2.12 Utilities and Service Systems

The utilities and service systems of concern with regard to development of the proposed project were identified as wastewater, stormwater, water supply, and solid waste. An Infrastructure Study was prepared by Shapouri and Associates in December 2015 and is included as Appendix L to this Environmental Impact Report (EIR). Shapouri and Associates prepared a Water Supply Assessment for the project (Shapouri and Associates 2013), which has been approved by the Rainbow Municipal Water District (RMWD) on February 26, 2013, and is included in the Infrastructure Study done for this project (Appendix L).

2.12.1 Existing Conditions

2.12.1.1 Environmental Setting

The Warner Ranch property covers approximately 513.0 acres. A portion of its southern boundary is State Route 76 (SR 76), and its northeast corner is at Pala Temecula Road. It is across SR 76 and just west of the Pala Casino, and is approximately 1 mile west of the community of Pala. Wastewater treatment for the on-site structures is provided by 10 septic systems. It has no connection to a sewer system. Stormwater runoff is in a natural state, with fields and slopes draining to Gomez Creek via ephemeral watercourses; a small part of the northeastern portion of the project site drains to Pala Creek. Water supply comes from five groundwater wells located along SR 76. There is no connection to a water supply system.

San Diego County is located in a semi-arid to arid desert climate with limited local water supplies, requiring that the majority of its water resources be imported. The County is not a purveyor of water and must rely on the San Diego County Water Authority (SDCWA) and its member agencies to provide the majority of water delivery to the region. Fifteen of the 24 current SDCWA member agencies provide water to the unincorporated areas of the County. An additional 14 independent special districts, along with private water systems, provide services to the unincorporated County. Development of the diverse sources of water will aid in reducing the SDCWA's purchases of imported supplies from the MWD. Groundwater is the primary source of supply for the special water districts and private water systems that serve the groundwater-dependent unincorporated areas. In addition, many areas of the County are dependent on individual wells and are not served by water agencies.

Lands adjacent to the property's western border and a portion of its northern border are within the RMWD, including approximately 80.0 acres of the project site (Figure 2.12-1, Water Districts). There are existing water storage tanks and water lines north and west of the property operated by the RMWD, with an existing pump station to the west (Figure 2.12-2, Water Conveyance System). RMWD was formed in 1953 and is a member agency of the SDCWA.

RMWD provides water and sewer service to portions of SDCWA's service area, specifically the unincorporated communities of Rainbow, Bonsall, and portions of Fallbrook and Pala. RMWD covers approximately 50,000 acres and serves approximately 7,000 households/businesses through 6,300 connections. Its facilities include 17 reservoirs (total capacity 1,350 acre-feet), 46 pressure stations, and approximately 300 miles of pipeline. The District imports all of its potable water through seven turnouts located on the Metropolitan/Water Authority Aqueducts. The RMWD prepared a Urban Water Management Plan (UWMP) in accordance with the California Urban Water Management Planning Act. The last update was completed in 2010. RMWD's 2010 UMWP contains a comparison of projected supply and demands within its existing boundaries through the year 2035. Projected potable water resources to meet planned demand would be primarily supplied with imported water purchased from SDCWA.

The majority of sewage treatment and disposal in the unincorporated areas of San Diego County is accomplished by one of the following three methods: (1) regional systems maintained by public water or sewer districts; (2) small wastewater treatment facilities operated by independent districts or the County; and (3) on-site subsurface sewage disposal (septic) systems. The method of treatment and disposal often depends on the district's location. Generally, those districts located in the proximity of the City of San Diego are members of the San Diego Metropolitan Sewerage System (Metro) and use its system for treatment and effluent disposal. A number of agencies also use a combination of the Metro system and inland treatment and disposal. Those districts located near the coastal areas provide effluent disposal through the use of an ocean outfall. Those districts located inland (a majority of the unincorporated areas of the County) provide sewage treatment and disposal through reuse, spray fields, evaporation, and other techniques.

RMWD owns and operates a wastewater collection system that currently serves over 1,900 households and businesses. The service area is comprised of a primarily gravity flow system of collection pipes, six lift stations, and approximately 10.5 miles of transmission main. Collected wastewater is transported to the San Luis Rey Wastewater Treatment Plant, which is owned and operated by the City of Oceanside. Rainbow Municipal Water District owns the right, through mutual contract with the City of Oceanside to treat 1.5 million gallons per day (MGD) of the District's wastewater at the San Luis Rey Wastewater Treatment Plant. All flows from the northern part of the District flow to Lift Station 1 which then pumps to Lift Station 2 and then through the outfall to the Stallion flowmeter before heading to the city of Oceanside.

Solid waste collected in the area is taken to landfills in Riverside County. The Riverside County Waste Management Department operates six landfills (RCDWR 2016). Additionally, Waste Management Inc. operates the El Sobrante Landfill in Corona, where waste from the Pala area is presently taken (RCDWR 2016). EDCO presently serves the general Pala area. The

Gregory Canyon Landfill project is in the Pala area. This approved project is in its permitting phase, prior to opening.

Solid waste management has been recognized as an important regional issue in San Diego County because of limited landfill capacity, urban encroachment, and environmental concerns reducing potential facility expansions and replacement sites, environmental regulations, and the increased cost of developing and operating waste management facilities. Historically, the primary method of disposing of solid waste has been through the use of landfills. Since the early 1990s, there has been a growing emphasis to reduce the amount of solid waste being disposed of in landfills through integration of recycling and source reduction. There are seven active landfills in the San Diego region that serve both incorporated and unincorporated areas. The landfills currently operating in the County for public use are either privately owned and operated or are owned and operated by another local jurisdiction.

2.12.1.2 Regulatory Setting

Senate Bill 610

Senate Bill (SB) 610 requires the preparation of a Water Supply Analysis for projects within cities and counties that propose to develop 500 or more dwelling units. SB 221, approved at the same time as SB 610, requires verification of water supplies as a condition of tentative map approval for such projects. California State Water Code Section 10635 requires that every urban water supplier assess the reliability of its water services during normal, dry, and multiple dry water years.

Executive Emergency Order B-29-15 – Temporary Water Conservation Restrictions

This temporary, emergency Executive Order (EO) was issued by Governor Brown on April 1, 2015. That EO seeks to achieve a 25 percent reduction in water use across the state as compared to the amount utilized in 2013. The reduction amount required of each urban water supplier is determined based on per capita water use whereby those areas with high per capita use are to achieve proportionally greater reductions than those with low use. This EO also directed the State Water Resources Control Board (SWRCB) to adopt regulations, approved on May 5, 2015, to mandate various water conservation restrictions to achieve the statewide 25 percent overall reduction in potable water usage through February 2016. The SWRCB emergency water conservation regulations require the RMWD to reduce its service area potable water use by 36 percent relative to its 2013 water use.[1]

[1] See Rainbow Municipal Water District website at http://www.rainbowmwd.com/residential-conservation-update-31-savings-in-july.

