

A-9 Vallecitos Water District

- A-9-1** The comment summarizes the proposed project, including the location, number of units, acreages of various components of the proposed project, and surrounding roadways. The comment restates information contained in the Draft EIR and does not raise an environmental issue within the meaning of CEQA. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the proposed project.
- A-9-2** The comment states that sewer and water facilities not within the public right-of-way (ROW) will require a 20-foot-wide easement granted to Vallecitos Water District (VWD), and that the owner is responsible for obtaining these easements. The County agrees with the comment. The project applicant (owner), or its designee, shall be responsible for the dedication of all easements related to sewer and water facilities not otherwise within the public ROW as part of the final engineering and final mapping process. The County will condition the proposed project to work with VWD in establishing these easements.
- A-9-3** The comment states that VWD has completed a water and sewer study evaluating the proposed project's land use and assessed the impacts of the proposed project to determine if existing facilities are adequately sized to provide service to the proposed project. The comment states the study provided conditions of service and required improvements which will be required prior to VWD approval of the proposed project. The County notes the comment provides factual background information and does not raise an environmental issue within the meaning of CEQA. The County further notes that the County Board of Supervisors holds the decision-making authority of project approval and that the proposed project will be conditioned to meet VWD's conditions of service and obtain VWD's approval of sewer and water improvement plans as a condition of permit issuance to build the proposed project's sewer and water improvements.
- A-9-4** The comment states the project Site is within many pressure zones and notes VWD requires minimum static pressure of 40 pounds per square inch (psi) at the water meter, and that any area with water pressure near or above 150 psi will require water pressure regulators. The County agrees with these requirements and notes that the proposed project will be conditioned to obtain VWD approval of sewer and water improvements which will ensure these requirements are addressed in the final engineering and design process.
- A-9-5** The comment states the project Site is partially within the boundaries of the VWD for sewer service and will require annexation in accordance with VWD Ordinance No. 200 prior to being eligible for sewer service. The County notes the comment provides

Comment Letter Responses

- factual background information which was also contained with the DEIR and which does not raise an environmental issue within the meaning of CEQA. Further, the County notes that the “annexation” is not a LAFCO annexation, rather, as stated on page 1-18 of the DEIR, “The majority of the project Site would require annexation into a Sewer Improvement District prior to sewer service being available. This is an internal process for VWD and does not require Local Agency Formation Commission approval.”
- A-9-6** The comment requests the DEIR be revised to note that water from the Colorado River is provided via the Colorado River Aqueduct. The County agrees with the comment. Pages 2.14-14 and 2.14-15 of the FEIR have been revised accordingly.
- A-9-7** The comment states some of VWD’s wastewater is directed to the Encina Water Pollution Control Facility, not only the Meadowlark Reclamation Facility. The County agrees with the comment. Page 2.14-20 of the FEIR has been revised accordingly.
- A-9-8** The comment notes the Deer Springs 1235 Zone should state a Deer Springs pump station capacity of 1,500 gallons per minute instead of 1,200 gpm. The County agrees with the comment. Page 2.14-34 of the FEIR has been revised accordingly.
- A-9-9** The comment requests a sentence be revised to remove the word “Thus” to avoid any implication that VWD repealed Ordinance 195 “because it met the 24% cut back mandate.” The comment clarifies the Ordinance was repealed because Executive Order B-37-16 was cancelled and VWD was no longer mandated to meet water use restriction targets by the State. The County agrees with the comment. Page 2.14-39 of the FEIR has been revised accordingly.
- A-9-10** The comment states the DEIR be revised to clarify that VWD “can and will achieve water savings/reductions of at least 20 percent per Water Code Section 10608.16.” The County agrees with the comment. Page 2.14-42 of the FEIR has been revised accordingly.
- A-9-11** The comment states the DEIR is missing “gpd” on page 2.14-45. The County agrees with the comment. Page 2.14-45 of the FEIR has been revised accordingly.
- A-9-12** The comment states that VWD will not revise the water demand factors to remove the allocation of water usage assigned to dedicated open space and non-irrigated fuel modification zones within the VWD service area because VWD services similar properties with potable water and has precedence for the 200-gallons-per-day-per-acre (200 gpd/acre) water demand factor for such uses. The County notes M-UT-3 does not compel VWD to make any such change, nor does the DEIR rely upon this

Comment Letter Responses

revision to reach the **less than significant** finding in Section 2.14. The County also recognizes the validity of VWD's open space water duty factor of 200 gpd/acre of open space as applied through VWD's water supply planning requirements (e.g., VWD's Urban Water Management Plan and Water, Wastewater, and Recycled Water Master Plan). Notwithstanding VWD's use of this duty factor for planning purposes, in the case of the Newland Sierra Project and with any projects dedicating open space preserve, neither the County nor the Wildlife Agencies (U.S. Fish & Wildlife Service and California Department of Fish & Wildlife) will allow permanent irrigation within open space preserve areas as irrigation within preserve areas supporting native habitat and species can have negative impacts on the native flora and fauna.

As it relates to the proposed project's use of irrigation in open space areas more broadly, the proposed project includes four general types of open space areas, three of which effectively require no form of permanent irrigation, as follows:

- 128.9 acres of Fuel Modification Zone 1 areas immediately adjacent to the proposed project's developed areas and roads and which would be permanently irrigated as fire breaks;
- 193.5 acres of Fuel Modification Zone 2 areas between Fuel Modification Zone 1 areas and the proposed project's preserve areas, 187.5 acres of which would not be irrigated, 6.0 acres of which would be irrigated vineyards, and 2.2 acres of which would be irrigated water quality/detention basins;
- 47.5 acres of Fuel Modification Zone Special Management Areas between the proposed project's neighborhoods, none of which would be irrigated; and
- 1209.1 acres of permanent preserve area, none of which would be irrigated.

Of the 1,579 acres of these forms of open space in the proposed project, only 137.7 total acres would be irrigated, including 128.9 acres of Fuel Modification Zone 1 areas and 8.8 acres of Zone 2 areas that are vineyards and water quality/detention basins. The remaining 1,441.3 acres of open space in the proposed project would not include any permanent irrigation; only areas within Fuel Modification Zone 2 or Special Management Areas that are revegetated would require temporary irrigation. The Fuel Modification Zone 1 areas would include a landscape palette and irrigation system that uses approximately 45% of the Maximum Applied Water Allowance (MAWA) established by the County's recently updated (2016) Landscape Ordinance and Water Efficient Landscape Design Manual, thereby using substantially less water than other forms of permanently irrigated landscapes.

A-9-13 The comment notes Page 2.14-56 references an incorrect table. The County agrees with the comment. Page 2.14-56 of the FEIR has been revised accordingly to reference the correct Table.

Comment Letter Responses

- A-9-14** The comment requests the description of the Meadowlark Water Recycling Facility be modified. The County agrees with the comment. Page 2.14-57 of the FEIR has been revised as requested.
- A-9-15** The comment states that VWD Ordinance No. 198 identifies water conservation measures related to current and future drought conditions, including the curtailment of availability letters and limiting new service connections at Drought Level 3. The County notes the comment provides factual background information and does not raise an environmental issue within the meaning of CEQA. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the proposed project.
- A-9-16** The comment states VWD relies on important water and notes the letter is intended for planning purposes and does not imply VWD will provide service at a future date. The comment notes that any commitment(s) to provide services are made by the VWD Board of Directors and subject to compliance with VWD's fees, charges and regulations. The County notes the comment provides factual background information and does not raise an environmental issue within the meaning of CEQA. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the proposed project.