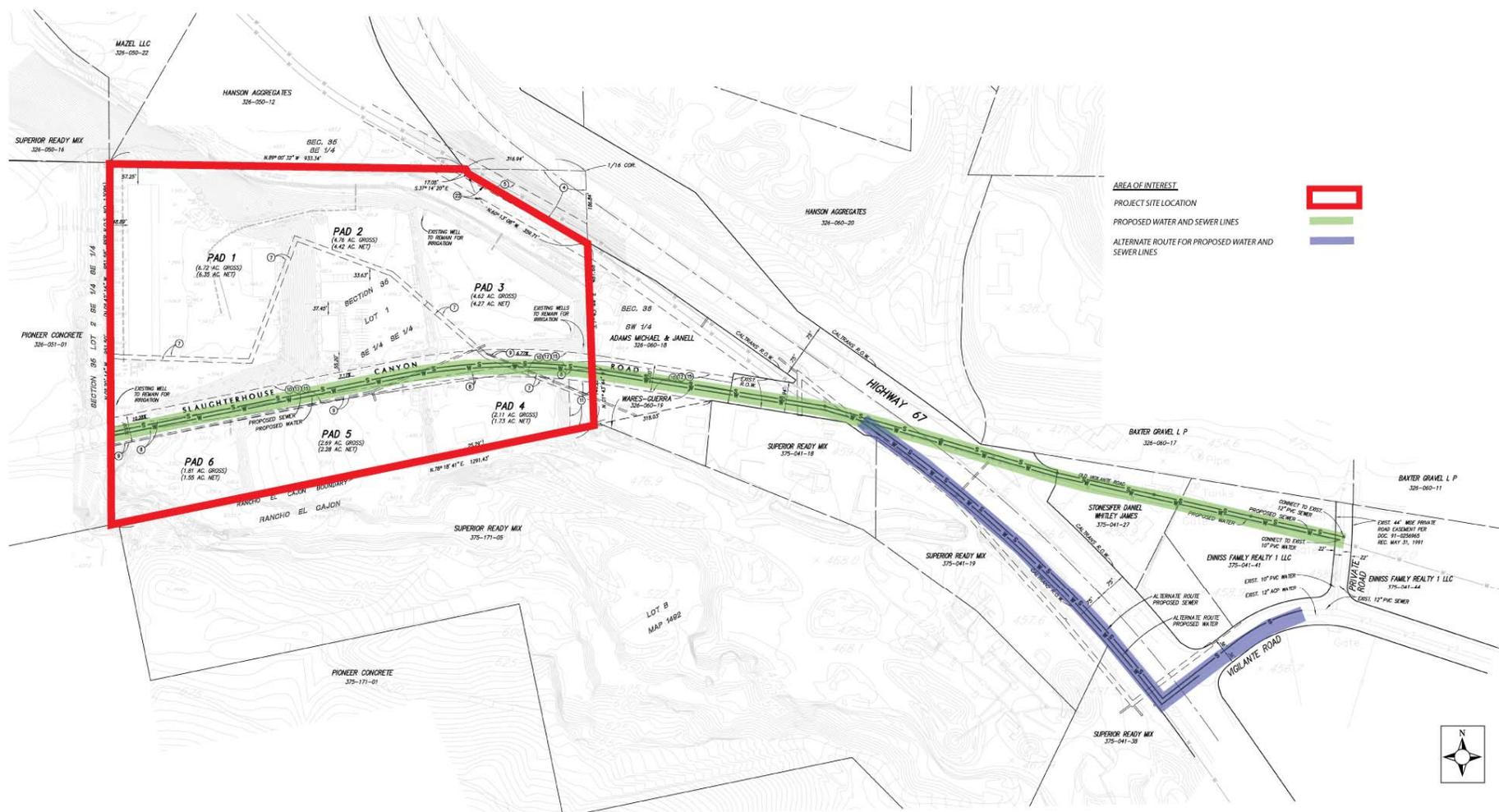


Figure 2. Erreca Utility District Annexation Proposed Extension of Sewer and Water Lines



3.0 PROJECT BACKGROUND

The applicant (Scott Erreca) has requested *Project Facility Availability* from service providers as part of the project review process. Provided below is a summary of the results of that inquiry.

3.1 Fire Service

The project is within the Lakeside Fire Protection District. The Fire District has indicated that the project is eligible for service and that fire protection facilities are adequate to serve the project. The primary fire station that will serve the project is Fire Station 2 located at 11211 Valley Vista Road, approximately 2.1 miles from the project site.