Rainbow Municipal Water District Water Conservation Program

The Board of Directors for the RMWD adopted Ordinance No. 15-08, on June 23, 2015, in response to the Governor's *Executive Emergency Order B-29-15.* This Ordinance establishes a water conservation management program that set forth necessary measures to conserve water, enable effective water supply planning, assure reasonable and beneficial use of water, prevent waste of water, prevent unreasonable use of water, prevent unreasonable method of use of water within the Rainbow Municipal Water District in order to assure adequate supplies of water to meet the needs of the public.

Local Agency Formation Commission

LAFCO is responsible for coordinating, directing, and overseeing logical and timely changes to local governmental boundaries, including annexation and detachment of territory, incorporation of cities, formation of special districts, and consolidation, merger, and dissolution of districts. In addition, LAFCO is charged with reviewing ways to reorganize, simplify, and streamline governmental structure. A primary objective of LAFCO is to initiate studies and furnish information that contributes to the logical and reasonable development of public agencies. In 1994, LAFCOs were given the authority to initiate proposals involving district consolidation, dissolution, subsidiary district establishment, merger, and reorganization (combinations of the above jurisdictional changes).

County of San Diego General Plan

The County's General Plan Land Use Element contains a Community Facilities and Infrastructure section that addresses plans and policies regarding public utilities. Select applicable General Plan policies are listed below:

- **LU-12, Infrastructure and Services Supporting Development.** Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.
- **LU-12.1, Concurrency of Infrastructure and Services with Development.** Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.
- **LU-12.4, Planning for Compatibility.** Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and

environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.

- **LU-13.1, Adequacy of Water Supply.** Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.
- **LU-13.2, Commitment of Water Supply.** Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.
- **LU-14, Adequate Wastewater Facilities.** Adequate wastewater disposal that addresses potential hazards to human health and the environment.
- **LU-14.2, Wastewater Disposal.** Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.

2.12.2 Analysis of Project Effects and Determination as to Significance

The County of San Diego has not developed guidelines for determination of significance for utilities and service systems. Guidelines used here are taken from Appendix G of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.).

Guidelines for the Determination of Significance

A significant environmental impact would occur if the project would:

1a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

1b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts.

1c. Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

2. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts.

3. Not have sufficient water supplies available to serve the project from existing entitlements and resources or would need new or expanded entitlements.

4a. The project is not served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

4b. The project does not comply with federal, state, and local statutes and regulations related to solid waste.

5. The project would result in inconsistency with temporary, emergency water conservation restrictions identified in the EO B-29-15 and the related SWRCB regulations.

2.12.2.1 Wastewater

Analysis (Guideline 1)

The RMWD has stated that it will be able to provide sanitary sewer service to the proposed project upon annexation of the remainder of the project site (approximately 353.0 acres of the property), shown in Figure 1-21, into the RMWD, and with the provision of the facilities and infrastructure, needed to service the project (sewer availability letter for the project—Appendix L).

The project's sewage will be routed to a proposed pump station in the southwestern portion of the property. From the pump station, sewage will be pumped to the west in a 6-inch pipe placed in the SR 76 right-of-way (Figure 1-8D). Construction of the 6-inch pipeline will occur within the graded width of SR 76 and would require an encroachment permit from Caltrans. The 6-inch pipe will run to an existing RMWD pump station near I-15. These facilities are shown schematically on Figure 2.12-2 and on an aerial photo in Figure 2.12-3 (Sewer Conveyance System). Proposed on-site facilities consist of an 8-inch sewer line, a private pump station, and a 6-inch forcemain line that will connect to the 6-inch forcemain line in SR 76. The installation of on-site facilities would require trenching and ground disturbance. Impacts associated with on-site improvements are included as part of the analysis within the relevant issue subsections included in this EIR. The off-site facilities (6-inch pipeline) would occur within the existing disturbed areas of SR 76 and such impacts would **be less than significant.**

RMWD wastewater flow generation factors were used to estimate wastewater flows from the project. The estimated projected 24- hour wastewater generation from the project, based upon build out of the specific plan, is 202,183 gallons per day (gpd), which is equivalent to 0.20 MGD; see Table 2.12-1, Warner Ranch Water and Wastewater Demand Projections. Implementation of the project would result in an increase in wastewater treatment demand, however, the RMWD system has capacity for the project's sewage. The District's wastewater is conveyed and treated at the San Luis Rey Wastewater Treatment Plant (SLRWTP) in Oceanside. The Plant has a current permitted capacity of 13.5 MGD; when all upgrades are complete, the plant will have a capacity of 17.4 MGD. The District currently owns a total treatment capacity of 1.5 MGD at the SLRWTP. The District's historical average dry weather wastewater generation is

approximately 0.946 MGD (RMWD 2006). Therefore, RMWD currently has capacity to serve the project's wastewater demand as indicated in the sewer availability letter for the project (Appendix L). Therefore, the project would not require RMWD to construct new facilities.

The RMWD Wastewater Master Plan (RMWD 2006) recognized that additional treatment capacity would be needed to meet its long term needs, identified alternative treatment and disposal options, and that Oceanside had no plans to upgrade the San Luis Rey Wastewater Treatment Plant. District Ordinance 01-02 provides that "sewer capacity must be reserved on a first come first served basis and will only be reserved to a total flow of 1.5 MGD or 6,000 EDU's, whichever comes first" (RMWD 2006). Development within the project area would not occur until sewer commitments have been secured. Therefore, the proposed project would have a **less-than-significant** impact with respect to capacity to serve the proposed project itself and in conjunction with existing commitments.

The unincorporated area of County of San Diego is under the control of the San Diego RWQCB and the Colorado River Basin RWQCB. The San Diego RWQCB regulates wastewater discharge in the majority of the eastern, central and western unincorporated County, while Colorado River Basin RWQCB regulates wastewater discharge in a smaller portion of the eastern unincorporated County. Implementation of the project would result in an increase in wastewater treatment demand; however, as described above, there is existing capacity in the SLRWTP. Therefore new or expanded facilities would not be required as a result of the implementation of the project. As required by the County, prior to Final Map recordation and issuance of building permits for future phases, the project shall obtain a service commitment letter from the wastewater provider that will ensure there is existing capacity to service the needs of the project, and therefore the proposed project would not exceed wastewater treatment requirements of the RWQCB and impacts would be **less than significant**.

