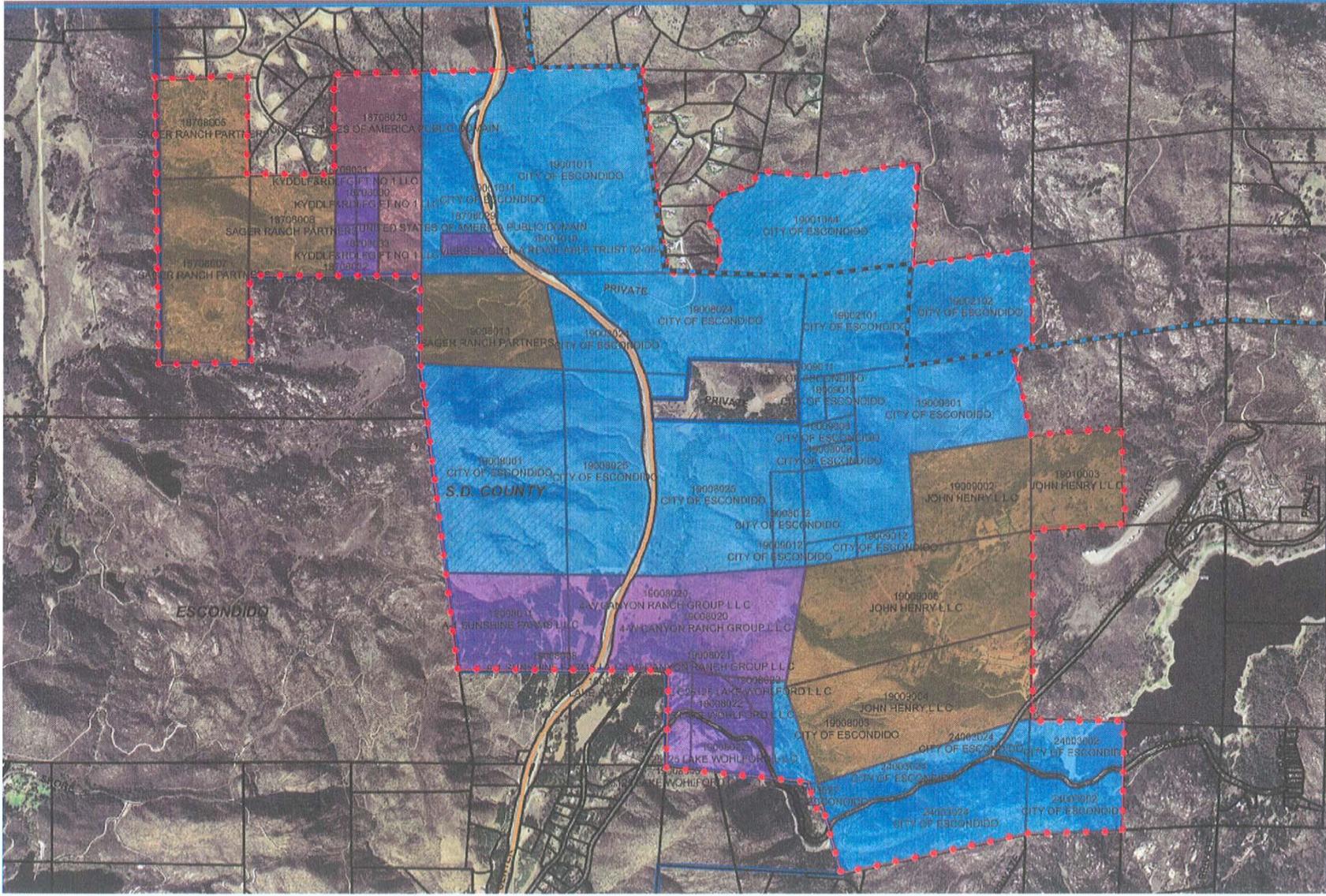


ITEM No. 8

REQUEST TO INITIATE ANNEXATION (SAGER AND VON SEGGERN)

A request to initiate an Annexation, Sphere of Influence Amendment, Prezone, General Plan Amendment and the preparation of Specific Plans and Development Agreements for approximately 1,700 acres generally located between Daley Ranch and Lake Wohlford.