3.2 Public School Service

The project proposes creating six lots for industrial uses. As such, it would not generate school-aged children. Nonetheless, the project applicant has received responses from the school districts serving the project area relative to availability for service.

Elementary and Middle School aged children in the project area would attend schools in the Lakeside Union School District, which has indicated that the project is eligible for service. Lakeside Farms Elementary School, located at 11915 Lakeside Avenue, approximately 3.8 miles from the project site, would serve grades K – 5; and Lakeside Middle School, located at 11833 Woodside Avenue approximately 4.9 miles from the project site, would serve grades 6 - 8.

Grossmont Union High School District provides school service to high students in the area. High school students from the project area would attend El Capitan High School, which serves grades 9 – 12 and is located at 10410 Ashwood Street. The High School District has indicated that the project site is eligible for service.

3.3 Sewer Service

The existing development on the project site is served by septic system. The nearest sewer district to the project site is Lakeside Sanitation District (see Figure 3, *Lakeside Sanitation District Service Area*). Lakeside Sanitation District has indicated that the project site is not currently within the District's service area or its Sphere of Influence boundary. According to the *Project Facility Availability Form* provided by the District, facilities to serve the project are not reasonably expected to be provided by the District within the next five years and that annexation into the District would be required. As indicated above, the project is proposing to annex into the Lakeside Sewer District and to connect to sewer facilities located east of the project site within Vigilante Road.

3.4 Water Service

Well water provides a potable water source for existing development on the project site. The nearest water district to the project site is Lakeside Water District, with services boundaries contiguous with the project site's southern boundary (see Figure 4, *Lakeside Water District Service Area*). Padre Dam Municipal Water District's (MWD) service boundary also coincides with the project site's southern boundary (see Figure 5, *Padre Dam Service District Boundary*). In order to provide water service, the project would be required to annex into the Lakeside Water District and process an amendment to the Padre Dam Municipal Water District. Annexation into the San Diego County Water Authority and the Metropolitan Water District of Southern California would also be required. As indicated above, the project is proposing to connect to water facilities located east of the project site within Vigilante Road.