The project would be in compliance with relevant General Plan Policies. Policies LU-12.1 and LU-14.2 require infrastructure and services be provided concurrent with development. Conditions will be placed on the approval of Final Maps for all phases of the project to assure that all infrastructure and service requirements are met and such commitments are secured. The facilities will be sized to serve the demands of the project (Policy 14.2). In addition, the required facilities will be constructed within the SR 76 which will minimize visual and environmental impacts (Policy 12.4).

On April 7, 2014, the Local Agency Formation Commission (LAFCO) approved the amendment to RMWD's sphere of influence to include Warner Ranch (LAFCO 2014). The District has provided a sewer availability letter to memorialize their ability to provide sewer service to the project area (Appendix L). However, annexation to the RMWD has not yet been accomplished. The Warner Ranch project will initiate annexation into the RMWD once the project is approved.

It should be noted, however, that if annexation is not approved, the project would not be implemented and no impacts would occur. However, until annexation to the RMWD is approved, wastewater services to the project cannot be assured and therefore would result in a significant impact relative to the provision of wastewater services (**Impact UT-1**).

2.12.2.2 Stormwater

Analysis (Guideline 2)

At the present time there are no specific stormwater drainage facilities. A stormwater system has been incorporated into project design, as described in Chapter 1, Project Description, and Section 3.2, Hydrology and Water Quality, of this EIR, and shown on Figures 3.2-1 and 3.2-5. The stormwater system includes four bio-retention basins, four dry-detention basins, and three vegetated swales, as shown in Figure 3.2-5 and discussed in Section 3.2.3.1, Hydrology. As shown on Figure 2.3-5, the entire system is within the proposed development envelope, with no off-site impacts. A Preliminary Drainage Study, Major Stormwater Management Plan, and Preliminary Hydromodification Plan have been completed for this project (see Section 3.2 and Appendices P, Q, and R). Based on the results of these studies, construction of the project's stormwater drainage facilities would result in **less than significant** impacts.

2.12.2.3 Water Supply

Analysis (Guideline 3)

The RMWD's Gomez Creek Reservoir is located approximately 1 mile north of the project and supplies a delivery system that includes an 8-inch pipeline in Jeremy Way, a roadway that runs south to the Warner Ranch boundary (Figure 2.12-2 and 2.12-3). The existing pipeline terminates approximately 2,000 feet north of the Warner Ranch boundary. The project will connect to an existing transmission line located within Jeremy Way by extending the 8-inch pipeline south in Jeremy Way to the project boundary, within an existing 30-foot easement, and then continue south on site within a 24-foot easement to the project's reservoir. From the reservoir, a 12-inch line will deliver water to the development. The off-site facilities would occur within the existing disturbed areas of Jeremy Way.

To provide adequate water storage capacity to satisfy the water storage criterion of the RMWD for average daily demand plus fire flow, the proposed project would install a 4-million-gallon water reservoir on site, along the hillside in the northern portion of the site (Figures 2.12-2 and 2.12-3). The water reservoir would be dedicated in fee title to RMWD. The location of the reservoir has been determined based on the site's topography and in coordination with RMWD. The water pipelines and a pressure reducing station would be designed in accordance with RMWD and County standards. Impacts associated with installation of the on-site reservoir, water

pipelines and pressure reduction station are included as part of the analysis within the relevant issue subsections included in this EIR.

A Water Supply Analysis for the project (Appendix L) was prepared and approved by RMWD. Projected water demands, based on the residential types proposed and other components (fire station, biological open space, fire management zones, parks, landscape) are an average annual demand of 478,500 gpd (Table 2.12-1).

A water service letter commitment has been obtained from RMWD to ensure the adequate provision of water service by the RMWD (Appendix L). RMWD has sufficient water supply and pressure in the applicable portion of its system to supply the project (Kennedy, pers. comm. 2015).

RMWD is a member agency of the SDCWA, and provides both water and sewer services. RMWD's water supply is dependent on the SDCWA as the wholesale water supplier. Therefore the water supply reliability assessment relies on the SDCWA's 2010 Urban Water Management Plan (UWMP). Water Code Section 10635 requires that every urban water supplier assess the reliability of its water services during normal, dry, and multiple-dry water years. The water supply and demand assessment compares the total projected water use with expected water supply over the next 20 years in 5-year increments. The assessment contained in the 2010 UWMP projects reliability through the next 25 years corresponds with population growth forecasted by the San Diego Association of Governments (SANDAG).

The SDCWA's 2010 UWMP provides for a comprehensive planning analysis at a regional level and includes water use associated with accelerated forecasted residential development as part of its municipal and industrial sector demand projections. These accelerated forecasted housing units were identified by SANDAG in the course of its regional housing needs assessment, but are not yet included in existing general land use plans of local jurisdictions. The demand associated with accelerated forecasted growth is intended to account for SANDAG's land use development currently projected to occur between 2035 and 2050, but has the likely potential to occur on an accelerated schedule. SANDAG estimates that this accelerated residential development could occur within the planning horizon of the 2010 UWMP update. The project site is not within the SDCWA jurisdiction. The project would be annexed into the RMWD and SDCWA.

These accelerated forecasted units are not yet included in local jurisdictions' general plans, so their projected demands are incorporated at a regional level. When necessary, this additional demand increment, shown in Table 2.12-2 (Total Regional Baseline Demand Forecast) and termed accelerated forecasted growth, can be used by member agencies to meet the demands of development projects not identified in the general land use plans and as part of general plan amendments and/or new annexations. As included in Appendix L, the Water Supply Assessment was approved by RMWD on February 26, 2013. Additionally, On April 7, 2014, the Local

Agency Formation Commission (LAFCO) approved the amendment to RMWD's sphere of influence to include Warner Ranch (LAFCO 2014).

Therefore, the near-term service for the proposed water demands of the proposed project can be accounted for in the SDCWA's 2010 UWMP accelerated forecasted growth demand increment. As documented in the SDCWA's 2010 UWMP, the SDCWA is planning to meet future and existing demands which include the demand increment associated with the accelerated forecasted growth. The SDCWA also assists its member agencies in tracking the certified EIRs provided by the agencies that include water supply assessments that utilize the accelerated forecasted growth demand increment, to demonstrate adequate supplies for the development. In addition, the next update of the demand forecast for the SDCWA's 2015 UWMP will be based on SANDAG's most recently updated forecast, which would include the Warner Ranch project if it is approved.

The forecasted normal year water demands compared with the projected supplies for the SDCWA are shown in Table 2.12-3, SDCWA Normal Year Demand and Supply Comparison. In the tables, water increments are shown in acre-feet per year (AFY). One acre-foot of water is the volume of water needed to cover 1 acre to a depth of 1 foot, and is approximately 325,853 gallons.

