

INFORMATION ITEM

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

FOR MEETING OF: NOVEMBER 7, 2016

Proposal

“Montecito Ranch Latent Powers Sewer Expansion” to the Ramona Municipal Water District (LP(E)16-12)

Proponent

District, by resolution

Description/Justification

Proposed by resolution of the Ramona Municipal Water District (MWD) is a request for an approximate 953.14-acre expansion of the District’s latent sewer powers area for the provision of sewer collection and treatment services to a residential development project known as Montecito Ranch. The proposed latent sewer powers expansion area is presently located within the Ramona MWD sphere of influence and authorized service area for water and fire protection services. The District has indicated its willingness to provide fire protection, recycled water, sewer, and water services to the Montecito Ranch project; expansion of the District’s latent sewer powers area will allow for the provision of sewer and recycled water services to the proposed project area.

The Montecito Ranch project involves the development of 417 single-family residences and a park within the approximate 959.81-acre project area (1 dwelling unit per 2.3 acres), with an estimated total sewer demand of approximately 422 equivalent dwelling units (EDUs). The Ramona MWD has stated that it has available capacity at its Santa Maria Water Reclamation Plant (WRP) to provide the requested service. On September 16, 2016, the Ramona MWD approved a *Sewer and Reclaimed Water System Improvements Agreement* with the project property owner/developer to finance various sewer and reclaimed water system improvements as part of the proposed development.

On June 2, 2014, the San Diego LAFCO adopted a Five-Year Sphere of Influence and Municipal Service Review for the Ramona MWD which affirmed the District’s sphere of influence and established a *Special Study Area* designation for the Montecito Ranch project area. At that time, the property owner/developer for the Montecito Ranch project had been engaged in negotiations with Ramona MWD for the provision of sewer and recycled water services to the proposed project, and the two parties had reached an impasse over the needed infrastructure improvements and their related costs. One alternate sewer option that was being considered was the potential formation of an

independent special district within the Ramona MWD sphere and service area to own and operate a stand-alone wastewater treatment plant to serve the project.

The proposed expansion of the Ramona MWD latent sewer powers area to serve the Montecito Ranch project will avoid the need for construction of an on-site wastewater treatment plant and the associated need to form an additional independent special district within the Ramona MWD service area and sphere.

The majority of the 49 unincorporated parcels that comprise the Montecito Ranch project area are presently located within the Ramona MWD sphere of influence and service area; however, one parcel within the project area and *Special Study Area* (Assessors Parcel Number 280-010-08, totaling approximately 2.14-acres) lies outside the MWD's sphere and service area. This parcel is not proposed for inclusion in the latent sewer powers area expansion with the remainder of the Montecito Ranch project area; however, if the parcel was proposed to receive other services from the Ramona MWD, the parcel would be required to be included in the spheres of influence and annexed to the Ramona MWD, the San Diego County Water Authority (CWA), and the Metropolitan Water District of Southern California (MET).

General Plan/Zoning

County of San Diego General Plan: Ramona Community Plan: Specific Plan Area (S88; up to 1 dwelling unit per 2 acres)

County of San Diego zoning: Specific Plan Area (S88; up to 1 dwelling unit per 2 acres)

Location

North of SR-67; east of I-15; south of San Pasqual Valley Road; and west of Pine Street. (Thomas Bros. Page 1152)