Exhibit of Targeted Annexation Property



Legend

- City of Escondido Parcel
- US Public Parcels
- Privately Held Parcels
- SagerVon Seggern Parcels
- Parcels
- Roads
- Highways
- Municipalities
- Prop. Density Transfer from City Parcels
- Sphere of Influence
- Targeted Annexation Properties

0 105,000 210,000 420,000

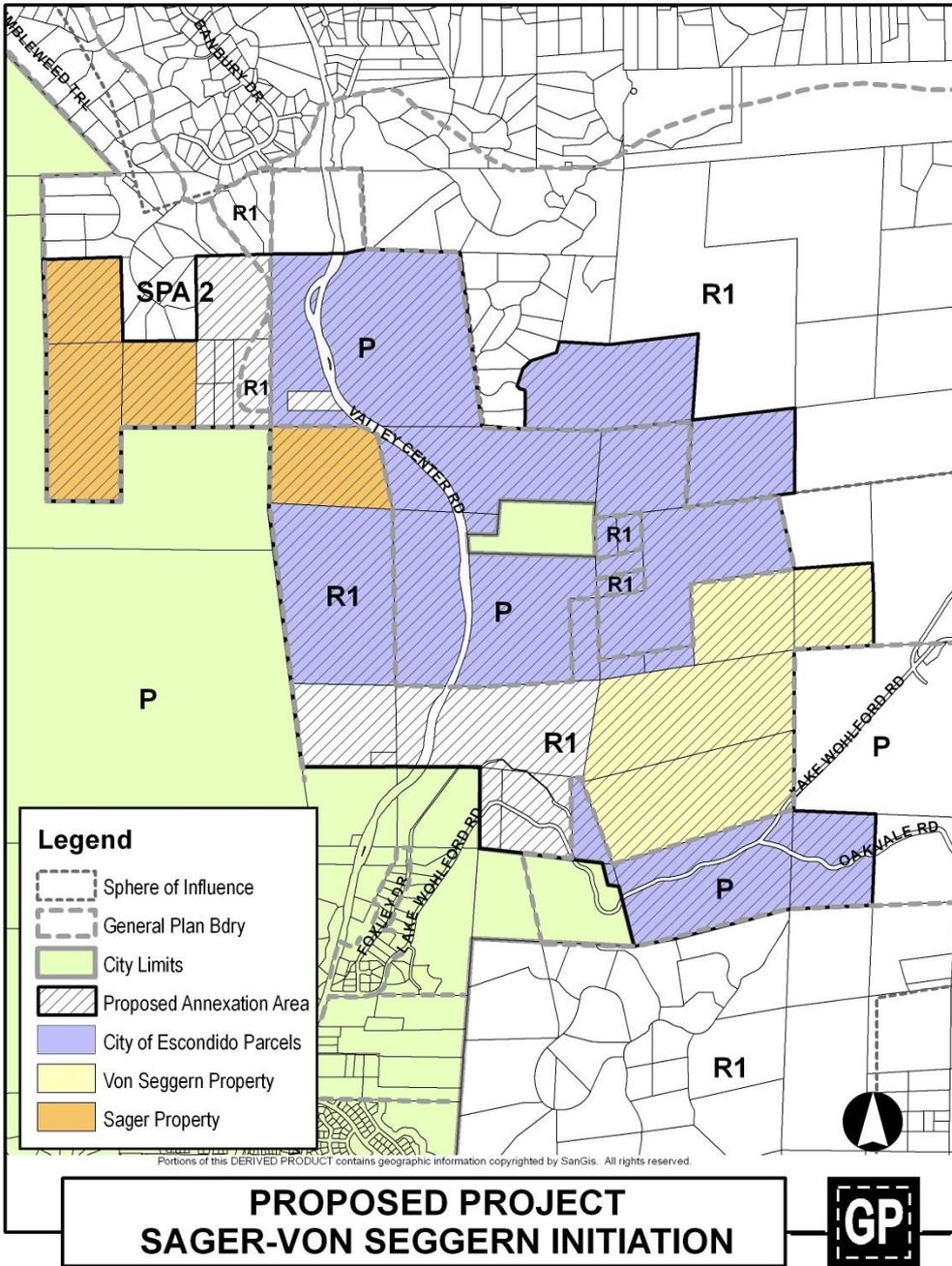