This comparison of demand and projected supply demonstrates that with existing supplies and implementation of the projects discussed in the SDCWA's planning documents there will be adequate water supplies to serve the proposed project and other projects considered in the Accelerated Forecasted Growth model. Table 2.12-4, SDCWA Single-Dry Year Demand and Supply Comparison, provides a comparison of single-dry year supply with projected total water demands over the next 20 years in 5-year increments. Multiple-dry year scenarios are shown in Tables 2.12-5, 2.12-6, and 2.12-7 (SDCWA Multiple-Dry Year Demand and Supply Assessment Three-Year Increments, 2012–2033).

The project identified adequate water resources, in accordance with State law, to support development of the project prior to its approval in accordance with General Plan Policy 13.2. The project will provide infrastructure needed to supply high quality sustainable water (Policy 13.1). For both on-site and off-site elements of the water supply system, the facilities would be sized to provide the capacity required, and would not necessitate significant alterations to existing systems beyond those assumed as part of project design. Therefore, impacts to water service facilities would be **less than significant**.

The installation of new transmission lines for potable water within the project site would require trenching and ground disturbance. As indicated previously, the impacts associated with on-site improvements are included as part of the analysis within the various relevant subchapters of this DEIR. With respect to off-site water facilities, as discussed above, the piping required to connect potable water lines to the project will be completed within Jeremy

Way within an existing 30-foot easement. Therefore, construction required for the project's expansion of off-site water facilities will occur only within already disturbed areas and impacts would **be less than significant**.

However, annexation of the entire project site to the RMWD has not yet been accomplished; see Section 2.12.1, Existing Conditions, for further details. The Warner Ranch project will initiate annexation into the RMWD once the project is approved. However, until such time as annexation to the RMWD is approved, water services to the project cannot be assured and would result in a significant impact relative to the provision of water services to the project (**Impact UT-2**).

2.12.2.4 Solid Waste

Analysis (Guideline 4)

Solid waste disposal for the site would be contracted through a private waste disposal provider. At this time, EDCO services the area. Residents would be required to pay standard solid waste disposal fees for this service. Alternatively, some homeowners associations have assumed the contracting, adding a fee to the monthly association dues. The project would increase the amount of solid waste generated. Solid waste from the area is presently taken to landfills in Riverside County, where there is sufficient capacity. The El Sobrante Landfill, located in Corona, CA, has an approximate remaining capacity of 145,530,00 tons with an estimated cease operation date of January 2045 (CalRecycle 2015). The approved Gregory Canyon Landfill, should it complete its required permitting, would also have sufficient capacity and be the receiver of the project's solid waste. Impacts from solid waste disposal would be **less than significant**.

2.12.2.5 Water Conservation

Analysis (Guideline 5)

The EO B-29-15 requires potable water use reductions to be measured against a 2013 baseline year. The EO also requires water use reductions statewide to be achieved by urban water suppliers, such as the RMWD. Compliance with the EO and regulations related to the project was therefore analyzed on a District-wide level. Under the regulations, RMWD's 2013 potable water usage rate was an average of 297 residential gallons per capita per day (GPCPD) and would need to be reduced to 190 GPCPD to achieve the required 36 percent temporary reduction. Based on data dated December 2015, RMWD has achieved a 46.8 percent savings in residential water consumption, which exceeds the required reduction by 10.8 percent (Waterboards 2016).

As indicated in Appendix L, the projected average water demand for the project based on industry standards is approximately 0.464 MGD, which equates to approximately 519 acre-

feet per year. Of this projected water demand, the parks and landscape irrigation needs (approximately 0.106 MGD) would be supplied by non-potable water through implementation of the following project design feature:

- **PDF-UT-1**: Non-potable water shall be used for landscape and irrigation needs on the project site.

Therefore, using the information provided in Appendix L, the projected average potable water demand for the project based on industry standards is approximately 0.358 MGD (401 acre-feet per year). The proposed project would introduce 780 new residential units and 2,356[2] new residents to the project area (SANDAG 2011). Therefore, the estimated total water use/ demand for the project is 151 GPCPD.[3] This is a conservative estimate as it does not account for interior water conservation features of the project, such as low-flow water faucets, low-flush toilets, high-efficiency dishwashers, and high-efficiency clothes washers. As previously indicated, the District needs to maintain a potable water usage rate of at least 190 GPCPD to meet the 36 percent reduction. Using a population estimate for RMWD of 19,495 (Waterboards 2016) and a project population estimate of 2,356 at a rate of 151 GPCPG, and assuming RMWD is at the target 190 GPCPD, the project would decrease the overall water usage rate to 185 GPCPD.[4] This estimate conservatively assumes RMWD is at the target 190 GPCPD; however, as previously indicated, RMWD has recently achieved a 46.8 percent reduction, which would equate to approximately 158 GPCPD. Using a population estimate for RMWD of 19,495 at a rate of 158 GPCPD and a project population estimate of 2,356 at a rate of 151 GPCPD, the project would decrease RMWD's overall water usage rate to 157[5] GPCPD. In both instances, implementation of the project would not cause RMWD to exceed the target rate of 190 GPCPD; the project would actually assist RMWD in reducing the water usage rate. As a result, the project would not conflict with the requirements of EO B-29-15; impacts would be **less than significant**.

2.12.3 Cumulative Impact Analysis

Any sewer or water supply annexation must be evaluated and analyzed by the RMWD and the Local Agency Formation Commission (LAFCO) for their growth-inducing potential. Projects listed in Table 1-4 could also result in potential impacts to utilities and service

[2] SANDAG 2050 Regional Growth Forecast, the most recent adopted in October 2011, includes a persons per household rate for the Pala - Pauma Community Plan Area of 3.02 persons per household in 2008.

[3] Calculation: 401 acre-feet per year divided by 365 days per year times 325,900 gallons per acre-foot divided by the project population of 2,356 equals 151 GPCPD.

[4] Calculation: (190 target RMWD GPCPD times 19,495 current RMWD population) + (151 project GPCPD times 2,356 project population) = (186 total GPCPD times 21,851 total population).

[5] Calculation: (158 existing RMWD GPCPD times 19,495 current RMWD population) + (151 project GPCPD times 2,356 project population) = (157 total GPCPD times 21,851 total population).

systems. Most of the cumulative projects listed proposed on-site water and wastewater facilities. However, projects such as Pepper Tree Park, McDaniel's Fruit Company project, Chaffin Major Subdivision, Meadowood, Campus Park, and Lilac Hills Ranch would all incrementally increase the long-term demand for wastewater, water, and solid waste services, similar to the proposed project. However, all past, present, and future projects in the surrounding area would be required to contribute fees as applicable, which are intended to reduce and minimize potential cumulative impacts on such services and facilities. All new facilities proposed or required by cumulative projects indicated in Table 1-4, such as the Meadowood Wastewater Treatment Plant project, were subject to additional and separate CEQA review and would comply with all applicable County ordinances regarding the protection of environmental resources. The cumulative study area for utilities would be the boundaries of the district.