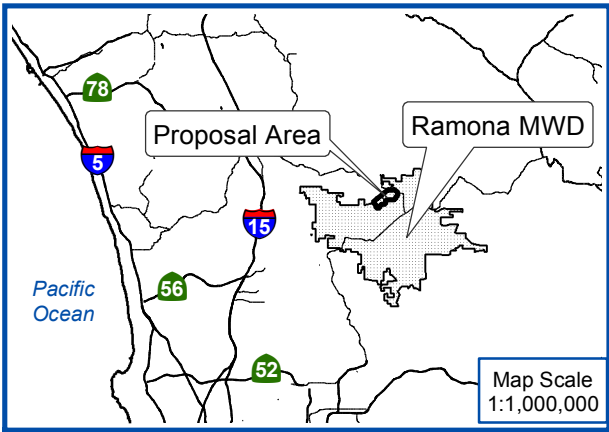
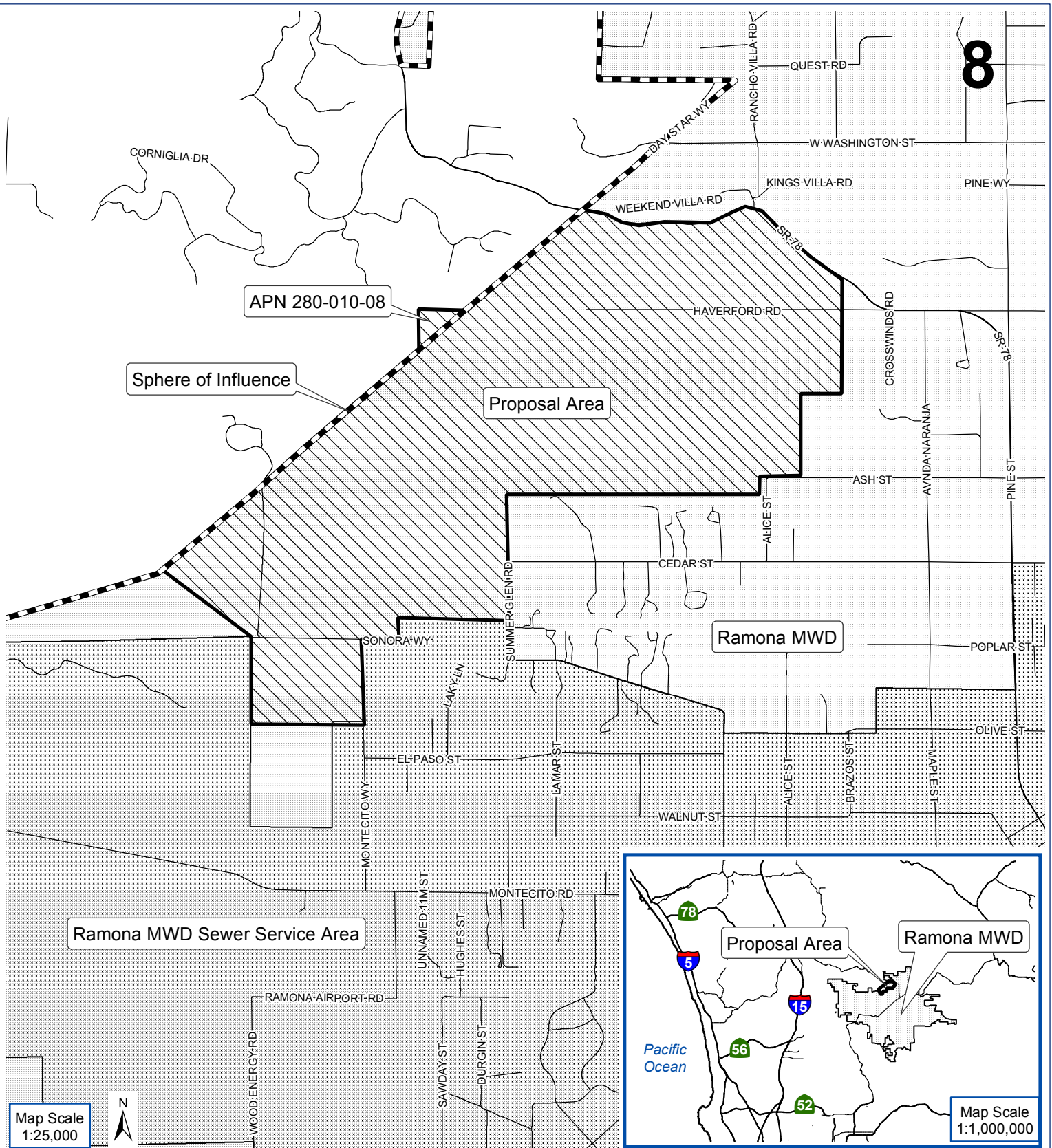
Executive Officer Recommendation

No Commission action is recommended. This item has been placed on the agenda for information purposes.

Attachment

Vicinity Map

MDO:RB:eb







Map Scale 1:25,000

Map Scale 1:1,000,000

LP(E)16-12

PROPOSED "MONTECITO RANCH LATENT POWERS SEWER EXPANSION" TO THE RAMONA MWD

-  Proposal Area
-  Ramona MWD
-  Sphere of Influence
-  Sewer Service Area