1 inch = 243,460 feet

Vicinity Map



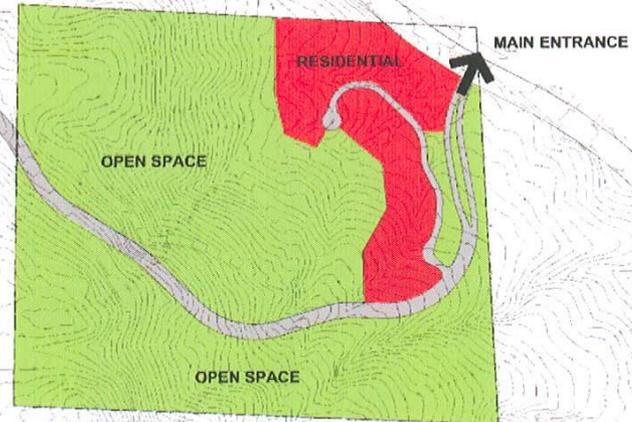
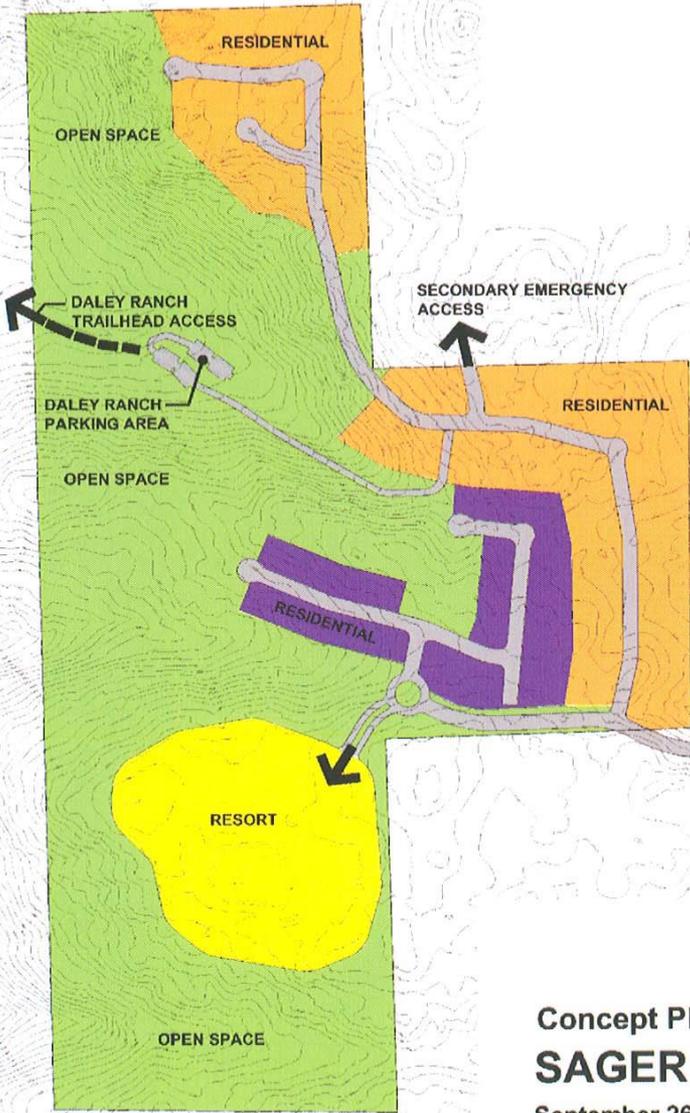
Map made exclusively for our client by the San Diego Geographic Information Source
 5281 Rutin Road, Suite E
 San Diego, CA 92123
 (619) 474-1800
 www.sanGIS.org

For reports, mapping or additional information please contact SanGIS.