Wastewater Treatment Requirements

Like the project, other projects proposed within RMWD study area would be required to comply with all federal, state and County regulations. Compliance with these regulations would ensure that neither the project nor other cumulative projects would result in a violation of wastewater treatment standards. Impacts would be **less than significant**.

New Water and Wastewater Treatment Facilities

Other projects within the RMWD study area could result in a cumulative increase in demand for water and wastewater services facilities. All new facilities proposed or necessitated by cumulative projects would be subject to CEQA review, and projects, in constructing such facilities, would be required to comply with the County Grading Ordinance, as well as other applicable regulations protecting environmental resources, such as Section 2940 et seq. of the Zoning Ordinance, Noise Ordinance, RPO, BMO, HLP Ordinance, and relevant BOS Policies. Compliance with existing regulations would ensure that new water and sewer facilities constructed to serve cumulative projects within the RMWD service area may not result in any significant cumulative environmental effects. Impacts would be **less than significant**.

Adequate Water Supplies

The WSA prepared for the project concludes that there is sufficient water supply to serve the project. As described above the project, along with any other cumulative projects would be required to provide availability and commitment letters demonstrating sufficient water resources and access to available water facilities. Adherence to the above regulations would ensure that cumulative projects would not result in a demand for water that exceeds existing entitlements

and resources, or necessitates new or expanded entitlements. Therefore, cumulative impacts associated with adequate water supplies or entitlements would be **less than significant**.

Emergency Water Conservation Restrictions

Like the project, other proposed projects and water users within the study area would be required to comply with all state and District emergency water conservation regulations. Compliance with these regulations would ensure that neither the project nor other cumulative projects would result in a violation of emergency water conservation restrictions. Impacts would be **less than significant**.

Adequate Wastewater Facilities

As described above, wastewater treatment would be provided by the San Luis Rey Wastewater Treatment Plant in Oceanside. The San Luis Rey Treatment Plant has a current capacity of 1.5 MGD and is operating at approximately 63 percent of its capacity (1.0 MGD). A cumulative increase in demand for wastewater services exists within the RMWD due to other planned development projects. However, District Ordinance 01-02 provides that "sewer capacity must be reserved on a first come first served basis and will only be reserved to a total flow of 1.5 MGD or 6,000 EDU's, whichever comes first." In addition, as required by the County, projects must obtain a commitment letter from the wastewater service provider prior to final map approval or building permit issuance that will ensure there is existing capacity to service the needs of the project, Adherence to the above regulations would ensure that neither this project nor other cumulative projects would result in a demand for wastewater treatment services that exceeds existing entitlements and resources for wastewater services, impacts would be **less than significant**.

Sufficient Stormwater Drainage Facilities

As discussed under Issue 3, all cumulative projects would be required to comply with the County of San Diego WPO in order to receive project approval, All cumulative projects would be required to include alternative ways of managing stormwater runoff other than constructing new conveyance systems or drainage facilities, such as reducing impervious surfaces in site design, incorporating LID techniques, and employing low-impact Best Management Practices (BMPs), as required by the existing regulatory framework. Additionally, any project that would construct new storm water drainage facilities would be required to comply with the County Grading Ordinance as well as other applicable regulations protecting environmental resources, such as Section 2940 et seq. of the Zoning Ordinance, Noise Ordinance, RPO, BMO, HLP Ordinance, and relevant BOS Policies. Compliance with existing regulations would ensure that new drainage

facilities constructed to serve cumulative projects would not result in any significant cumulative environmental effects. Impacts would be **less than significant**.

As discussed in Section 3.2, the stormwater system would result in slightly less stormwater moving off site into Gomez Creek under the 100-year peak flow storm event that would currently flow. The BMPs incorporated into the Stormwater Management Plan would reduce sediment transport and pollutant transport off site, as would the discontinuation of the equestrian facility and much of the groves. While the mainstem of Gomez Creek would continue to flow as under current conditions, the project area with its basins and swales would likely contribute less sediment to stormwater runoff than presently occurs. No other projects are presently proposed in the Gomez Creek basin. Therefore, cumulative impacts will not occur.

As noted in Section 3.2.4.1, Hydrology (Cumulative Impacts), Vista Towers (No. 31) and the Pala Temecula II Wireless Facility (No. 94) would be located in the Pala Creek drainage, approximately 5 miles upstream of the Warner Ranch project. Either of these could contribute to cumulative impacts to the water quality of Pala Creek. Both projects will be subject to conditions set by the County and Regional Water Quality Control Board that will ensure less than significant impacts to water quality in Pala Creek and the San Luis Rey River. However, since the project does not propose any modification within the Pala Creek basin, the project cannot contribute to potential cumulative impacts with these other projects.

The project would increase the amount of solid waste taken to landfills, but the increase would not be cumulatively considerable because of sufficient capacity of landfills in Riverside County, such as the El Sobrante Landfill located in Corona, CA, and the potential for operation of the approved Gregory Canyon Landfill project within several years. Of the cumulative projects listed in Table 1-4 of Chapter 1, Project Description, those likely to result in the largest contribution to ongoing solid waste generation include Chaffin Major Subdivision (#75) and Meadowood (#95). While the proposed project and cumulative projects would result in an increase in the amount of solid waste sent to landfills, compliance with state and local waste diversion requirements would contribute to the longevity of existing and proposed landfills that would serve the projects and ensure that cumulative impacts are **less than significant**.

In consideration of the above factors, the proposed project would not significantly contribute to cumulative impacts relative to the provision of utilities and service systems in the Pala community.

2.12.4 Significance of Impacts Prior to Mitigation

Impact UT-1: A wastewater service letter commitment has been obtained from the RMWD to ensure the adequate provision of wastewater service by the RMWD. However, only a portion of the site is currently within RMWD; therefore, until such time as annexation to RMWD is

approved, wastewater services to the project cannot be assured and would result in a significant impact relative to the provision of wastewater services to the project until the LAFCO annexation process to annex the entire project site into RMWD is complete.

Impact UT-2: A potable water service letter commitment has been obtained from the RMWD to ensure the adequate provision of water service by the RMWD. However, only a portion of the site is currently within RMWD; therefore, until such time as annexation to RMWD is approved, water services to the project cannot be assured and would result in a significant impact relative to the provision of water to the project annex the entire project site into RMWD is complete.

