

APPENDIX L

Infrastructure Report, Water Supply Assessment

APPENDIX L1

Infrastructure Report

WARNER RANCH

INFRASTRUCTURE STUDY

3810-06-002 (SP), 3800-06-009 (GPA), 3600-06-011(R), 3100-5508 (TM),
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1 Executive Summary

As a result of the 2020 General Plan Update, which was concluded in August of 2011, the entire Warner Ranch Project Area was identified as a Special Study Area (SSA). The purpose of the SSA, as outlined in the General Plan, is to "require further planning and implementation" of an area within a designated Community or Subregional Plan. Accordingly, the Pala Pauma Subregional Plan's text and map was also updated to include detailed description and specific requirements for additional studies that are intended to evaluate the existing employment characteristics relative to availability of housing and determine the potential suitability of the SSA to establish a better job/housing balance in the Subregional Planning Area; analyze the carrying capacity of the existing and planned infrastructure to support this potential housing shortage within the Warner Ranch SSA; and study the potential impacts of planned land uses in the SSA on the surrounding community, including a detailed analysis of community character issues, visual impacts, growth induction possibilities, and overall land use compatibility of the SSA at its ultimate buildout.

Infrastructure Availability

Consistent with stated requirements of the Pala Pauma Subregional Plan, this study is intended to provide an overall assessment of opportunities and constraints for providing infrastructure to the Warner Ranch project area. Specific topics for analysis include how water and wastewater services will be provided; as well as the availability of fire protection, schools, public and private parks, and law enforcement services. This Infrastructure Study also evaluates options to reduce energy use and carbon emissions as well as opportunities to conserve water supply through reuse. The rural character of the surrounding area has been considered in developing the opportunities and constraints analysis and it should be pointed out that there are several other studies prepared under separate covers that respond to the rural character, energy use and water conservation goals, including the Community Character and Visual Resources Study and the Greenhouse Gas Emissions Study.

In addition, a Preliminary Drainage Study and Hydromodification Study has been prepared and previously submitted and reviewed by the County Department of Public Works for the project. These studies concluded that the inclusion of several detention basins, vegetated swales, and other Best Management Practices, the Warner Ranch project is found to be capable of handling various drainage and water quality requirements onsite. This will result in water quality that is significantly cleaner than what can be accomplished with the current developed land uses within the Warner Ranch project area.

Outlined below is each of the areas that were studied for this infrastructure analysis. Based on the analyses conducted as well as detailed discussions with various service provider agencies, this study concludes that all necessary community support services can be feasibly provided to the Warner Ranch Special Study Area. This conclusion is fully supported by the attached Service Availability Letters and can be further substantiated by contacting individual service provider agencies. Moreover, since the Pala Pauma Subregional Plan requires an analysis of potential impacts of current and future infrastructure improvements on the existing community character, this study incorporates by reference the findings of the Community Character Analysis and Visual Analysis that has been prepared under separate cover, concluded that there are no significant community character and visual impacts associated with the development of the Warner Ranch project area, including the proposed infrastructure necessary for development. Additionally, the Global Climate Change Study, prepared by LDN Consulting Inc., discusses the various energy saving and efficiency design requirements and is incorporated by reference.

Dry Utilities San Diego Gas and Electric (SDG&E) would provide gas and electrical service to the project site. To provide natural gas to the site, gas lines within SR76 west of the project site would need to be extended approximately 1.2 miles from the intersection of SR76 and Pala Del Norte.

Currently, San Diego Gas and Electric (SDG&E) maintains a 12kV Circuit 249 line along the property's entire frontage with SR 76. This line is of the proper phase, voltage, and capacity to serve the proposed project and will be underground as appropriate. The; timing of the conversion and undergrounding would be coordinated with Project grading and improvements to Pala Road. In addition, existing overhead lines currently serving the ranch would be removed when those facilities are abandoned.

Telephone service would be provided by AT&T, which maintains a separate pole line along the north side of SR 76 along the Project's frontage. The Project would be required to underground this section of line as a condition of approval.

Water Service The Warner Ranch project area is situated within the RMWD district boundaries or Sphere of Influence (SOI). The inclusion of the Warner Ranch project into the RMWD SOI was approved as part of a recent Supplemental Municipal Service Review (MSR) and Sphere of Influence Review conducted in April 7th 2014 by LAFCO and subsequently accepted by the RMWD Board on April 22nd, 2014. Annexation into the district boundaries will be necessary and would be completed once the project is approved. Rainbow Municipal Water District will be providing the required potable as well as the fire protection water supply to the Warner Ranch project area. Water supply will be provided from their existing Gomez and McGee reservoirs, through an existing conveyance system that is currently serving the properties adjacent to Jeremy

Way. The Warner Ranch project area has current access this water line through an existing private road and utility easement. Further details of the water infrastructure for the project are contained in Chapter 4. The District has provided a water availability letter for to convey water to the project area. Please refer to Appendix A.1 for the Water Availability Letter.

