



San Diego County
Local Agency Formation Commission
 Regional Service Planning | Subdivision of the State of California

7a

AGENDA REPORT
 Business | Discussion

April 4, 2022

TO: Commissioners

FROM: Keene Simonds, Executive Officer
 Carolanne Ieromnimon, Analyst I

**SUBJECT: Informational Report |
 Private Community Water Systems in San Diego County**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will receive an informational report on private community water systems in San Diego County as part of the adopted workplan. The report principally serves as a supplement to address the Commission’s task in preparing municipal service reviews to include information whenever possible on private community water systems. Overall, the report identifies a total of 39 private community water systems in San Diego County with more than one-half operating as mutual water companies, which generally serve small residential communities east of Interstate 15. The informational report is being presented for discussion with the expectation it will be utilized and expanded in future municipal service reviews.

BACKGROUND

San Diego LAFCO’s current workplan was adopted at a noticed public hearing in May 2021 and includes 30 specific projects in priority order for the fiscal year. One of these projects for 2021-2022 involves the preparation of an informational report on private community water systems for the primary purpose of addressing the Commission’s task in statute to include these types of service providers in the municipal service reviews. The preparation of the

<p>Administration Keene Simonds, Executive Officer 2550 Fifth Avenue, Suite 725 San Diego, California 92103-6624 T 619.321.3380 www.sdlafco.org lafco@sdcounty.ca.gov</p>	<p>Joel Anderson County of San Diego</p> <p>Chair Jim Desmond County of San Diego</p> <p>Nora Vargas, Alt. County of San Diego</p>	<p>Vice Chair Paul McNamara City of Escondido</p> <p>Mary Casillas Salas City of Chula Vista</p> <p>Kristi Becker, Alt. City of Solana Beach</p>	<p>Chris Cate City of San Diego</p> <p>Marni von Wilpert, Alt. City of San Diego</p>	<p>Jo MacKenzie Vista Irrigation</p> <p>Barry Willis Alpine Fire Protection</p> <p>David A. Drake, Alt. Rincon del Diablo</p>	<p>Andy Vanderlaan General Public</p> <p>Harry Mathis, Alt. General Public</p>
--	---	---	--	--	--

informational report also connects to the Commission’s oversight of mutual water companies under Assembly Bill 54 (Solorio). This legislation directs all mutual water companies beginning January 1, 2012 to file their boundary maps with LAFCOs as well as report any substantive changes to their service operations.

DISCUSSION

This item provides San Diego LAFCO with an overview of private community water systems operating in San Diego County for information and discussion consistent with the adopted workplan. As a prologue, community water systems operate either as public or private entities and defined under statute as “a water system which serves at least 15 service connections used by yearlong residents or regularly serves at least 25 yearlong residents.” All community water systems – whether public or private – are subject to regulation by the Water Quality Control Board with respect to the California Safe Drinking Water Act of 1986.¹ Most community water systems’ rates are also regulated – albeit in different forms.²

With respect to this information report, and in the absence of statewide classifications, LAFCO staff divides private community water systems into four distinct categories: (a) investor owned; (b) closely-held business; (c) mutual water companies; and (d) other-institutional. A review of existing indices maintained by the California Public Utilities Commission, Regional Water Quality Board, and the County of San Diego’s Department of Environmental Health and Quality (DEHQ) identify 39 private community water systems in San Diego County and distinguished by the following characteristics.

- The earliest continued operating private community water system was established in 1886 and involves California American Water Company. The most recent private community water system was established in 2021 and involves Ocotillo Oasis, LLC.
- There are two private community water systems that are investor-owned and serve the City of Coronado and the unincorporated community of Live Oak Springs. The collective estimated resident population among these two systems is 95,300.
- There are at least 21 private community water systems that are mutual water companies. Most serve small unincorporated communities in East County with a combined estimated resident population of 7,531.
- 18 of the 21 mutual water companies have filed their boundaries with LAFCO as required under AB 54. The others – Laguna Mountain Mutual Water Co., Lake Henshaw Water Company and Warner Springs Estates - have not filed.³

¹ Any community water system with more than 200 connections are directly regulated by the Regional Water Quality Control Board. Any community water system with less than 200 connections are delegated to local counties.