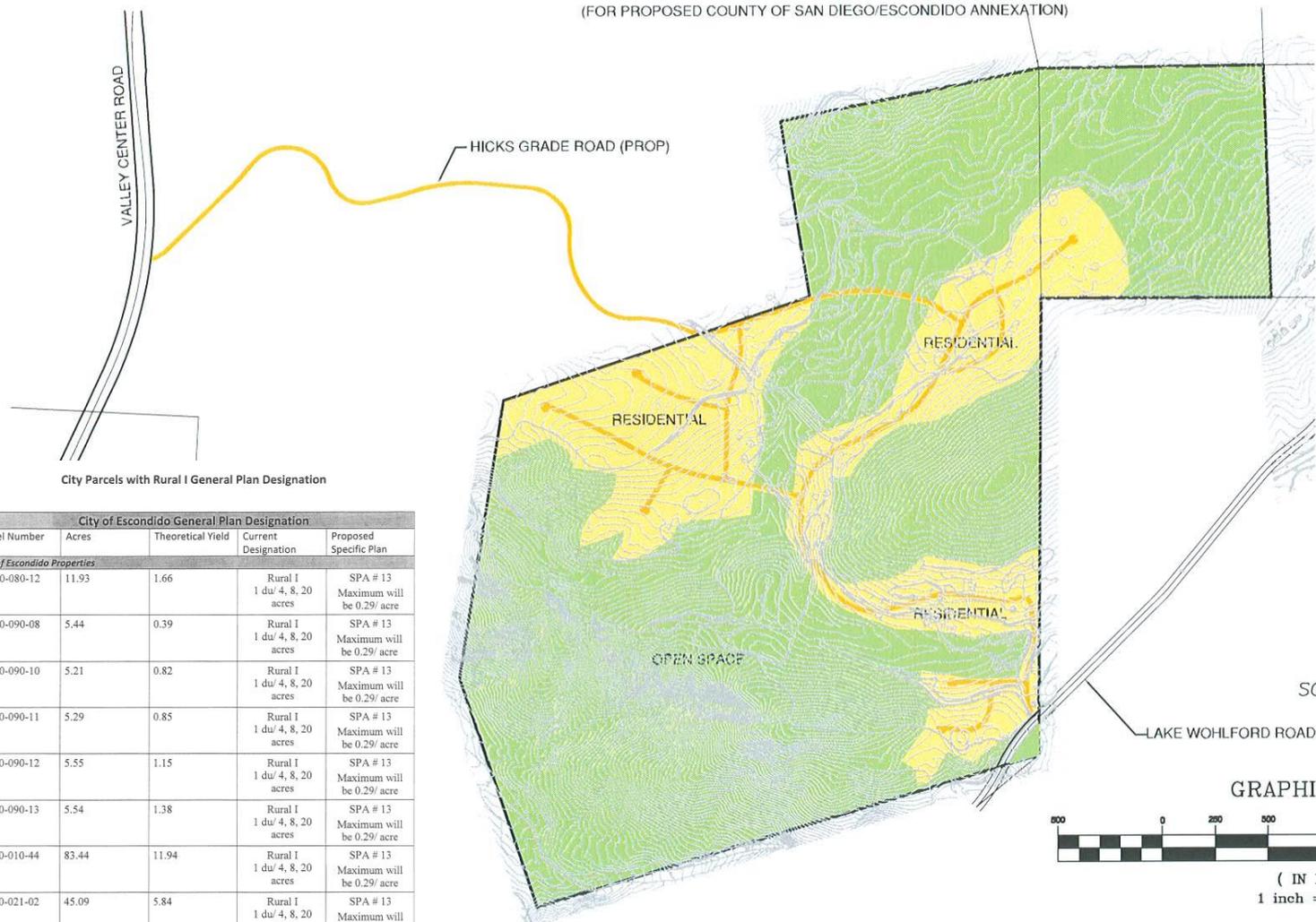
- Sager - 194 acres
- Von Seggern – 282 acres
- City – 972 acres
- Wohlford – 95 acres
- Others - 90 acres+