There are several existing onsite wells that would be used for non-potable water purposes (e.g., irrigation for landscaping and agriculture), but the Project is not proposing to develop any new wells. The past and current use is approximately 527 acre feet of water per year. Future use of these wells are not anticipated to exceed this usage pattern.

Wastewater Service Rainbow Municipal Water District has indicated that they will be able to provide sanitary sewer service to the Warner Ranch project area through a planned forced main sewer line on SR 76 to their planned pump station facility at SR 76 and Freeway I-15, please refer to Appendix A.2 for the issued Sewer Availability Letter. As mentioned above, the Warner Ranch project was annexed into the RMWD Sphere of Influence (SOI). Annexation into the district boundaries would be completed once the project is approved.

Storm Water Facilities Storm water runoff will increase with the planned development of the Warner Ranch project area. Accordingly, drainage and flood control facilities will be necessary to accommodate increased storm water flow from new development. The County's Watershed Protection Division of the Department of Public Works will ensure the implementation of the required storm water discharge improvements through the review of all applicable policies, ordinances, maps and other implementing permits for the proposed project.

Traffic/Transportation A traffic study has been prepared for the Warner Ranch Specific Plan area. The study summarizes relevant local and regional policies as well as existing conditions and the proposed Warner Ranch project impacts. Further traffic details are outlined in Chapter 7. This study is also attached as Appendix A.6.

The study concluded that there are several area intersections and roadway segments directly impacted by the proposed Warner Ranch project. However, these direct impacts by the project in the traffic study area will be fully mitigated.

County General Plan policies require development projects to maintain or provide roadway improvements that will achieve a Level-of-Service "D" or higher on all Mobility Element roads. However, the County has determined that there are instances where retaining a road classification that could result in a LOS E/F are more appropriate than increasing the number of travel lanes. Table M-4 of the Mobility Element identifies State Route 76 from Pala Del Norte Road and Sixth

Street as a Mobility Element Road that currently operates at a LOS E/F. The traffic analysis prepared for the Warner Ranch project concluded that project generated traffic combined with Horizon Year (General Plan Buildout) traffic would exceed the Mobility Element (ME) road capacity standard for SR-76 (Pala Rd). Cumulative impacts by the project to the area's roadway system would be mitigated by the completion of either one or a combination of the following:

Amend the General Plan Mobility Element road classification of SR76 to LOS E/F for a 3.1 mile stretch between Pala Del Norte and a point just east of Pankey Road for an overall total of 5.3 miles. This would also include amending Table M-4 of the Mobility Element adding this stretch of SR76. or

Adopt findings of Overriding Consideration for acceptance of LOS E/F for the increased segment deficiency.

For cumulative impacts, the project shall pay its fair share of an update to the County's TIF program to accommodate the proposed Land Use and any ME changes.

Fire Protection Facilities As a part of the project, a fire station will be constructed at the southwestern portion of the site adjacent to the project main entry. Final design and layout of the station will be subject to the approval of the San Diego County Fire Authority (SDCFA). Upon completion of this facility SDCFA will be able to provide the necessary fire protection for the Warner Ranch project area consistent with the required response time. All implementing permits within the Warner Ranch project area will include specific fire protection requirements, such as the provision of a fuel modification zone (combustible vegetation clearance) around structures and roadways.

Law Enforcement According to San Diego County's Sheriff Department, ultimate development of the proposed land uses in the Warner Ranch project area would not significantly alter the law enforcement response times in this area. Therefore, no additional law enforcement facilities are proposed as part of this project. However, the SDSD has requested two additional sworn personnel to meet law enforcement services generated by the project. In addition, SDSD staff has provided design recommendations that would further assist in reducing policing concerns.

Educational Facilities Until recently, the Project area was within the Bonsall Elementary School District (K-8) and Fallbrook High School District (9-12). Proposition BB, which was approved in the fall of 2012, created a new K-12 Bonsall Unified School District (BUSD) from the existing K-8 Bonsall Union Elementary School District and a portion of the Fallbrook Unified High School District. Within this newly created Bonsall Unified School District (BUSD) there are four school campuses within the school district boundaries; Bonsall West,

Bonsall Elementary, Vivian Banks Charter and Sullivan Middle/Bonsall High School that provide education services. The Warner Ranch project will impact these facilities and payment of fees at the building permit stage will be required in accordance with Education Code Section 17620. The school fee is required to be paid prior to issuance of any building permits within the project area, as confirmed by the School Availability Letters

Parks/Trails/Open Space Based on the 780 dwelling units allocated for the Warner Ranch project area, parkland dedication is required by the San Diego County Department of Parks and Recreation. The Park Land Dedication Ordinance (PLDO) requires 426.02 sq. ft. of parkland to be dedicated per dwelling unit, which comes to a total of approximately 7.63 acres. The Warner Ranch project proposes approximately 4.23 acres of public park area and approximately 7.69 acres of private park area. The PLDO allows qualified private park area to be counted towards public parkland dedication at a 50% rate. After consultation with County Department of Parks and Recreation staff the total parkland dedication, including public and private parkland, for the Warner Ranch project would be approximately 5.89 acres, which is shy of the required (7.63 acres) net parkland acreage as required by County's PLDO. The balance will be a paid in lieu fee. More detailed information on the project's open space and recreational amenities is provided in Chapter 11 of this report.