2.12.5 Mitigation

M-UT-1 The project shall be annexed into RMWD prior to approval of grading or improvement plans. The project developer must pay all service fees related to wastewater service as determined by RMWD.

M-UT-2 The project shall be annexed into RMWD prior to approval of grading or improvement plans. The project developer must pay all service fees related to water service as determined by RMWD.

2.12.6 Conclusions

Alterations in the project have been required that avoid or substantially lessen Impact UT-1 and Impact UT-2. Implementation of **M-UT-1** requires annexation into the RMWD and the ensuing connection to RMWD's water supply will resolve water supply concerns. Implementation of **M-UT-2** requires annexation and will resolve wastewater concerns. If the project could not meet annexation requirements, the project could not be implemented and no impacts would occur. Construction and operation of improvements have been considered in this EIR, and the facilities will be built and operational prior to occupancy so that services would be adequate for the project. Implementation of this mitigation measure is required to reduce the significant utility impacts to **less than significant.**

Table 2.12-1
Warner Ranch Water and Wastewater Demand Projections

Land Use Description	Quantity, units, Acres	Water EDUs	Wastewater EDUs	Water Use (gpd)	Wastewater Use (gpd)	Water Use/EDU (gpd)	Wastewater Use/EDU (gpd)	Water Use (AFY)
Residential – 8,000 Sq. Ft. Lots	15	15	15	7,500	3,750	500	250	8.40
Residential – 6,000 Sq. Ft. Lots	44	44	44	22,000	11,000	500	250	24.64
Residential – 5,000 Sq. Ft. Lots	85	85	85	42,500	21,250	500	250	47.61
Residential – 4,000 Sq. Ft. Lots	242	242	242	121,000	60,500	500	250	135.54
Residential – 3,000 Sq. Ft. Lots	148	148	148	74,000	37,000	500	250	82.89
Duplex Homes	30	30	30	15,000	7,500	500	250	16.80
SixPlex Homes (water EDU=0.75)	216	162	216	81,000	54,000	500	250	90.73
Total Residential Units:	**780**							**406.61**
Fire Station	1.16	2.3	2.3	580		500	250	0.65
Parks, Fire Management zones,[1] Private Landscaping, Acres	28.73	229.8	28.7	114,920	7,183	500	250	128.73
Non-Irrigated Open Space, Water reservoir, Roads, Utility Easements,[2] Sewer Pump Station, Acres	397.08	0	0	0	0	0	0	0.00
Totals	**426.97**	**958.2**	**811**	**478,500[3]**	**202,183[4]**			**536**

1 50 percent is assumed to be irrigated.
2 Mostly pavement, with 5 percent of the area assumed irrigated (net acres).
3 478,500 gpd (gallons per day) is equivalent to 0.48 MGD (million gallons per day).
4 202,183 gpd (gallons per day) is equivalent to 0.20 MGD (million gallons per day).

Table 2.12-2
Total Regional Baseline Demand Forecast (acre-feet per year)

	2015	2020	2025	2030	2035
Baseline M&I Demand[1,2,3]	590,731	661,415	728,574	788,174	839,417
Baseline Agricultural Demand – Program	30,358	27,164	26,531	25,927	25,324
Baseline Agricultural Demand – Full Service	2,500	22,370	21,849	21,352	20,854
Near-Term Annexations[4]	5,709	6,670	6,670	6,670	6,670
Accelerated Forecasted Growth	2,224	4,421	6,605	8,776	10,948
Total Baseline Demand Forecast	**631,522**	**722,040**	**790,229**	**850,899**	**903,213**

Source: SDCWA 2011 (Table 2-2 of UWMP).
Notes:
1 Includes approximately 12,000 acre-feet of demand for Camp Pendleton – provided by base staff.
2 Reflects passive historic conservation savings.
3 Includes increment of demand associated with the decay of historic active conservation program savings. (2015 = 7,111 acre-feet; 2020 = 14,221 acre-feet; post-2020 = 21,332 acre-feet).

[4] Known near-term annexation demands include: Escondido (314 acre-feet), Otay Ranch Village 13 and parcels East of Village 13 (2,361 acre-feet), Peaceful Valley Ranch (70 acre-feet), Sycuan Reservation (392 acre-feet), Stoddard Parcel (2 acre-feet), San Ysidro Mt. Parcel Village 17 (148 acre-feet), Viejas (2,000 acre-feet), Rincon (417 acre-feet), Meadowood Development (460 acre-feet), Pauma Ranch (76 acre-feet) and Warner Ranch/Sycamore Ranch (430 acre-feet). Including the demands for these parcels does not limit the Board's discretion to deny or approve these or other annexations not contemplated at this time.

Table 2.12-3
SDCWA Normal Year Demand and Supply Comparison (acre-feet per year)

	2015	2020	2025	2030	2035
SDCWA Supplies					
IID Water Transfer[1]	100,000	190,000	200,000	200,000	200,000
AAC and CC Lining Projects[2]	80,200	80,200	80,200	80,200	80,200
Proposed Regional Seawater Desalination	0	56,000	56,000	56,000	56,000
Subtotal	*180,200*	*326,200*	*336,200*	*336,200*	*336,200*
Member Agency Supplies					
Surface Water	48,206	47,940	47,878	47,542	47,289
Water Recycling	38,660	43,728	46,603	48,278	49,998
Groundwater	11,710	11,100	12,100	12,840	12,840
Groundwater Recovery	10,320	15,520	15,520	15,520	15,520
Subtotal	*108,896*	*118,288*	*122,101*	*124,180*	*125,647*
Metropolitan Water District Supplies	358,189	230,601	259,694	293,239	323,838
Total Projected Supplies	**647,285**	**675,089**	**717,995**	**753,619**	**785,685**

Source: SDCWA 2011, Table 9-1.
Notes:
[1] Imperial Irrigation District Water Transfer.
[2] All-American Canal and Coachella Canal lining projects.