Figure 3. Lakeside Sanitation District Service Area

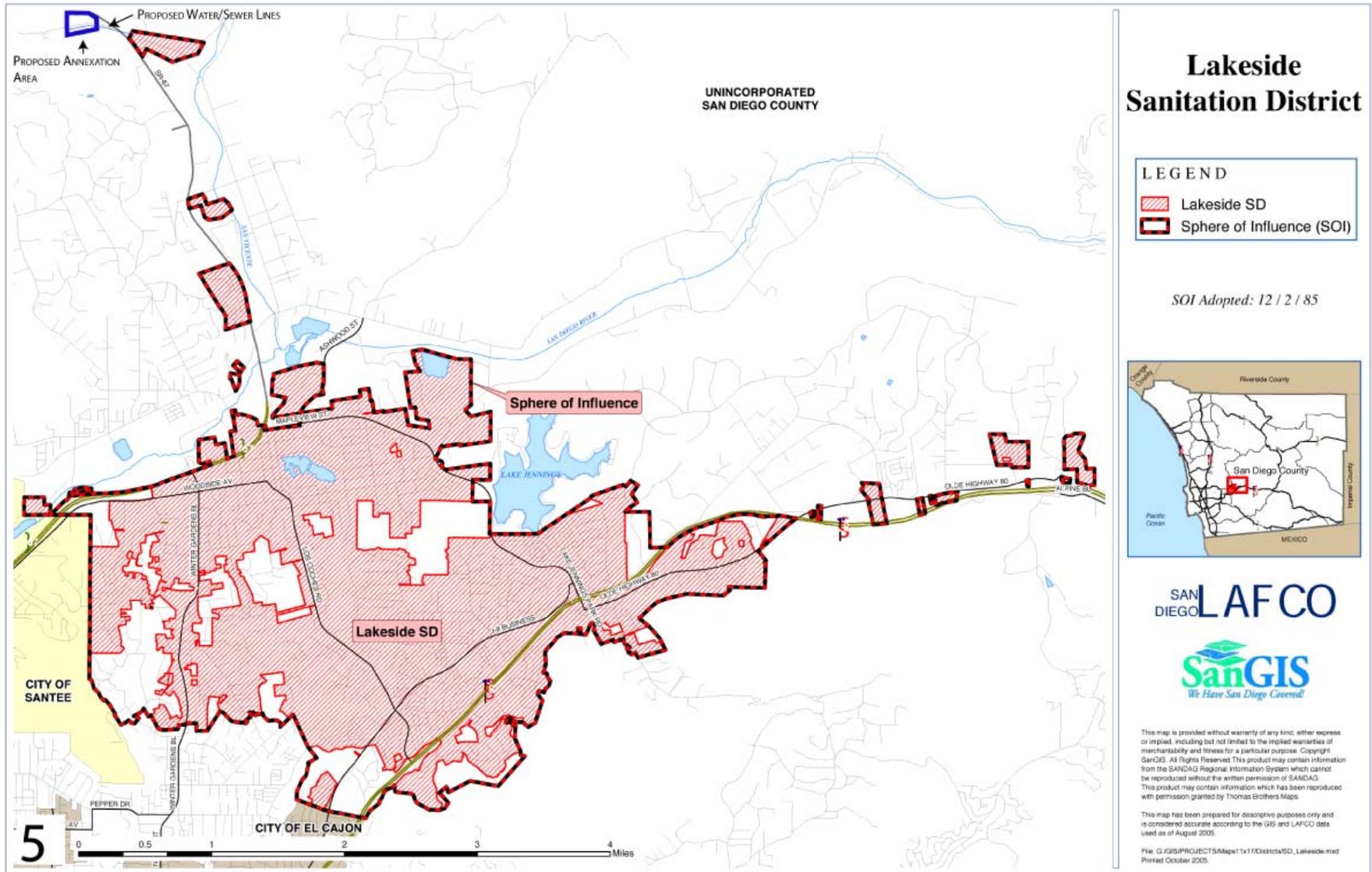


Figure 4. Lakeside