² All public community water systems– whether operated by a city or special district – have their rates regulated by their ratepayers through Proposition 218. Private community water systems that are investor owned have their rates regulated by the California Public Utilities Commission. Private community water systems that are closely-held businesses do not have their rates regulated by any outside body.

³ The previously LAFCO filed Mutual Water Company, Rough Acres Water Company is no longer in existence according to the data collected from the CA Water Board and San Diego County’s DEHQ; Warner Springs Estates shows as dissolved according to the California State Secretary website indicating the corporation may no longer exist.

- There may be up to 9 additional mutual water companies that are currently classified as closely-held businesses. These 9 private community water systems serve mobile home parks, and it is presumed for the purposes of this report that water service is billed directly to users and consistent with a closely-held business. However, if water service is incorporated into other costs – such as home association dues – the systems would qualify as mutual water companies.⁴
- Nearly all private community water systems are dependent on groundwater. Additional analysis is needed to determine whether any of these private community water systems overlay groundwater basins subject to the Sustainable Groundwater Management Act and its monitoring/regulatory provisions.

Appendix A provides a summary of all 39 private community water systems in San Diego County with respect to location, water source, and connections. A map showing the approximate location of community water systems is provided as Attachment One.

ANALYSIS

See discussion in the preceding section.

RECOMMENDATION

This item is presented to San Diego LAFCO for information and discussion only.

ALTERNATIVES FOR ACTION

None.

PROCEDURES FOR CONSIDERATION

This item has been placed on San Diego LAFCO’s agenda for information and discussion as part of the business calendar. The following procedures apply.

- 1) Receive verbal report from staff unless waived.
- 2) Initial questions or request for clarifications.
- 3) Discuss item and provide feedback as requested.

On behalf of staff,



Carolanne Ieromnimon
Analyst I

Appendices:

- A) Summary of Private Community Water Systems in San Diego County

Attachment:

- 1) Map of Community Water Systems in San Diego County

⁴ Mutual water companies are defined as, “a corporation organized for or engaged in the business of selling, distributing, supplying, or delivering water for irrigation or domestic purposes that provides in its articles or bylaws that the water shall be sold, distributed, supplied, or delivered only to owners of its shares, as specified.”

Blank for Photocopying

APPENDIX A

Summary of Private Community Water Systems in San Diego County

a) Private-Investor Owned; b) Closely-Held; c) Mutual Water Companies; d) Others

A) Private-Investor Owned:

Name: California American Water Company
 1025 Palm Ave.,
 Imperial Beach, CA 91932

Formation Year: 1886

Category: Private-Investor Owned

Regional Location: San Diego County

Water Source: Surface Water (Purchased)

Service Area Characteristic: Residential

Estimated Service Population: 95,000

Name: Live Oak Springs Water & Power Co.
 P.O BOX 1241,
 Boulevard, CA 91905

Formation Year: Unknown

Category: Private-Investor Owned

Regional Location: San Diego

Water Source: Groundwater

Service Area Characteristic: Mobile Home Park

Estimated Service Population: 300

B) Closely-Held:

Name: Alpine Oaks Estates, LLC
 3505 Alpine Blvd.,
 Alpine, CA 91901

Formation Year: 1998

Category: Private—Closely-Held Business

Regional Location: Alpine

Water Source: Groundwater

Service Area Characteristic: Mobile Home Park

Estimated Service Population: 125

Name: Butterfield Ranch
 14925 Great Southern Overland,
 Julian, CA 92036

Formation Year: unknown

Category: Private—Closely-Held Business

Regional Location: Julian

Water Source: Groundwater

Service Area Characteristic: Mobile Home Park

Estimated Service Population: 350

Name: Barrett Lake MH and RV
 1250 Barrett Lake Rd.,
 Dulzura, CA 91917

Formation Year: unknown

Category: Private—Closely-Held Business

Regional Location: Dulzura

Water Source: Groundwater

Service Area Characteristic: Mobile Home Park

Estimated Service Population: 150

Name: Heavenly Oaks
 26835 Old Highway 80,
 Guatay, CA 91931

Formation Year: 1999

Category: Private—Closely-Held Business

Regional Location: Guatay

Water Source: Groundwater

Service Area Characteristic: Mobile Home Park

Estimated Service Population: 300

Name: Lake Wohlford Resort
25484 Lake Wohlford Rd.,
Escondido, CA 92027

Formation Year Early 1920's

Category: Private—Closely-Held Business

Regional Location: Escondido

Water Source: Surface water

Service Area Characteristic Mobile Home Park

Estimated Service Population: 250

Name: Oakvale Park
14900 Oakvale Rd.,
Escondido, CA 92027

Formation Year unknown

Category: Private—Closely-Held Business

Regional Location: Escondido

Water Source: Groundwater

Service Area Characteristic Mobile Home Park

Estimated Service Population: 100

Name: Ocotillo Oasis, LLC
5145 HWY 78,
Borrego Springs, CA 92004

Formation Year 2021

Category: Private—Closely-Held Business

Regional Location: Borrego Springs

Water Source: Groundwater

Service Area Characteristic Mobile Home Park

Estimated Service Population: 100

Name: Pine Valley Trailer Park
27521 Old HWY 78,
Guatay, CA 91931

Formation Year Around 1966

Category: Private—Closely-Held Business

Regional Location: Guatay

Water Source: Groundwater

Service Area Characteristic Mobile Home Park

Estimated Service Population: 200

Name: Quiet Oaks Mobile Home Park
26455 Paradise Valley Rd.,
Warner Springs, CA 92086

Formation Year unknown

Category: Private—Closely-Held Business

Regional Location: Warner Springs

Water Source: Groundwater

Service Area Characteristic Mobile Home Park

Estimated Service Population: 120

C) Mutual Water Companies:

Name: Del Dios Mutual Water Co.
 19938 2ND Place,
 Escondido, CA 92029

Formation Year 1934

Category: Mutual Water Company

Regional Location: Escondido

Water Source: Groundwater

Service Area Characteristic Residential

Estimated Service Population: 330

Name: Guatay Mutual Benefit Corporation
 10 North Side of Old HWY 80,
 Guatay, CA 91931

Formation Year 1995

Category: Mutual Water Company

Regional Location: Guatay

Water Source: Groundwater

Service Area Characteristic Residential

Estimated Service Population: 100

Name: H & J Water Company
 4835 Belvedere Dr.,
 Julian, CA 92036

Formation Year 2021

Category: Mutual Water Company

Regional Location: Julian

Water Source: Groundwater

Service Area Characteristic Residential

Estimated Service Population: 50

Name: Laguna Mountain Mutual Water Co.
 33908 Mount Laguna Dr.,
 Mount Laguna, CA 91948

Formation Year 2016

Category: Mutual Water Company

Regional Location: Mount Laguna

Water Source: Groundwater

Service Area Characteristic Secondary Residences

Estimated Service Population: 100

Name: Lake Henshaw Resort Inc.
 26439 HWY 76,
 Santa Ysabel, CA 92070

Formation Year 1995

Category: Mutual Water Company

Regional Location: Santa Ysabel

Water Source: Groundwater

Service Area Characteristic Residential

Estimated Service Population: 300

Name:	Lake Morena Oak Shores MWC 2461 Lake Morena Dr., Campo, CA 91906
Formation Year	1930
Category:	Mutual Water Company
Regional Location:	Campo
Water Source:	Groundwater
Service Area Characteristic	Residential
Estimated Service Population:	670

Name:	Lake Morena Views MWC 29856 Mallard Dr., Campo, CA 91906
Formation Year	1946
Category:	Mutual Water Company
Regional Location:	Campo
Water Source:	Groundwater
Service Area Characteristic	Residential
Estimated Service Population:	360