The Warner Ranch project also proposes over 2.6 miles public and private trails. The public trail is located adjacent to SR 76 and is approximately ½ mile long. Internally there are over 2.2 miles of private trails that generally encircle the interior of the project area. Maintenance of the private trails will be the responsibility of the HOA.

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2 Location and Description

Location

The study area is located within the 513.5-acre Warner Ranch property in Pala, California. The study area is bordered by the city of Rainbow to the northwest, Pala -Temecula Road to the east, and SR-76 and Pala Casino Resort and Spa to the south, and I-15 is located approximately 4 miles to the west (See Figure 2.1). The project area includes a portion of Gomez Creek and its channel tributaries on the western side of the property, as well as Pala Creek on the easternmost portion of the project area. Elevations in the study area range from 355 to 1000 feet above mean sea level.

The Assessor Parcel Numbers (APNs) in the study area are 100-021-32-00, 110-090-18-00, 110-021-10-00, 110-040-22-00, 110-090-17-00 and 110-090-10-00 (See Figure 2.2).

Project Description

The Warner Ranch Project is intended to provide a range of workforce housing opportunities consistent with the Job/Housing Balance goals and policies of the San Diego County General Plan. The recently adopted General Plan and associated Pala/Pauma Community Plan provides for the implementation of this project by designating this 513.5-acre property as a Special Study Area (SSA). The SSA requires preparation of specific studies relative to Job/Housing Balance, Infrastructure, and Community Compatibility as part of an upcoming General Plan Amendment to allow for higher-density residential development within this SSA. Consistent with the SSA requirements, the Warner Ranch Project proposes a General Plan Amendment, Specific Plan, Rezone, Administrative Permit (for gated access) and Vesting Tentative Map to develop 513.5 acres with 780 residential units and associated public and private facilities and services. The following is a summary of the proposed project: See Figure 2.3 for the proposed Warner Ranch land plan.

The project land plan consists of 780 residential units (534 single family detached, with lot size ranging from 3,000 sq. ft. 8,000 sq. ft., and 246 multi-family and attached townhomes)

- 7.7 acres of private neighborhood parks, clubhouse, and pool
- 14.4 acres of privately maintained landscaped areas
- A 4.23-acre public park (active recreational uses)