Water District Service Area

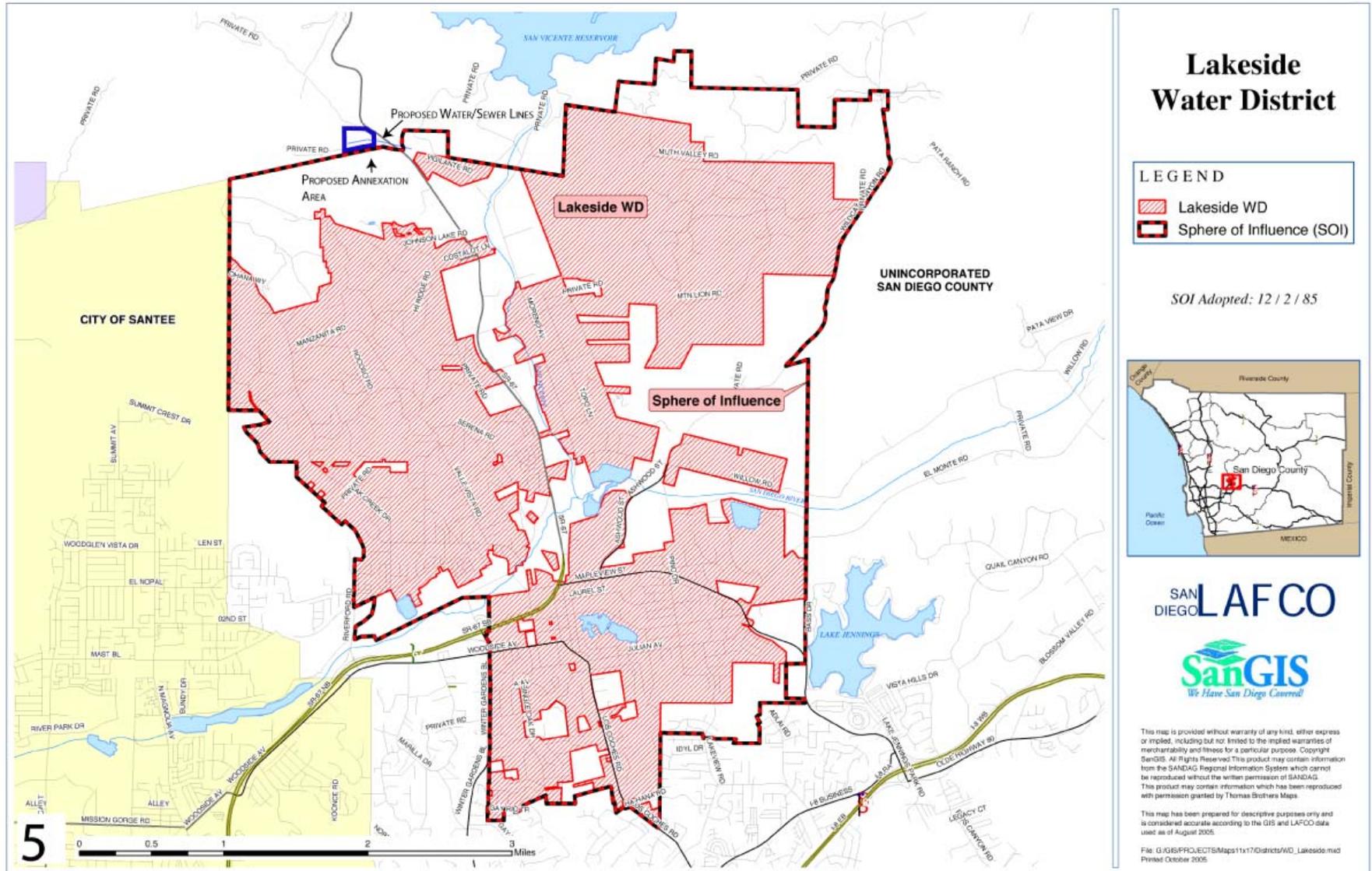
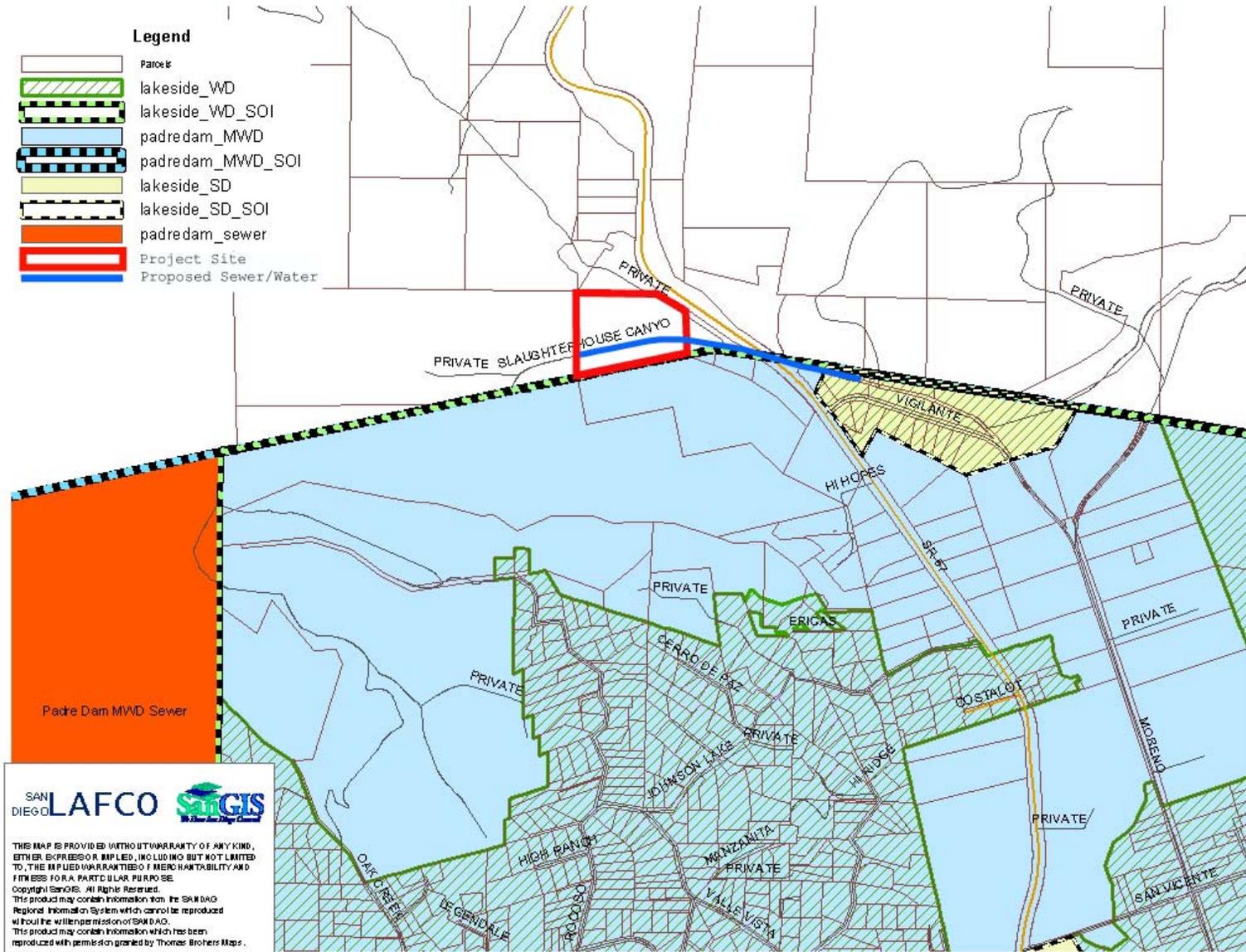