Name:	Lazy H Mutual Water Company 34928 Valley Center Rd., Pauma Valley, CA 92061
Formation Year	1954
Category:	Mutual Water Company
Regional Location:	Pauma Valley
Water Source:	Groundwater
Service Area Characteristic	Other Residential
Estimated Service Population:	104

Name:	Los Tules Mutual Water Company 32995 Camino Moro, Warner Springs, CA 92086
Formation Year	1939
Category:	Mutual Water Company
Regional Location:	Warner Springs
Water Source:	Groundwater
Service Area Characteristic	Other Residential
Estimated Service Population:	140

Name:	North Peak Mutual Water Company 7465 Engineers Rd., Julian, CA 92036
Formation Year	1969
Category:	Mutual Water Company
Regional Location:	Julian
Water Source:	Groundwater
Service Area Characteristic	Other Residential
Estimated Service Population:	25

Name:	Palomar Mountain Mutual Water Co. 22212 Crestline Rd., Palomar Mountain, CA 92060
Formation Year	1925
Category:	Mutual Water Company
Regional Location:	Palomar Mountain
Water Source:	Groundwater
Service Area Characteristic	Residential
Estimated Service Population:	70

Name:	Pauma Valley Water Company 15907 Pauma Reservoir Rd., Pauma Valley, CA, 92061
Formation Year	1914
Category:	Mutual Water Company
Regional Location:	Pauma Valley
Water Source:	Groundwater
Service Area Characteristic	Residential
Estimated Service Population:	193

Name:	Pine Hills Mutual Water Company 4763 Pine Hills Rd., Julian, CA 92036
Formation Year	1921
Category:	Mutual Water Company
Regional Location:	Julian
Water Source:	Groundwater
Service Area Characteristic	Residential
Estimated Service Population:	760

Name:	Pine Valley Mutual WC 28789 Old HWY 80, Pine Valley, CA 91962
Formation Year	1923
Category:	Mutual Water Company
Regional Location:	Pine Valley
Water Source:	Groundwater
Service Area Characteristic	Other Residential
Estimated Service Population:	2,500

Name:	Rancho Estates Mutual Water Co. 14999 HWY 76, Pauma Valley, CA 92061
Formation Year	1950
Category:	Mutual Water Company
Regional Location:	Pauma Valley
Water Source:	Groundwater
Service Area Characteristic	Other Residential
Estimated Service Population:	200

Name:	Rancho Pauma Mutual WC 33129 Cole Grade Rd., Pauma Valley, CA 92061
Formation Year	1956
Category:	Mutual Water Company
Regional Location:	Pauma Valley
Water Source:	Groundwater
Service Area Characteristic	Other Residential
Estimated Service Population:	899

Name:	Rancho Santa Teresa MW Co. 25056 Oakana Rd., Ramona, CA 92065
Formation Year	1973
Category:	Mutual Water Company
Regional Location:	Ramona
Water Source:	Groundwater
Service Area Characteristic	Residential
Estimated Service Population:	95

Name:	Richardson Beardsley Park Inc. 4110 Ticanu Dr., Julian, CA 92036
Formation Year	1970
Category:	Mutual Water Company
Regional Location:	Julian
Water Source:	Groundwater
Service Area Characteristic	Residential
Estimated Service Population:	28

Name:	Sunrise Estates Mutual Water Company 20560 Bee Valley Rd., Jamul, CA 91935
Formation Year	1977
Category:	Mutual Water Company
Regional Location:	Jamul
Water Source:	Groundwater
Service Area Characteristic	Residential
Estimated Service Population:	150

Name:	Warner Springs Estates 35109 HWY 79, Warner Springs, CA 92086
Formation Year	1993
Category:	Mutual Water Company
Regional Location:	Warner Springs
Water Source:	Groundwater
Service Area Characteristic	Mobile Home Park
Estimated Service Population:	443