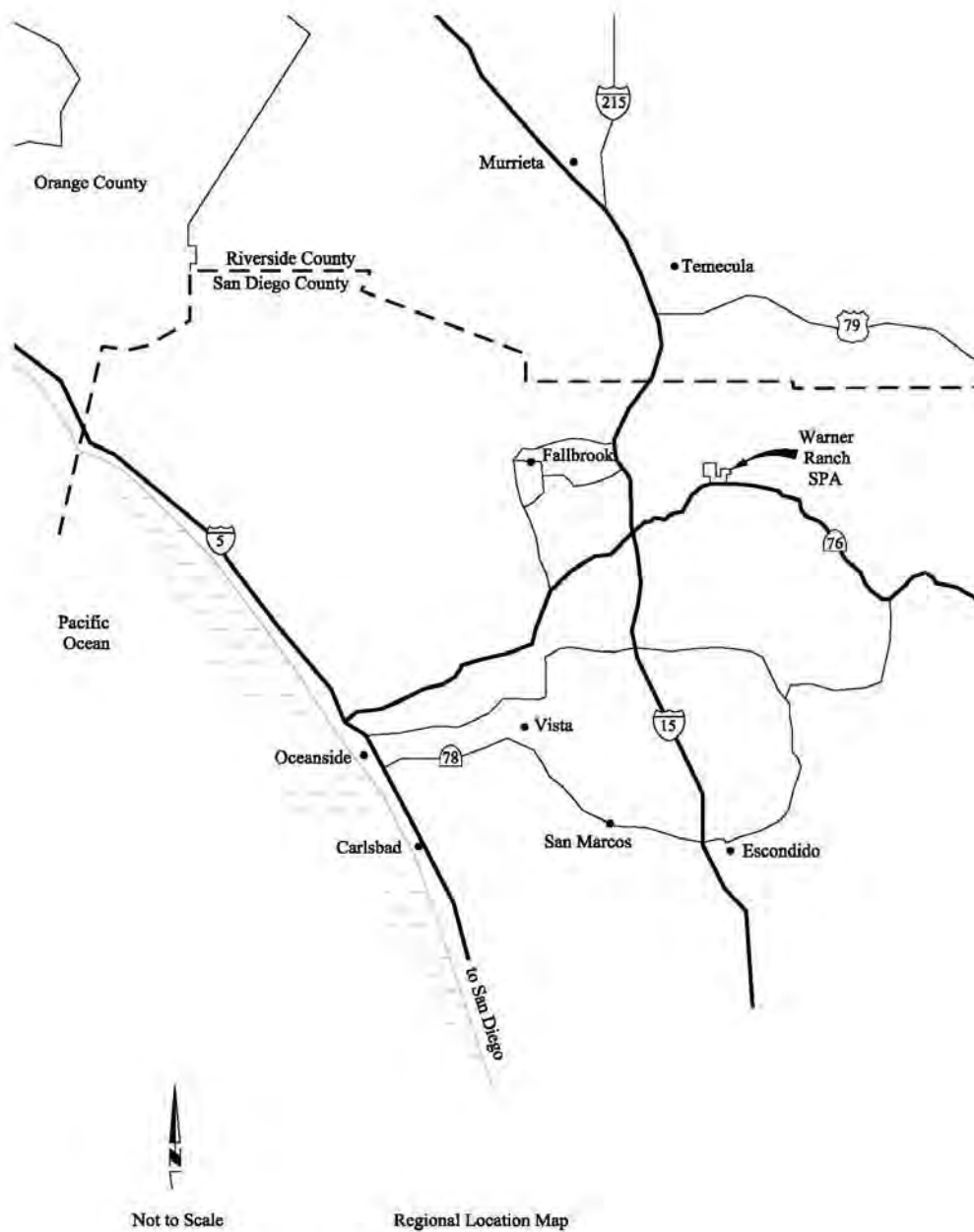


Figure 2.1
Regional Location Map

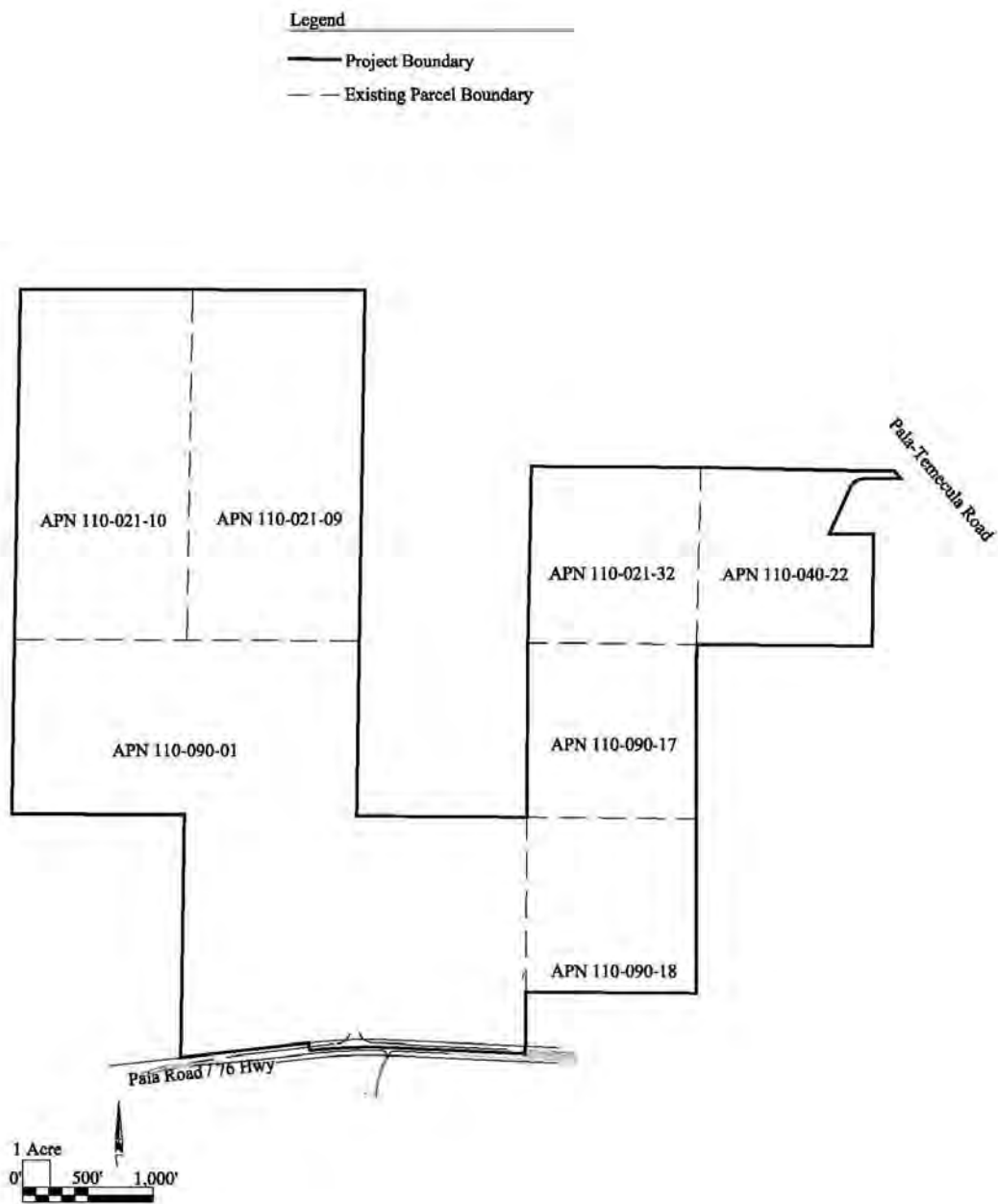


Figure 2.2
Project Assessor Parcel Numbers

- 359.1 acres of preserved open space
- A Fire Station (10,000 sq. ft.)
- Public and private community facilities would include sewer pumps, drainage structures, utility vaults, etc. Additionally, a water reservoir would be constructed on the western portion of the property. The reservoir would receive water from an existing 8-inch water line in Jeremy Way that is maintained by the Rainbow Municipal Water District (RMWD). Water would then be distributed to the project via a 12-inch line which is connected to the water reservoir.
- Off-site improvements would include frontage improvements and a signalized intersection at the project entry and State Route 76 (SR 76) as well as signalized improvements to the existing SR 76 and Cole Grade Road intersection. In order to provide the water reservoir on-site, approximately 2000 linear feet of 8-inch diameter pipeline would be constructed from the terminus of the existing line in Jeremy Way to the property's northern boundary line. Additionally, a 6-inch forced sewer main would run from a new pump station on the southwestern boundary of the site, to the west within the right-of-way for SR 76, where it would ultimately connect to another new pump station to be provided by the RMWD. And approximately a 1.2 mile gas line within the right-of-way for SR76.

The project area would be accessed by a central entry road at its current intersection with SR 76, where a signalized intersection is required. The project would also make frontage improvements to the existing 120-foot wide Pala Road/SR 76 easement. These Improvements include widening of the existing 24-foot wide pavement to 52 feet, two 12-foot wide drive lanes, a 12-foot wide painted center median, and 8-foot wide shoulders that also include a painted bike lane in each direction. Additionally, a 350-foot long and 12-foot wide acceleration/deceleration lane is proposed adjacent to the project's main entry.

Earthwork quantities for on-site development are anticipated to consist of 2.3 million cubic yards of cut and 2.3 cubic yards of fill material. The proposed grading will be balanced with no import or export of materials.