Figure 5. Padre Dam Service District Boundary



4.0 GROWTH INDUCEMENT ANALYSIS

In its review of the project proposal, the County Department of Planning and Land Use has requested that a *Growth Inducement Study* be conducted. Growth inducement is usually associated with projects that foster economic or population growth, or construct additional housing, which either directly or indirectly results in the construction of new infrastructure facilities. According to Section 15126.2(d) of the California Environmental Quality Act (CEQA) Guidelines, "*It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.*"

The purpose of this *Growth Inducement Study* is to identify elements of the proposed project which could directly or indirectly remove obstacles to growth. If the project would result in the potential to, either directly or indirectly, remove obstacles to growth, then an analysis must be conducted to determine if such growth would tax existing community services, individually or cumulatively affect the environment, or apply pressure prematurely for General Plan Amendments.

4.1 Project's Potential to Remove Obstacles to Growth

The Erreca Utility District Annexation project proposes the extension of sewer and water lines for approximately 3,300 feet, from the western limit of the Tentative Map to existing mains located within a private road off Vigilante Road. As shown in Figure 2, *Erreca Utility District Annexation Proposed Extension of Sewer and Water Lines*, these lines would be located within Slaughterhouse Canyon Road on the west side of SR-67 and then would cross SR-67 and run along Old Vigilante Road. The new lines would traverse parcels that do not currently have the opportunity to connect to sewer and/or water lines. The project's proposal to extend connections to existing sewer and water facilities could remove obstacles to growth and, therefore, be considered growth inducing.

4.2 Service Capacity for Proposed Sewer and Water Lines

The project proposes the extension of 3,300 feet of sewer and water mains to provide sewer and water service to the Erreca Utility District Annexation project. The sewer line would be 10 inches in diameter pipe and the water line would be 12-inch diameter pipe. The sizes of the sewer and water line would provide adequate service to the Erreca property. With the exception of parcels located between the project site and SR-67, all other parcels which could be served by the extension of sewer and water lines are located with the Lakeside Sanitation District Service Area, the Lakeside Water District Service Area, and the Padre Dam Service District Boundary.

4.3 Land Use and Zoning

Under the existing County General Plan, the project site is within the Rural Development Area (RDA) and is designated as (16) General Impact Industrial. Figure 6, *Lakeside Community Plan Area Land Use Map*, shows the existing and land use designation for the project site and surrounding properties.

The project site is zoned M58, High Impact Industrial Use with a minimum lot size of 10,000 square feet. Properties surrounding the Erreca Utility District Annexation project site, as well as the proposed sewer and water line extensions, are also zoned M58 and designated for industrial uses.

Figure 7, *General Plan 2020 Lakeside Community Plan Draft Land Use Plan*, shows the General Plan 2020 land use designation for the project site and surrounding properties. As shown in Figure 7, the project site and surrounding properties are designated as High Impact Industrial, similar to their current land use designation, in the draft General Plan 2020 Lakeside Community Planning Area Land Use Map.

Properties surrounding the Erreca Utility District Annexation project site are primarily mining sites or are developing into industrial uses. Provided in Table 1, *Surrounding Properties and Development Status*, is a list of each of the properties adjacent to the proposed sewer and water line extensions, any associated existing and/or pending approvals, and the current use of those parcels. Figure 8, *Surrounding Properties Map*, shows the location of the surrounding properties in relationship to the Erreca Utility District Annexation project site.

Table 1. Surrounding Properties and Development Status

Surrounding Property/Ownership	Assessor Parcel No.	Existing/Pending Approvals	Current Use
1 Pioneer Concrete	326-051-01	P78-83	Resource Mining
2 Hanson Aggregate	326-050-12	P73-147; P81-31	Resource Mining
3 Superior Ready Mix	375-171-05	R88-088	Resource Mining
	375-041-19	S87-018	
	375-041-38	S99-023	
4 Baxter Gravel LP	326-060-17	P76-80, P84-51, P89-033	Subdivision/Industrial
5 Stonesifer Daniel Whitley James	375-041-27	92-024, 93-010	Industrial
6 Eniss Family Realty 1 LLC	375-014-41	High Meadow Ranch TM 3702 & TM 5101	Subdivision/Industrial
	375-041-44		
7 Mazel LLC	326-050-22	--	Industrial
8 Wares-Guerra	326-060-19	--	Industrial
Project Site	326-051-02	TM 5465; ER 05-14-042; KIVA 05-0054398	Industrial