Total 1,634 acres +



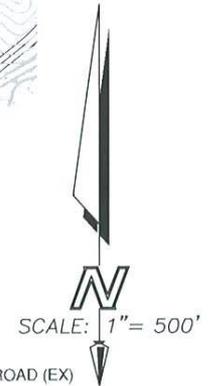

Concept Plan
SAGER RANCH
 September 26, 2011

CONCEPT PLAN EXHIBIT
 VON SEGGERN PROPERTY
 (FOR PROPOSED COUNTY OF SAN DIEGO/ESCONDIDO ANNEXATION)



City Parcels with Rural I General Plan Designation

City of Escondido General Plan Designation				
Parcel Number	Acres	Theoretical Yield	Current Designation	Proposed Specific Plan
<i>City of Escondido Properties:</i>				
190-080-12	11.93	1.66	Rural I 1 du/ 4, 8, 20 acres	SPA # 13 Maximum will be 0.29/ acre
190-090-08	5.44	0.39	Rural I 1 du/ 4, 8, 20 acres	SPA # 13 Maximum will be 0.29/ acre
190-090-10	5.21	0.82	Rural I 1 du/ 4, 8, 20 acres	SPA # 13 Maximum will be 0.29/ acre
190-090-11	5.29	0.85	Rural I 1 du/ 4, 8, 20 acres	SPA # 13 Maximum will be 0.29/ acre
190-090-12	5.55	1.15	Rural I 1 du/ 4, 8, 20 acres	SPA # 13 Maximum will be 0.29/ acre
190-090-13	5.54	1.38	Rural I 1 du/ 4, 8, 20 acres	SPA # 13 Maximum will be 0.29/ acre
190-010-44	83.44	11.94	Rural I 1 du/ 4, 8, 20 acres	SPA # 13 Maximum will be 0.29/ acre
190-021-02	45.09	5.84	Rural I 1 du/ 4, 8, 20 acres	SPA # 13 Maximum will be 0.29/ acre
190-080-01	103.84	7.35	Rural I 1 du/ 4, 8, 20 acres	SPA # 13 Maximum will be 0.29/ acre
190-010-12	37.07	4.59	Rural I 1 du/ 4, 8, 20 acres	SPA # 13 Maximum will be 0.29/ acre
Subtotal	308.4	36*		



	DATE:
SUBMITTAL	04-15-11
REVISION 1	
REVISION 2	
REVISION 3	

* Preliminary density calculations based on City of Escondido Derived Slope Exhibit

Potential Benefits of Annexation

- Large amount of city-owned land can be brought under city control.
- Bringing Lake Wohlford Dam into city could facilitate future permits for dam improvements.
- Regional trail and conservation efforts enhanced by connecting northern and eastern open space areas. Additional trailhead parking to be provided near eastern side of Daley Ranch.
- Potential for density transfer payment to city in excess of one million dollars.