The project would be implemented in phases major facilities such as the proposed fire station, water storage reservoir, forced sewer line, gas line, frontage improvements, drainage improvements, and Public Park, are intended to be constructed as a part of the initial phases of the project.

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Infrastructure

Chapter 3	Dry Utilities
Chapter 4	Water Supply
Chapter 5	Wastewater
Chapter 6	Stormwater/Drainage
Chapter 7	Traffic Circulation

3 Infrastructure

Dry Utilities

REGULATORY OVERVIEW

Natural gas, electric and telephone services exist in the vicinity of the project area and will be extended to the site. Each of these dry utilities are below:

Natural Gas and Electricity San Diego Gas and Electric, incorporated on April 18, 1881 as the San Diego Gas Company. SDG&E, as is most commonly known as, is a part of Sempra Energy which is a Fortune 500 company based in San Diego. The company provides natural gas and electric service to approximately 3.3 million people throughout a 4,100 square mile service area that covers San Diego and southern Orange Counties.

San Diego Gas & Electric (SDG&E) will supply natural gas and electrical service to the Specific Plan Area in accordance with rules and regulations on file with the California Public Utilities Commission (CPUC).

Telephone AT&T will be the primary provider of telephone service. Service will be provided upon request and in accordance with rules and regulations on file with the CPUC.

DRY UTILITIES AND INFRASTRUCTURE ANALYSIS

Natural Gas No gas service is currently available within the immediate project area. J-Power USA Development Co. Ltd. currently owns and operates a 96-megawatt peaker plant located at Pala Del Norte which is approximately 1 mile west of the project site. SDG&E provides gas service to the plant and has determined that there is capacity to provide gas service to the Warner Ranch project area.

Electrical Service Currently, San Diego Gas and Electric (SDG&E) maintains a 12kV Circuit 249 line along the property's entire frontage with SR 76. The line supports three-phase electric 394.5 bare stranded aluminum alloy conductors, rated to carry up to 540 amps. This line is of the proper phase, voltage, and capacity to serve the proposed project and will be underground as appropriate. The timing of the conversion and undergrounding would be coordinated with Project grading and improvements to Pala Road. In addition, existing overhead lines currently serving the ranch would be removed when those facilities are abandoned.