The proposed project could remove obstacles to growth associated with provision of sewer and water services. The project site and surrounding areas are identified for Heavy Industrial Use in both the existing and draft General Plan. Providing a means for parcels in the area to connect to sewer and water would not facilitate a change in growth patterns assumed by the existing General Plan, because none of the areas are seeking to develop differently than what is identified in the General Plan or the Draft 2020 General Plan. Development of these parcels could occur in accordance with the General Plan or the Draft 2020 General Plan with or without sewer and water connections. Providing the opportunity to connect to sewer and water would not promote development of the project area at an intensified rate, because all future development on properties adjacent to the site/utility corridor must receive approval of Site Plans, which will be subject to full environmental review. In addition to reviewing Site Plans in accordance with the General Plan and existing zoning, County ordinances, such as the Transportation Impact Fee Ordinance, Resource Protection Ordinance, and Biological Mitigation Ordinance will apply to all future development on these sites must also be considered when evaluating future Site Plans.

Most of the surrounding parcels on the west side of SR-67 are operating under approved Major Use Permits (MUPs) for resource extraction and processing. Development of these sites is tied to expiration dates on the associated MUPs, which relate to depletion of sand and gravel resources. Once sand and gravel resources are depleted, development would occur through the processing of development actions on the sites in accordance with the designated land

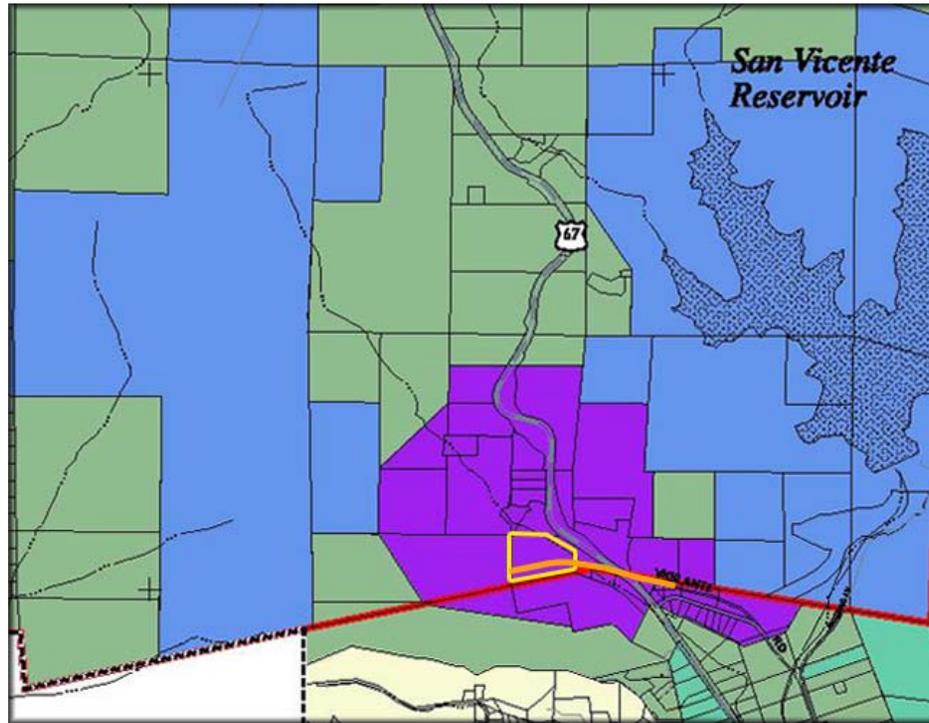
uses and zoning. Whether future development would differ from the adopted land uses and zone thus requiring an amendment to the General Plan is speculative at this time.

For the area east of SR-67, along Vigilante Road, a Tentative Map for development of industrial lots has been approved. As part of the Tentative Map, sewer and water lines have been extended to serve the project. Therefore, sewer and water are already available for the undeveloped parcels east of SR-67. The proposed extension of sewer and water lines from the Erreca Utility District Annexation project site to the lines installed within this approved Tentative Map would not affect potential development of those parcels, as they can already develop with the installation of sewer and water lines as part of the approved Tentative Map.

The extension of sewer and water lines would not provide an economic stimulus that would encourage unforeseen population growth in surrounding areas because:

- The project site and properties along the utility corridor are zoned and designated High Impact Industrial;
- Residential uses are not permitted in these areas;
- Population growth associated with new residential development would not occur; and
- The proposed project would provide sewer and water service to a limited area. Development of this area as is currently occurring or with what could occur under the existing zoning and General Plan land use designations would not promote a substantial increase in residential growth in nearby areas of the community or County.