Table 2.12-4
SDCWA Single-Dry Year Demand and Supply Comparison (acre-feet per year)

	2015	2020	2025	2030	2035
SDCWA Supplies					
IID Water Transfer[1]	100,000	190,000	200,000	200,000	200,000
AAC and CC Lining Projects[2]	80,200	80,200	80,200	80,200	80,200
Proposed Regional Seawater Desalination	0	56,000	56,000	56,000	56,000
Subtotal	*180,200*	*326,200*	*336,200*	*336,200*	*336,200*
Member Agency Supplies					
Surface Water	17,932	17,932	17,932	17,932	17,932
Water Recycling	38,660	43,728	46,603	48,278	49,998
Groundwater	9,977	9,977	9,977	9,977	9,977
Groundwater Recovery	10,320	15,520	15,520	15,520	15,520
Subtotal	*76,889*	*87,157*	*90,032*	*91,707*	*93,427*

Table 2.12-4
SDCWA Single-Dry Year Demand and Supply Comparison (acre-feet per year)

	2015	2020	2025	2030	2035
Metropolitan Water District Supplies	430,431	305,101	338,501	376,023	409,389
Total Projected Supplies	**687,520**	**718,458**	**764,733**	**803,930**	**839,016**

Source: SDCWA 2011, Table 9-2.
Notes:
[1] Imperial Irrigation District Water Transfer.
[2] All-American Canal and Coachella Canal lining projects.

Table 2.12-5
SDCWA Multiple-Dry Year Demand and Supply Assessment
Three-Year Increments—2012–2014 and 2016–2018 (acre-feet per year)

	2012	2013	2014	2016	2017	2018
Member Agency Supplies	69,597	84,440	103,907	78,943	93,408	112,499
SDCWA Supplies	170,200	180,200	180,200	236,200	236,200	266,200
Metropolitan Allocation (Preferential Right)	317,760	319,177	320,456	322,661	323,350	324,100
Total Estimated Core Supplies w/o Storage Tanks	557,557	583,817	604,563	637,804	652,958	702,799
Total Demands w/ SBX7-71 Conservation	658,381	679,509	711,241	682,338	705,461	740,326
Potential Supply: (Deficit) or Surplus	(100,824)	(95,692)	(106,678)	(44,534)	(52,503)	(37,527)
Utilization Carryover Supplies	40,000	40,000	30,000	44,534	40,000	30,000
Total Projected Core Supplies with Utilization of Carryover Storage Supplies	597,557	623,817	634,563	682,338	692,958	732,799
Remaining Potential Supply, (Deficit) or Surplus, that will be handled through Management Actions	(60,824)	(55,692)	(76,678)	0	(12,503)	(7,527)

Source: SDCWA 2011, Tables 9-3 and 9-4.

Table 2.12-6
SDCWA Multiple-Dry Year Demand and Supply Assessment
Three-Year Increments—2021–2023 and 2026–2028 (acre-feet per year)

	2021	2022	2023	2026	2027	2028
Member Agency Supplies	87,732	100,719	118,331	90,367	103,114	120,486
SDCWA Supplies	336,200	336,200	336,200	336,200	336,200	336,200
Metropolitan Allocation (Preferential Right)	326,697	327,671	328,695	332,058	333,272	334,532
Total Estimated Core Supplies w/o Storage Tanks	750,629	764,590	783,226	758,625	772,586	791,218
Total Demands w/ SBX7-71 Conservation	724,294	751,800	790,177	772,892	801,649	844,137
Potential Supply: (Deficit) or Surplus	26,335	12,790	(6,951)	(14,267)	(29,063)	(52,919)

Table 2.12-6
SDCWA Multiple-Dry Year Demand and Supply Assessment
Three-Year Increments—2021–2023 and 2026–2028 (acre-feet per year)

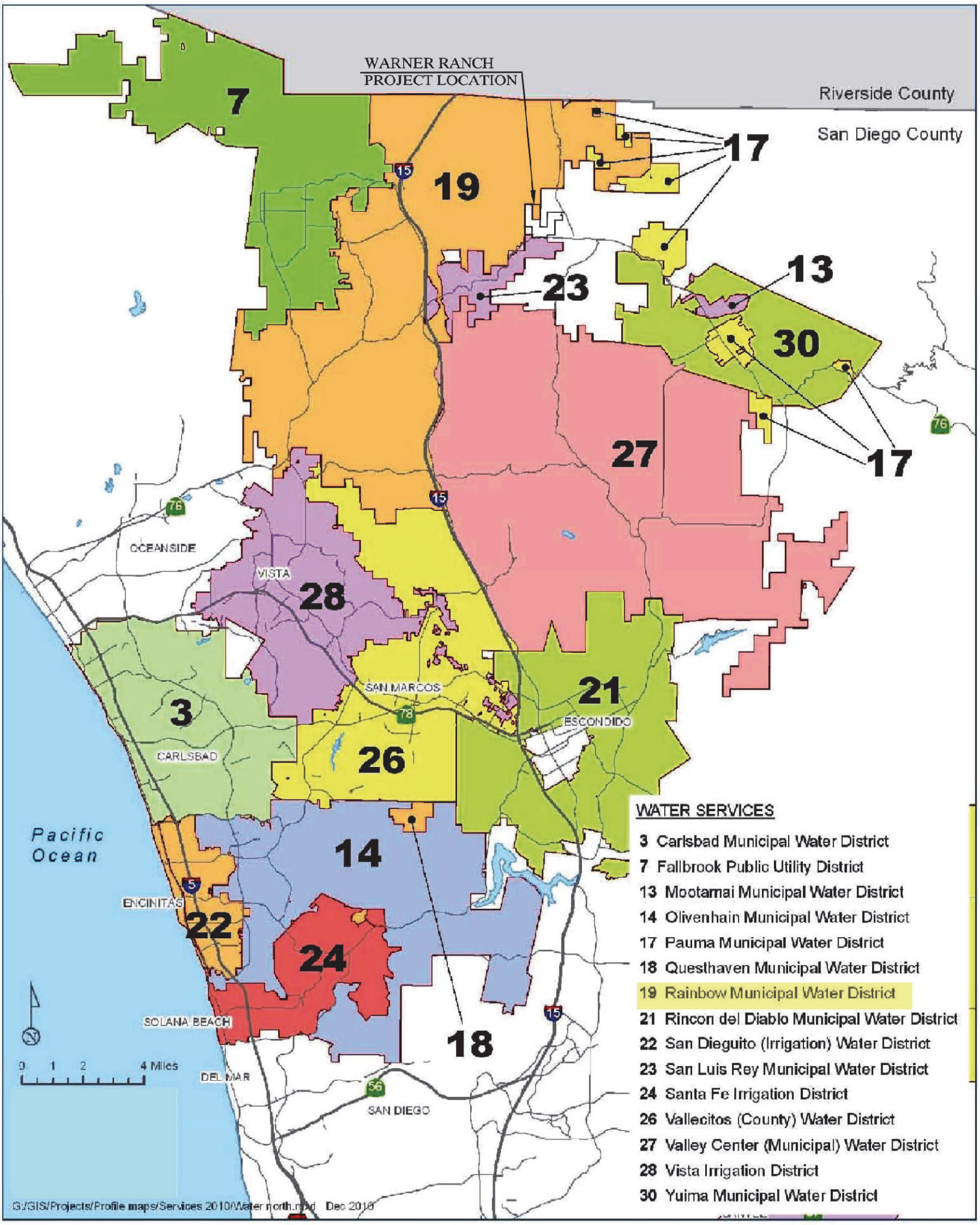
	2021	2022	2023	2026	2027	2028
Utilization Carryover Supplies	0	0	6,951	14,267	29,063	40,000
Total Projected Core Supplies with Utilization of Carryover Storage Supplies	750,629	764,590	790,177	772,892	801,649	831,218
Remaining Potential Supply, (Deficit) or Surplus, that will be handled through Management Actions	26,335	12,790	0	0	0	(12,919)

Source: SDCWA 2011, Tables 9-5 and 9-6.