Telephone Service would be provided by AT&T, which maintains a separate pole line along the north side of SR 76 along the Project's frontage. The Project would be required to underground this section of line as a condition of approval

Dry Utilities Opportunities and Constraints

Opportunities:

- The Warner Ranch project area is located in an area where there is limited Natural Gas services. The project will connect to existing gas lines approximately 1 mile west of the near Pala Del Norte and provide for an adequate connection point for the project needs.

Constraints:

- The project will need to bear all costs associated with providing natural gas, electric and communication facilities to the site.

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4 Infrastructure Water Supply

REGULATORY OVERVIEW

There are a multitude of independent districts and agencies that share the responsibility for the planning and management of the potable water delivery system in San Diego County. They include the Metropolitan Water District (MWD); the San Diego County Water Authority (SDCWA) and Member Water Districts; Groundwater Dependent Water Districts; Groundwater Dependent Users; and the Borrego Valley Aquifer.

Metropolitan Water District (MWD) MWD supplies water to almost 18 million people in a 5,200 square mile service area that includes portions of Ventura, Los Angeles, Orange, San Bernardino, Riverside and San Diego Counties. In San Diego County, over 70 percent of the total water supply is provided by MWD including incorporated areas.

San Diego County Water Authority (SDCWA) SDCWA is one of MWD's 27 member agencies and is the largest MWD member agency in terms of deliveries. SDCWA service area covers approximately 922,381 acres and services almost three million customers. The Authority has 24 member agencies, 15 of which provide water to unincorporated areas of San Diego County (See Figure 4.1).

The Pala/Pauma Subregional Plan area is currently serviced by several independent water districts. They include: Mootamai Municipal Water District; Pauma Municipal Water District; Rainbow Municipal Water District; San Luis Rey Municipal Water District; Valley Center Municipal Water District and Yuima Municipal Water District. Warner Ranch is situated within the Rainbow Municipal Water District (RMWD) boundary's (See Figure 4.2).

Rainbow Municipal Water District (RMWD) RMWD was formed in 1953 under the Municipal Water Act of 1911 (Section 7100 et. seq. of the California Water Code) and is a local government agency providing water and sewer services to unincorporated areas in the northern inland section of San Diego County. The District joined the Water Authority and Metropolitan the same year to acquire the right to purchase and distribute imported water. Water received for distribution to customers is entirely imported and therefore the District relies on the Water Authority and Metropolitan for data to project future demands.

RMWD provides water service to the unincorporated areas situated within northwestern San Diego County, which includes the communities of Rainbow, Bonsall, as well as portions of Fallbrook and Pala. Generally, the RMWD service area is bounded by the community of Fallbrook, the City of Oceanside and Camp Pendleton to the west; Interstate 15 to the southeast and Pala to northeast and