Figure 6. Lakeside Community Plan Area Land Use Map



LAKESIDE *Community Planning Area*

EXISTING GENERAL PLAN

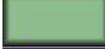
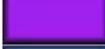
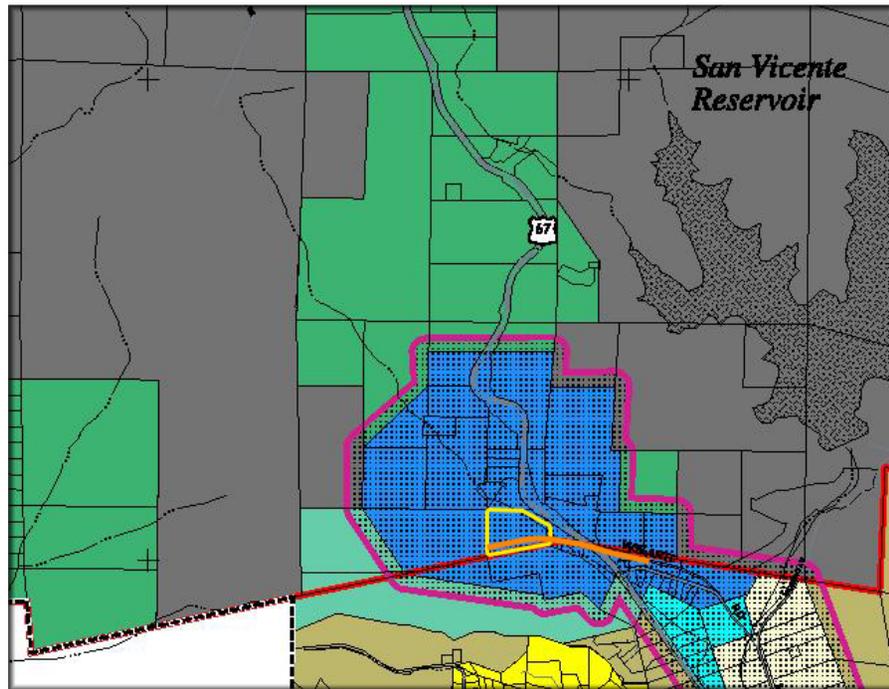
-  Residential 1 du/1,2,4 acres
-  Estate Residential 1 du/2,4 acres
-  Multiple Rural use 1 du/4,8,20 acres
-  High Impact Industrial
-  Impact Sensitive 1 du/4,8,20 acres
-  Proposed Sewer/Water
-  Erreca's Property

