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Local agency formation commission  
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September 11, 1978

Ref: CA77-50

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TO: Local Agency Formation Commission

FROM: Executive Officer

SUBJECT: Proposed "Palomar Airport (South Carlsbad  
No. 1.24) Annexation" to the City of Carlsbad

The City of Carlsbad has filed a proposal seeking annexation of Palomar Airport. The 286 acres proposed for annexation is wholly owned by the County of San Diego and is located: north of Palomar Airport Road; east of Hidden Valley Road; and west of El Camino Real. Although it has not consented to annexation, the County Board of Supervisors directed its staff, on April 14, 1977, to pursue annexation of the airport to the City of Carlsbad.

### Justification for this Proposal

The City has planned for the inclusion of Palomar Airport within its jurisdiction as a major transportation facility in the North County area. The airfield is included in the City's General Plan; the City provides sewer service to the airfield by contract; and the City's La Costa fire station is located 3½ miles south of the proposed annexation area.

The application filed by the City states:

The County owned property at Palomar Airport is part of a larger unincorporated island completely surrounded by the City of Carlsbad. The City of Carlsbad is the only agency which will be able to supply a completed (sic) range of municipal services to the airport. The airport complex is an integral part of a

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large industrially zoned area of the City of Carlsbad located adjacent to the northern and southern boundaries of the airport. . .

### Airport Description

Palomar Airport is classified as a general aviation facility by the Federal Aviation Administration (FAA). General aviation facilities provide for recreational, business and limited air freight operations. They also provide, to some degree, commuter facilities for local air transport. General aviation does not permit the provision of passenger service as a primary aircraft operation.

Recognizing the need to maintain existing general aviation facilities, the County contracted for the preparation of a master plan for the airport. During the period of plan preparation, the City of Carlsbad staff provided review assistance. The report discusses provisions and requirements that are intended to ensure airport compatibility with surrounding communities.

Palomar Airport requirements in the future are directly related to North County growth trends. The master plan states that Palomar Airport will serve communities as far south as Del Mar/Sorrento Valley, east to Escondido and north to and including Camp Pendleton. The master plan alternative adopted by the Board of Supervisors suggests construction of a second runway approximately 800 feet north of the existing runway. This alternative meets the requirements and policies expressed by the City of Carlsbad.

### Public Services

Annexation of Palomar Airport to the City of Carlsbad would have no immediate effect upon the provision of sewer and water service. As mentioned in the statement of justification, the City already provides sewer service to the area by contract. After annexation there may be a minor adjustment in the sewer charge.

The Carlsbad Municipal Water District currently provides water service to Palomar Airport. This service also would be unaffected by annexation.

Palomar Airport is presently operated by the County of San Diego. The County will continue to operate the airfield should annexation occur.

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The primary change in public services which would occur upon annexation involves fire and police protection. These services would become the responsibility of the City.

Fire protection is currently provided by the City, although no formal agreement exists. Otherwise, protection of Palomar Airport is the responsibility of a volunteer fire department located north of the City of Escondido. That agency's response time is approximately 25 minutes. The City fire department's response time is approximately 4 minutes.

Upon annexation to the City of Carlsbad, police protection would revert from County to City responsibility. City police protection would be provided from the headquarters on Elm Avenue, approximately six miles from the airport.

#### Fiscal Effects

Because Palomar Airport is owned by the County, no property taxes result. However, the County leases the land to private concerns that pay a "Possessory Interest Tax" on the value of land and improvements, which they possess by virtue of the lease. Attachment 1, provided by the County of San Diego Airports Division, details the fiscal effects of the annexation prior to the Passage of Proposition 13. Because the Possessory Interest Tax is termed unsecured valuation, there is considerable difference of opinion statewide what the effects of Proposition 13 are on this tax. Until this issue is decided, the San Diego County Assessor's office has prepared two unsecured tax rolls. The first computes the 1975 value plus 2% per year, and the second reflects the 1978 value only. Prior to the passage of Proposition 13, unsecured property was taxed on the prior year's value. Until it is known which method of taxing unsecured property is legal under Proposition 13, the Assessor cannot speculate as to what the Possessory Interest Tax of Palomar Airport tenants will be. Prior to the passage of Proposition 13, it was estimated that the County would lose approximately \$40,000 per year in combined Possessory Interest and Sales taxes.

#### Cities Advisory Committee

Your Cities Advisory Committee reviewed this proposal at its August 25 meeting and voted to recommend approval of the annexation. The Committee felt that the airport is in need of urban services and is, in fact, already receiving some services from the City. In addition, it was noted that if a second runway is

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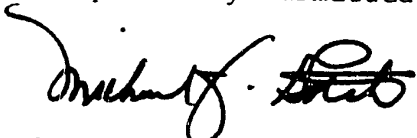
constructed as called for in the County master plan, this expansion would occur on property which is already in the City, placing the airport under two separate jurisdictions.

Conclusion and  
Executive Officer's Recommendation

The annexation of Palomar Airport to the City of Carlsbad will permit the City to provide security, police and fire protection to the area on a level that nearby industrial parks now receive. The airport use is consistent with the Land Use Element of the Carlsbad General Plan. In order to comply with the requirements of the Carlsbad Zoning Ordinance, an appropriate zoning designation must be placed upon the airport, and a Conditional Use Permit must be obtained by the County. The City of Carlsbad and the County are in agreement with this procedure.

Accordingly, I am recommending that your Commission approve the annexation of Palomar Airport to the City of Carlsbad.

Respectfully submitted,



MICHAEL J. GOTCH  
Executive Officer  
August 25, 1978

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