Name:	Willowside Terrace Water Association 60 Willowside Terrace, Alpine, CA 91901
Formation Year	2017
Category:	Mutual Water Company
Regional Location:	Alpine
Water Source:	Groundwater
Service Area Characteristic	Residential
Estimated Service Population:	100

D) Others:

Name:	San Pasqual Academy 17701 San Pasqual Valley Rd., Escondido, CA 92025
Formation Year	2001
Category:	Others
Regional Location:	Escondido
Water Source:	Groundwater
Service Area Characteristic	School/Secondary Residences
Estimated Service Population:	350

Name:	Palomar Observatory 35899 Canfield Rd., Palomar Mountain, CA 92060
Formation Year	1935
Category:	Others
Regional Location:	Palomar
Water Source:	Groundwater
Service Area Characteristic	Secondary Residences
Estimated Service Population:	50

Name:	Fallbrook Kamp Retreat 41322 De Luz Rd., Fallbrook, CA 92028
Formation Year	unknown
Category:	Others
Regional Location:	Fallbrook
Water Source:	Groundwater
Service Area Characteristic	Recreation
Estimated Service Population:	55

Name:	Pine Valley Bible Conference Center 8668 Pine Creek Rd., Pine Valley, CA 91962
Formation Year	1947
Category:	Others
Regional Location:	Pine Valley
Water Source:	Groundwater
Service Area Characteristic	Recreation
Estimated Service Population:	350

Name: Twin Lakes Resort (LB)
25275 Potrero Valley Rd.,
Potrero, CA 91963

Formation Year: unknown

Category: Others

Regional Location: Potrero

Water Source: Groundwater

Service Area Characteristic: Mobile Home Park

Estimated Service Population: 200

Name: Poseidon Resources- CDP
4600 Carlsbad Blvd.,
Carlsbad, CA 92008

Formation Year: 2003

Category: Others

Regional Location: Carlsbad

Water Source: Surface Water

Service Area Characteristic: Wholesaler (Sells Water)