WATER SERVICES—NORTH COUNTY

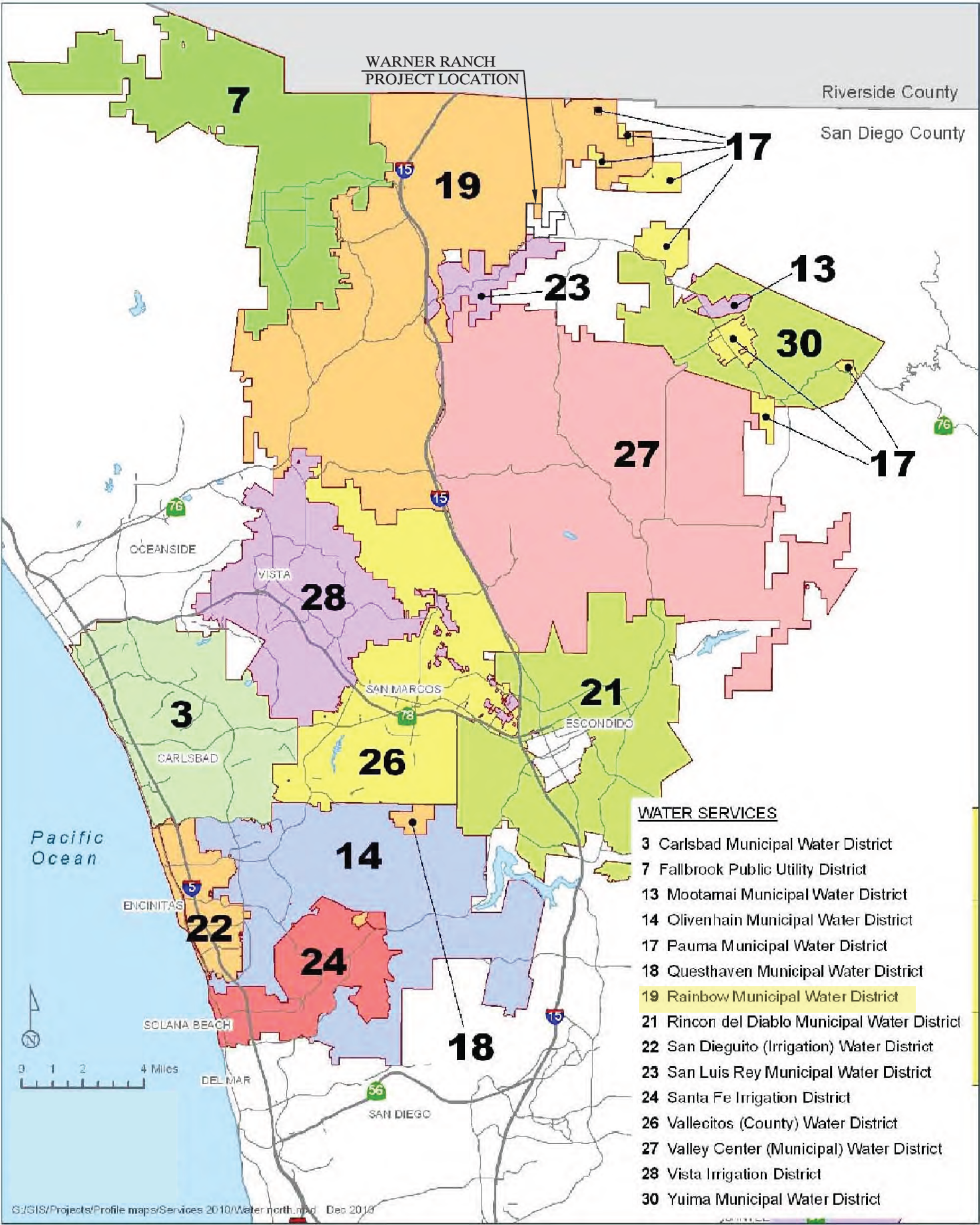
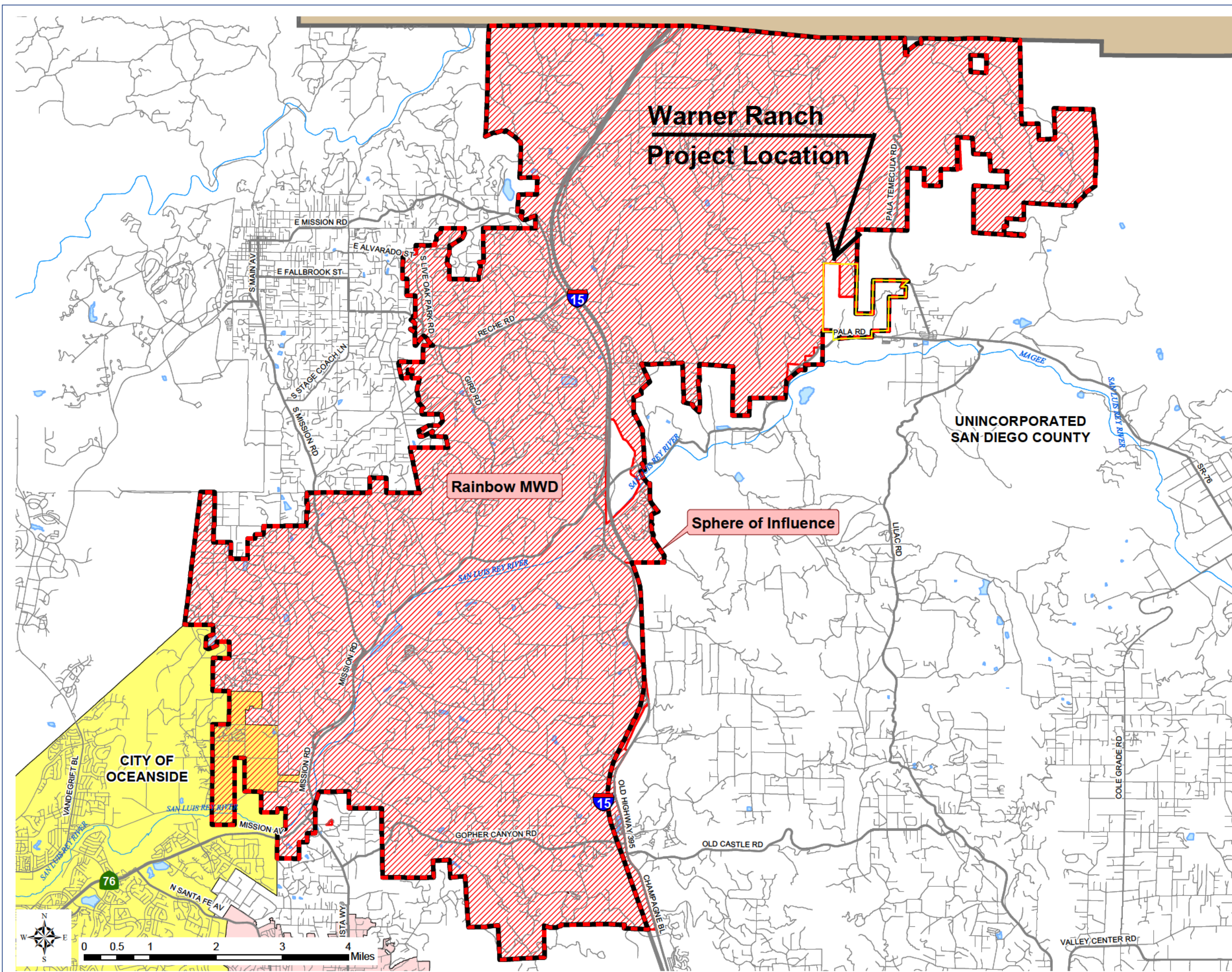