Issues to be Evaluated

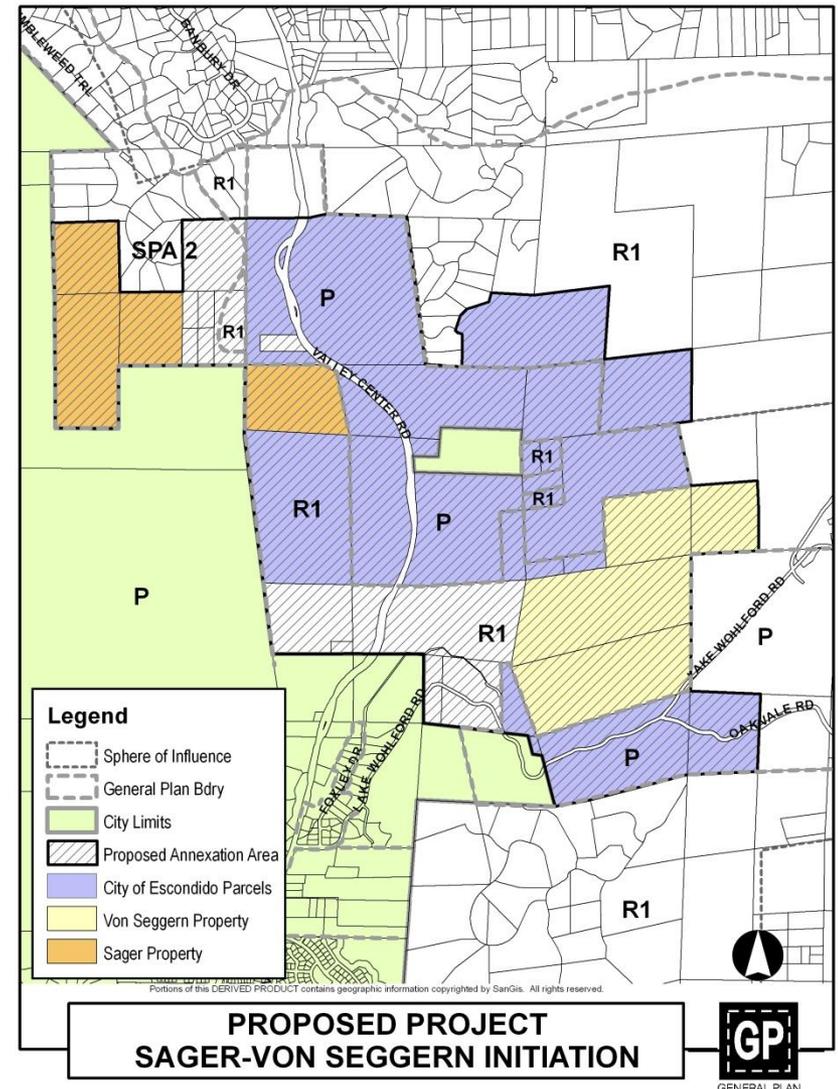
- Can the city sell density transfer units from land already dedicated to the public as permanent open space and, if so, is there a Prop. S conflict?
- Does the city want to promote considerable extensions of utilities and services when the General Plan Update is focusing on infill growth?
- Does the city want to annex a substandard Lake Wohlford Road and potentially pay for future upgrades?
- Would an increase in tax base and payment of fees offset the city's long-term costs to maintain a new water tank, pump station(s), miles of new sewer and water lines, and extension of emergency services.
- Can acceptable emergency response times be provided to the area?