Figure 7. General Plan 2020 Lakeside Community Plan Draft Land Use Plan



LAKESIDE

Community Planning Area

GENERAL PLAN 2020

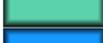
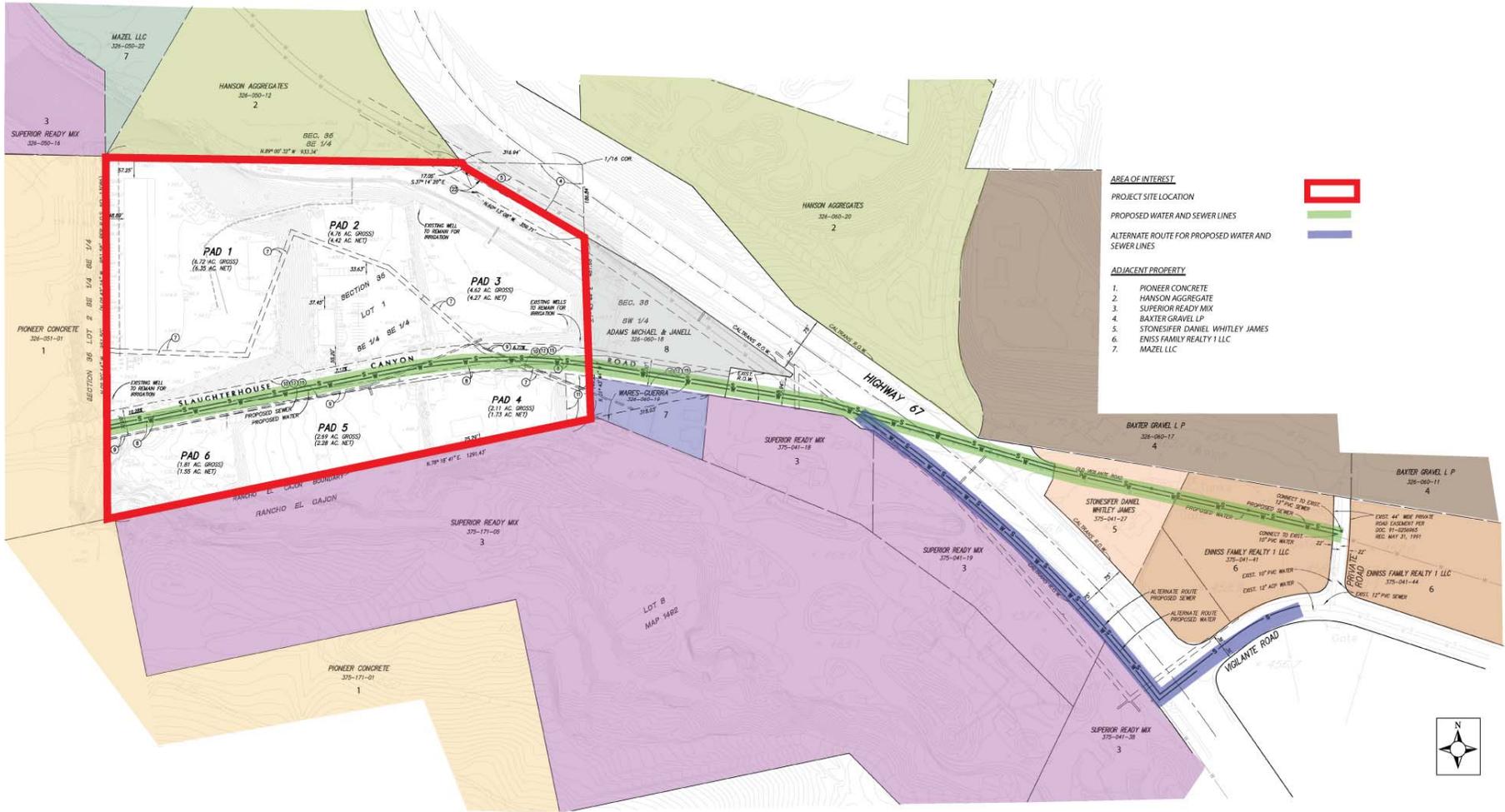
-  Area Subject to Further Refinements
-  Open Space (conservation)
-  Rural Lands (RL-40), 1 du/40 ac
-  Rural Lands (RL-20), 1 du/20 ac
-  High Impact Industrial
-  Impact Sensitive 1 du/4,8,20 ac
-  Semi-rural Residential (SR-2), 1 du/2,4,8 ac
-  Medium Impact Industrial
-  Semi-rural Residential (SR-4), 1 du/4,8,16 ac
-  Proposed Sewer/Water
-  Erreca's Property

Figure 8. Surrounding Properties Map



5.0 CONCLUSIONS

The Erreca Utility District Annexation project would remove obstacles to growth by providing sewer and water lines in an area currently served by septic and wells. Development in the project area is planned for Heavy Industry. Development of adjacent unserved parcels with Heavy Industrial uses would occur in accordance with the underlying zoning and General Plan designation restrictions (such as setbacks, lot coverage, etc.) and at the time existing MUPs expire.

The extension of sewer and water service could facilitate economic development in areas along the utility corridor. Development in those areas in accordance with the Lakeside Community Plan and the County General Plan would be considered growth inducing. However, growth inducing effects are not considered significant under CEQA for the following reasons:

- The level of growth that could occur with or without the sewer and water line extensions is planned and anticipated by existing land use plans and zoning.
- Such growth could occur with or without the connection to sewer and water and would require review by the County through the Site Plan Review process.
- The project would not provide an economic stimulus that would encourage unforeseen population growth in surrounding areas. Areas surrounding the project site and utility corridor are zoned for Heavy Impact Industrial and existing land use designations reflect this zoning.
- Conversion to any use other than Heavy Industry use (such as residential) would require a General Plan Amendment, rezoning and environmental review. Because this area is identified for industrial uses and industrial use of surrounding properties is occurring, the likelihood that property owners would apply for a General Plan Amendment to change the type and intensity of use is remote.
- Providing sewer and water service to the project area would not promote development of residential areas in the surrounding area, because the area that could be served is limited in location and size.

Therefore, although the project could enable growth in the immediate area, such growth would not result in significant environmental impacts. Development which could occur would do so in a logical manner as anticipated by approved land use plans and zoning, would require CEQA review as part of future Site Plan review/approvals, and would not provide a stimulus for unforeseen population growth.