Figure 4.1 - SDCWA Member Agencies North County Map



Rainbow MWD

LEGEND

- Rainbow MWD
- Sphere of Influence (SOI)

SOI Adopted: 12 / 3 / 84
SOI Affirmed: 8 / 6 / 07
SOI Amended/Affirmed: 4 / 7 / 14

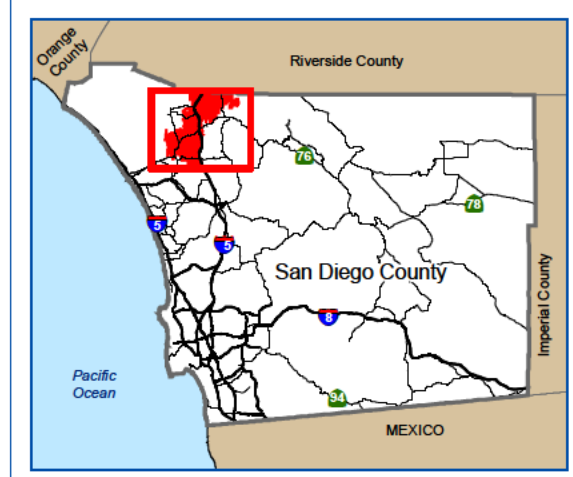


Figure 4.2 - RMWD Boundary and Sphere of Influence (SOI) Map

Riverside County to the north. Population within the District's service area was 19,495 in 2010 and is expected to increase to 27,238 by 2035 according to the Water Authority and SANDAG

The District itself covers over 49,800 acres and has approximately 6,300 connections. The district is broken up into 5 divisions (See Figure 4.3). Throughout the divisions there are 17 reservoirs with a total capacity of 1,350 acre feet water, 46 pressure stations and approximately 300 miles of pipeline. A majority of the district's water service is provided to agricultural customers and the average daily consumption of water throughout the district is 58,619 gallons per minute (gpm).

In accordance with the California Urban Water Management Planning Act, the District has prepared an Urban Water Management Plan (UWMP). The last update was completed in 2010 and was used to provide water demands and supply projections for the areas water needs.

The Warner Ranch project area was annexed into the RMWD Sphere of Influence (SOI) boundary. (See Figure 4.2) The inclusion of the project into the SOI was approved as part of a recent Supplemental Municipal Service Review (MSR) and Sphere of Influence Review conducted on April 7th 2014 by LAFCO and subsequently accepted by the RMWD Board on April 22nd, 2014. Complete annexation into the district boundaries will be necessary and would be completed once the project is approved and all environmental clearances are completed.

Senate Bill 610 and 221 The preparation of a Water Supply Assessment Report (WSA) is required by California law commonly known as Senate Bill (SB) 610 (specifically, Public Resources Code Section 21151.9 and California Water Code Sections 10631, 10656, 10657, 10910, 10911, 10912, and 10915). These requirements were instituted during the 2001 legislative session and became effective January 1, 2002. The law applies to projects larger than certain specified thresholds and that are subject to the California Environmental Quality Act (CEQA). The residential component of the Warner Ranch project exceed the specified threshold; and, therefore, is subject to the requirements of SB 610 for the preparation of a WSA.

SB 221, a companion Senate Bill approved at the same time as SB 610, requires verification of water supplies as a condition of tentative map approval for residential subdivisions of 500 units or more. The Warner Ranch project proposal contains more than the minimum 500 residential units; and, therefore, SB 221 is applicable to the project. The required Water Supply Assessment Report (WSA) has been prepared and is attached as Appendix A.3. The report provides a comprehensive review of current and projected water supplies including various factors affecting the availability of the San Diego County Water Authority. This water assessment analyzes water supply, improvements