Estimated Service Population: 3,140,00

Name: Rancho Del Campo Water
System
524 - o Jeb Stuart RD.,
CAMPO, CA 91906

Formation Year: unknown

Category: Others

Regional Location: Campo

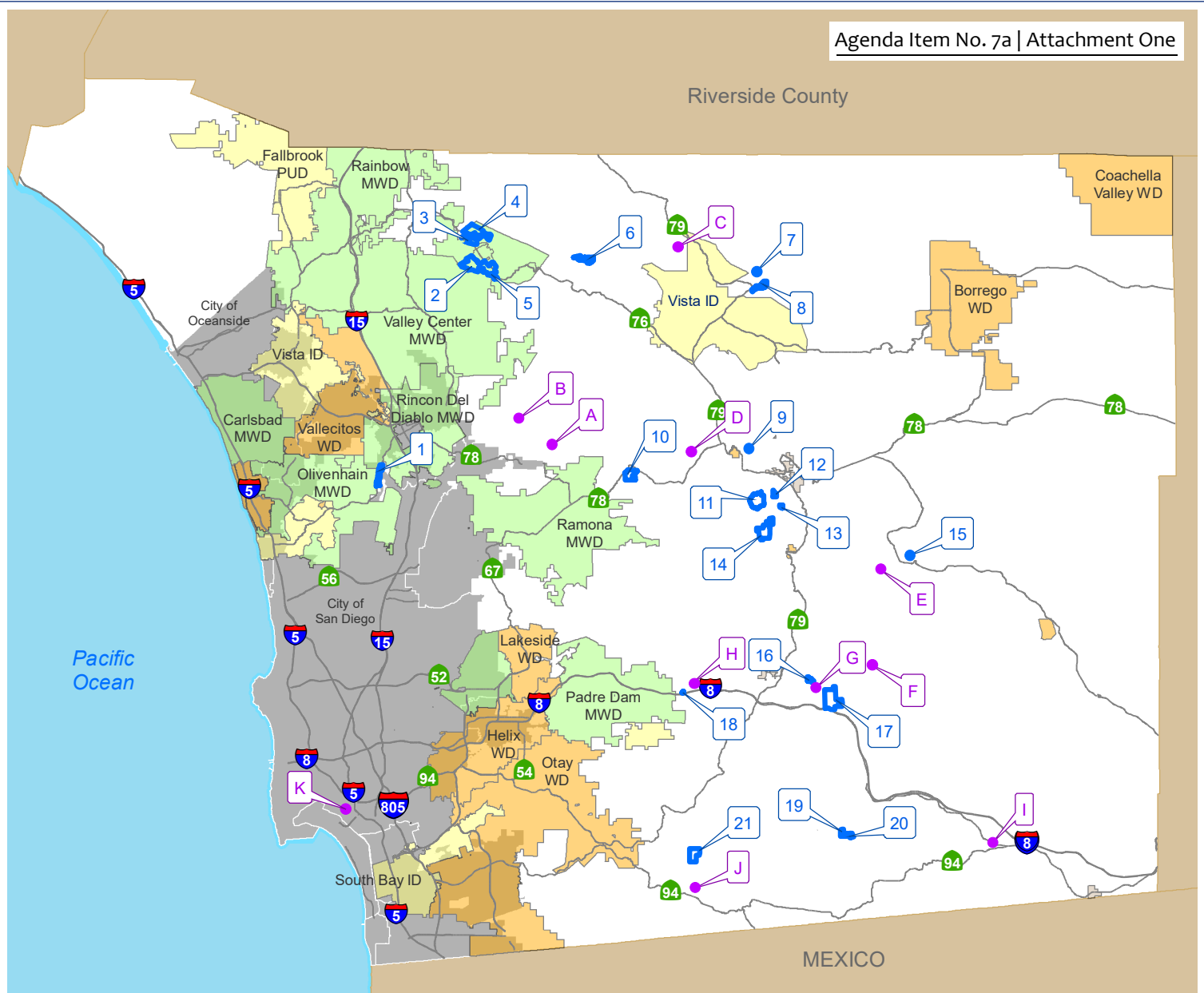
Water Source: Surface Water

Service Area Characteristic: Secondary Residences

Estimated Service Population: 290

Blank for Photocopying

Riverside County



PRIVATE COMMUNITY WATER SYSTEMS

Mutual Water Companies

- 1 - Del Dios MWC
- 2 - Rancho Pauma MWC
- 3 - Pauma Valley MWC
- 4 - Rancho Estates MWC
- 5 - Lazy H MWC
- 6 - Palomar Mountain MWC
- 7 - Warner Springs Estates
- 8 - Los Tules MWC
- 9 - Lake Henshaw Water Co.
- 10 - Rancho Santa Teresa MWC

- 11 - Pine Hills MWC
- 12 - Richard Beardsley Park Water Sys.
- 13 - H & J Water Company
- 14 - North Peak MWC
- 15 - Laguna Mountain MWC
- 16 - Guatay Mutual Benefit Corp.
- 17 - Pine Valley MWC
- 18 - Willowside Terrace Water Assoc.
- 19 - Lake Morena's Oak Shores MWC
- 20 - Lake Morena Views MWC
- 21 - Sunrise Estates MWC

Investor Owned + Closely-Held Businesses

- A - Oakvale Park
- B - Lake Wohlford Resort
- C - Quiet Oaks MHP
- D - Ocotillo Oasis, LLC
- E - Butterfield Ranch
- F - Pine Valley Trailer Park
- G - Heavenly Oaks
- H - Alpine Oak Estates, LLC
- I - Live Oaks Springs Water & Power Co.
- J - Barrett Lake MH & RV
- K - California American Water Co.

Mutual and Private Water Companies in San Diego County

- Mutual Water Companies
- Private Water Companies
- Water Districts (WD)
- Municipal Water Districts (MWD)
- Irrigation Districts (ID) & Fallbrook PUD
- Community Services Districts (CSD)



Blank for Photocopying