

CONSENT ITEM

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

FOR MEETING OF: FEBRUARY 2, 2015

Proposal

"Lake Wohlford Reorganization" (City of Escondido)
(RO14-16)

Proponent

City of Escondido, by resolution

Description/Justification

Proposed by resolution of the City of Escondido is a reorganization of one unincorporated parcel (APN 240-030-27; totaling approximately 1.3-acres) involving annexation to the City of Escondido and concurrent detachments from County Service Area (CSA) No. 135 (San Diego Regional Communications System) and from the Valley Center Fire Protection District (FPD). The proposed reorganization area is contiguous to the incorporated boundary of the City of Escondido and is located within the City's adopted sphere of influence. The concurrent detachments are required to avoid creating an overlap of service responsibilities between the City and the Districts following the proposed reorganization.

The proposal area contains an existing electric generating facility that is owned and operated by the City of Escondido's Utilities Department. The facility generates electric power for San Diego Gas and Electric (SDG&E) when water is siphoned from Lake Wohlford (approximately 1,457-foot elevation) and transferred to Lake Dixon (approximately 1,040-foot elevation). The two lakes are used as water storage reservoirs by the City and are utilized by the public for local recreational purposes.

Annexation is requested by the City of Escondido to consolidate the entire electric generating facility within the City's incorporated territory, facilitate maintenance and improvements, and to obtain a more favorable SDG&E rate for purchasing the facility's excess generated power. The proposed reorganization area includes the electric generating facility, supporting infrastructure, and a single residential unit that uses a septic system. The existing residential unit houses an on-site property manager/security guard.

No additional development is proposed as part of the reorganization to the City of Escondido. The Board of Supervisors has adopted a Master Property Tax Agreement with the City of Escondido that will govern any property tax transfer resulting from the reorganization.

Land Use***Existing***

The proposed reorganization territory is presently located within the County of San Diego's

North County Metro Community Planning Area. The County of San Diego General Plan designation for the proposed reorganization area is Public Agency Lands. The County zoning designation for the proposal area is Limited Agriculture (A-70), with a minimum lot size of 4 acres.

Proposed

The City of Escondido General Plan designates the proposed reorganization area as Public Land. The City of Escondido has adopted rezoning for the proposal area as Open Space (OS), which allows public utilities as a permitted use.

Environmental Review

The City of Escondido has determined that the proposed reorganization is categorically exempt from the environmental impact evaluation process per CEQA Guidelines Sections 15301(b) [Existing Facilities] and 15319(a) [Annexations of Existing Facilities].

Public Services

Fire

The proposed reorganization area is currently located within the service area of the Valley Center Fire Protection District (FPD) for structural fire protection and emergency medical services. The closest Valley Center FPD fire station is Fire Station #73, located at 28205 North Lake Wohlford Road, Valley Center, approximately 7.5-miles from the proposal area. The Valley Center FPD reports average response times for priority calls as 12 minutes, and for non-priority calls as 30 minutes.

The City of Escondido would assume responsibility for the provision of structural fire protection and emergency medical services to the subject territory following the proposed reorganization. The City Fire Department's closest station is Fire Station #2, located at 421 North Midway Drive (approximately 3.2-miles from the proposal area), which houses one fire engine, one brush engine, and an ambulance. The City reports an anticipated response time to the proposal area of approximately 7 minutes for priority calls, and for non-priority calls as 14 minutes.

Police

Police protection is presently provided to the proposed reorganization area by the County Sheriff from its Valley Center Substation at 28205 North Lake Wohlford Road, Valley Center, with an estimated 6 minute response time for priority calls, and 30 minutes for non-priority calls.

Following reorganization, the City of Escondido would assume the responsibility for provision of police protection services from its station located at 1163 North Centre City Parkway, Escondido. The Escondido Police Department defines response times as the difference between the time a call is entered into the computer-aided dispatch system and the time the first unit arrives at the scene. The City reports an anticipated response time to the proposal area of approximately 5 minutes for priority calls, and 7 minutes for non-priority calls.

Sewer

The proposed reorganization area is not presently located within the service area of an authorized sewer service provider. Following the proposed reorganization, the City of Escondido would assume responsibility for provision of sewer service to the proposal area; however, no extension of sewer service is proposed as part of the proposed reorganization to the City of Escondido. The nearest City of Escondido sewer main is located within Valley Center Road, approximately 5,000+ feet from the proposal area.

The City of Escondido Utilities Department Wastewater Division oversees treatment and reclamation operations, industrial and commercial pretreatment programs, operates the HARRF, and maintains the City's sewage collection system and sewage lift stations. The City reports that the current available treatment capacity of the HARRF is 18 million gallons per day with an average daily flow of 12.6 million gallons per day.

Water

The proposed reorganization area is not presently located within the service area of an authorized water service provider. Following the proposed reorganization, the City of Escondido would assume water service provision responsibility for the proposal area; however, no extension of water service is proposed as part of the reorganization to the City of Escondido.

Conclusion and Recommendation

The proposed "Lake Wohlford Reorganization" has been initiated by resolution of the City of Escondido, which is the landowner of the proposal territory. The reorganization proposal is intended to consolidate an existing City of Escondido electric generating facility within the City's incorporated territory, facilitate maintenance and improvements, and to obtain a more favorable SDG&E rate for purchasing the facility's excess generated power.

The proposed reorganization area is contiguous to the incorporated boundary of the City of Escondido and is located within the City's adopted sphere of influence. The affected special districts have not indicated opposition to the associated detachments of the proposal area from their service territory. Therefore, it is recommended that the proposed "Lake Wohlford Reorganization" be approved as submitted.