Table 2.12-7
SDCWA Multiple-Dry Year Demand and Supply Assessment
Three-Year Increments—2031–2033 (acre-feet per year)

	2031	2032	2033
Member Agency Supplies	92,051	104,807	122,188
SDCWA Supplies	336,200	336,200	336,200
Metropolitan Allocation (Preferential Right)	338,575	340,009	341,486
Total Estimated Core Supplies w/o Storage Tanks	766,826	781,016	799,874
Total Demands w/ SBX7-71 Conservation	811,421	842,947	882,795
Potential Supply: (Deficit) or Surplus	(44,595)	(61,931)	(82,921)
Utilization Carryover Supplies	44,595	40,000	30,000
Total Projected Core Supplies with Utilization of Carryover Storage Supplies	811,421	821,016	829,874
Remaining Potential Supply, (Deficit) or Surplus, that will be handled through Management Actions	0	(21,931)	(52,921)

Source: SDCWA 2011, Table 9-7.



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SOURCE: Shapouri/Dudek

FIGURE 2.12-1
Water Districts

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Legend

- Warner Ranch Boundary
- SANGIS Parcels
- Proposed Main Water Line
- Proposed Sewer Line
- Existing Water Line

Existing Tank Vallecitos

Existing Pump Station

Existing Tank Magee

Existing Tank Rainbow Heights

Existing Tank Gomez Creek

Proposed Tank

Existing Pump Station

Public Park

Proposed Fire Station

Proposed Pump Statoin

Sewer Lift Station

E Miserion Rd

Gum Tree Ln

E Live Oak Park Rd

S Live Oak Park Rd

Reche Rd

Tecalote Dr

Old Hwy 395

Tecalote Ln

Wilt Rd

Gird Rd

Pala Mesa Dr

Couser Ca

Lilac Rd

15

76

PS

SOURCE: Shapouri

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FIGURE 2.12-2
Water Conveyance System

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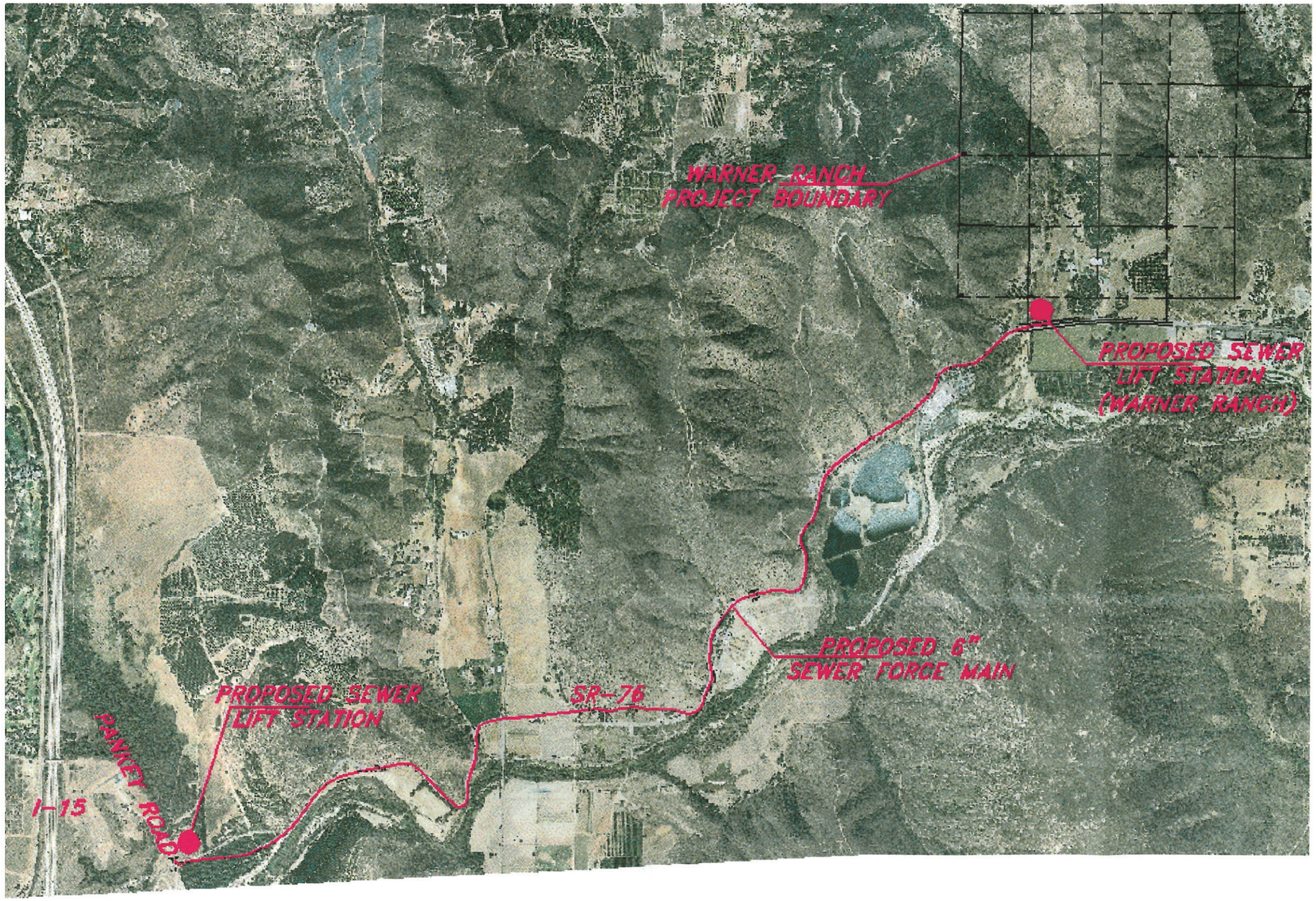

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SOURCE: Shapouri/Dudek

FIGURE 2.12-3

Sewer Conveyance System

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