Staff Time Commitment

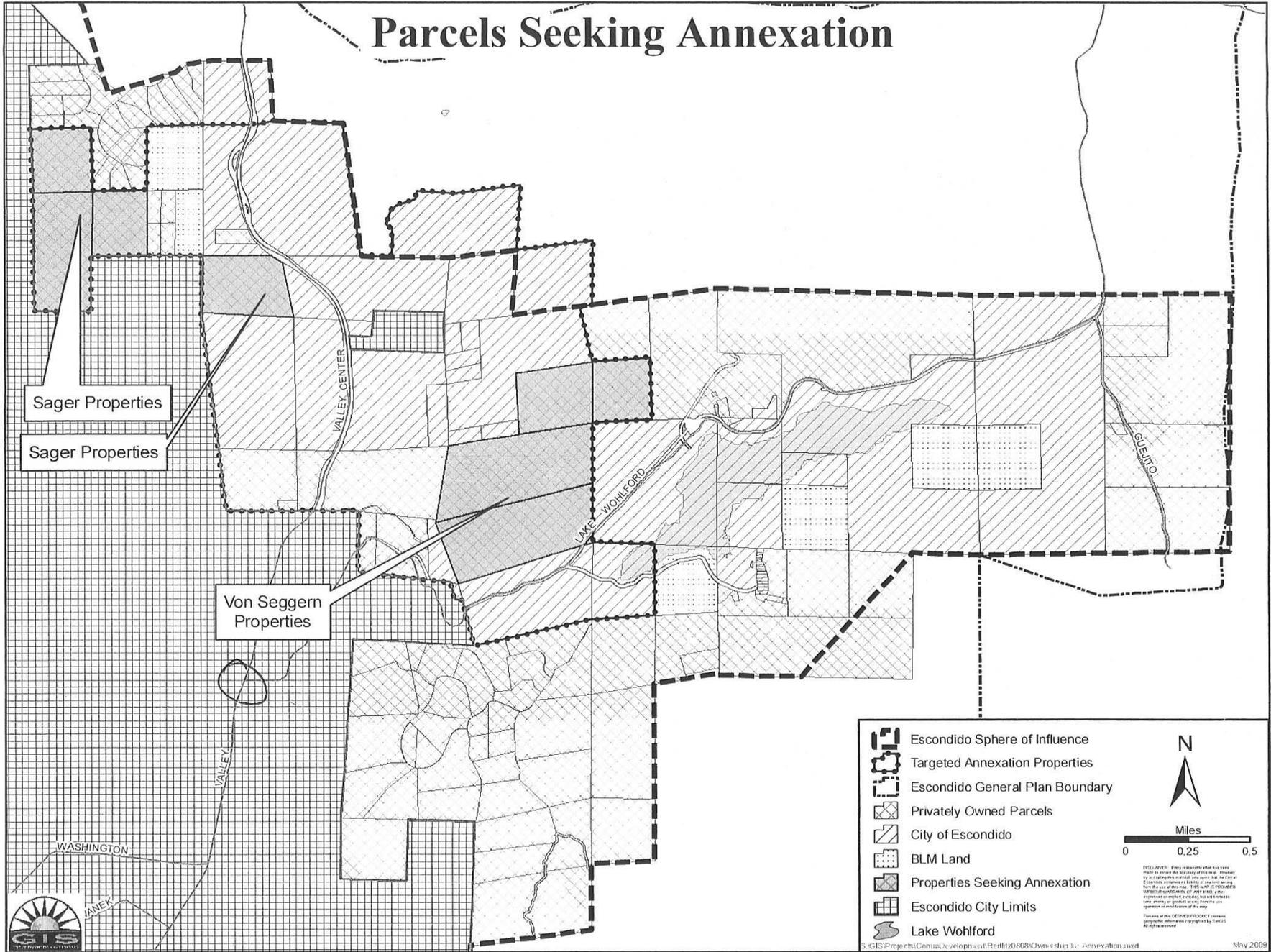
- Complicated proposal with many issues that will require considerable staff involvement from multiple departments to include:
 - Select and manage consultant for preparation of Environmental Impact Report.
 - Provide base information and review technical studies, fiscal impact analysis, project entitlement plans and documents.
 - Negotiate Development Agreement terms.
 - Consult with multiple outside agencies and process annexation/sphere amendment application through LAFCO.
- Based on current Planning staffing levels and state mandated time frames for processing other development permits (but not annexations), applicant will need to fund a contract planner or consultant to serve as extension of staff.

Staff Recommendation

- Provide direction to staff on whether proposal should be initiated for further study.



Parcels Seeking Annexation



	Escondido Sphere of Influence	
	Targeted Annexation Properties	
	Escondido General Plan Boundary	<small> NOTES: Every parcel within the Sphere of Influence is subject to the jurisdiction of the City of Escondido. The City of Escondido is not responsible for the accuracy of the information presented on this map. The City of Escondido is not responsible for the accuracy of the information presented on this map. The City of Escondido is not responsible for the accuracy of the information presented on this map. </small>
	Privately Owned Parcels	
	City of Escondido	
	BLM Land	
	Properties Seeking Annexation	
	Escondido City Limits	
	Lake Wohlford	

GIS Project: Community Development Refill#20080080 Development L1: Annexation.mxd
 Date: 5/11/2009