General Plan/Zoning:

County of San Diego General Plan: North County Metro Community Plan: Public Agency Lands

County of San Diego zoning: A-70 (Limited Agriculture) 1 du/4 ac; 4 acre minimum lot size)

City of Escondido General Plan: Public Land

City of Escondido prezoning: Open Space (OS)

Location: North of San Pasqual Valley Road (SR-78), east of I-15, south of Woods Valley Road, and west of Guejito Road. (Thos. Bros. pg. 1110/G3)

Executive Officer Recommendation

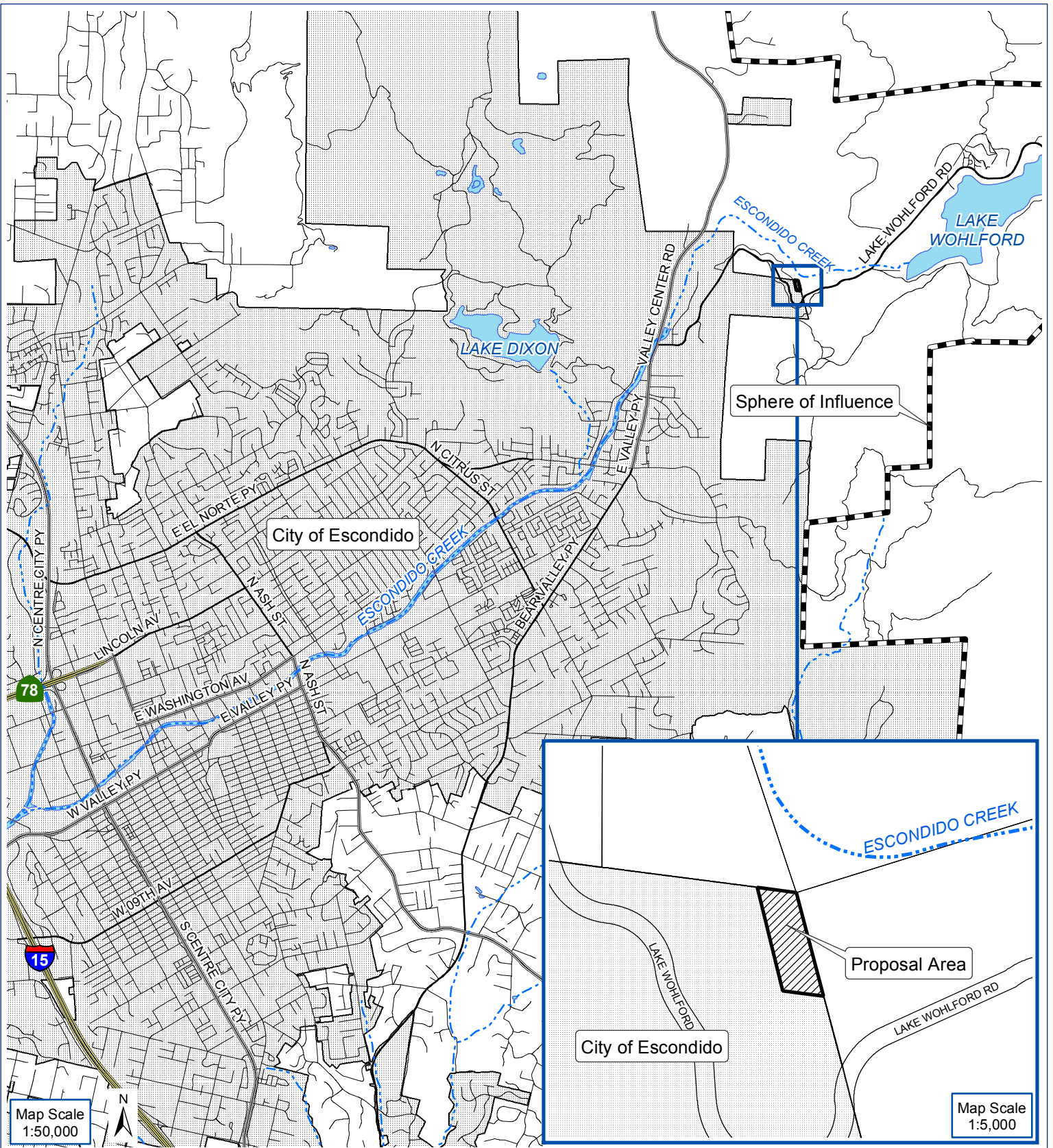
- (1) Concur in the determination by the City of Escondido that this reorganization is exempt from CEQA review pursuant to Section 15319(a) of the State CEQA Guidelines because the proposal area contains existing structures and is developed to the density allowed by current zoning/prezoning of either the gaining or losing governmental agency (whichever is more restrictive), and any utility extensions would only have the capacity to serve existing structures; and,
- (2) Approve the reorganization involving annexation to the City of Escondido and concurrent detachments from County Service Area No. 135 (San Diego Regional Communications System); and from the Valley Center Fire Protection District; and,
- (3) Adopt the form of resolution approving the reorganization for the reasons set forth in the Executive Officer's Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the reorganization subject to the following conditions:

Payment of City of Escondido fees and State Board of Equalization charges.




Attachments

Vicinity Map

MDO:RB:RA



**RO14-16 PROPOSED "LAKE WOHLFORD REORGANIZATION"
(CITY OF ESCONDIDO)**

-  Proposal Area
 -  City of Escondido
 -  Sphere of Influence
- SOI = Sphere of Influence