

TM 5223 Rpl<sup>3</sup> Shadow Run Ranch  
Groundwater Supply Letter  
December 2013 Revised August 2019

This letter describes the existing and proposed potable and non-potable water supply for Shadow Run Ranch (project). ~~Groundwater~~ Bottled water is currently used for potable water needs ~~and irrigation on the Shadow Run site. Groundwater is used to meet the water needs~~ of an on-site manager's residence and caretaker's residence. The County of San Diego's Groundwater Ordinance estimates typical residential water use at 0.50 acre feet per year (AFY). Annual water use for on-site residences is therefore estimated at approximately 1.0 AFY of water.

The site supports approximately 154 acres of agriculture at the present time, most of which is irrigated. Estimated per acre water use for citrus and avocado is approximately 3.5 to 4.0 AFY. Total annual use is estimated at 616 AFY using the 4.0 AFY/acre estimate. This water is supplied from wells currently operated on-site. The existing project, therefore, is projected to use approximately 617 AFY of water.

The project proposes 44 residential lots, a 39.12 acre agricultural lot, and the retention of approximately 1.0 to 1.5 acres of grove on each individual lot. While continuation of agriculture on individual private lots cannot be guaranteed, retention of 1.5 acres of grove per lot is assumed to obtain a conservative water use analysis. ~~In addition, some agriculture located in future biological open space will be taken out of production.~~

Residential potable water use will ~~therefore~~ be approximately 22.0 AFY based on the County's 0.5 AFY/residence use estimate. Agricultural area will be reduced to 109 acres due to the removal of trees for roads and pads. Agricultural water use is estimated at 436 ~~405.1~~ AFY using the 4.0 AFY/acre estimate. Total water use on the site will be 458 ~~424.4~~ AFY. The project will result in a net reduction of ~~159~~ 44-AFY (617-458), a reduction of approximately ~~25~~ 28-percent. Water use is summarized in Table 1, "Shadow Run Ranch Water Use Data."

The project proposes to annex into the Metropolitan Water District (MWD), California Water Authority (CWA), and Yuima Municipal Water District (YMWD) for potable water service. Three boundary adjusted lots (A, C, and D on the Boundary Adjustment plat) totaling 17.16 acres, will also be annexed. Three ~~Two~~ adjacent offsite parcels owned by the applicant (APN 111-080-16, -17, and -20) totaling 11.45 ~~10.46~~ acres will also be annexed. To date the CWA and YMWD Boards have given preliminary approved the annexation in actions on February 28, 2019 and April 21, 2016 respectively. Additionally, YMWD has reviewed the annexation and its Board approved a Negative Declaration for the annexation on September 28, 2009. County Planning Commission approval and certification of an environmental document are required prior to the final phase of annexation. YMWD next will obtain This final phase will include approval of the annexation from LAFCO and final action by MWD, CWA, and YMWD. The annexation process will require an approved environmental document from the County of San Diego before it is finalized. A synopsis of the annexation process is included as Attachment A of this letter.

The proposed potable water system is shown on Figure 1, "Water Circulation and Well

Locations.” YMWD water will be supplied from a point on the south side of SR 76 adjacent to Adams Drive and will enter the site via Haas Grove Lane. The water distribution system will follow proposed streets to each lot. Approximately 22.0 AF of water will be imported.

The project proposes annexation for the purpose of using YMWD water for potable uses only. Water for irrigation in the agricultural open space lot and residential lots will be provided by the applicant. The existing infrastructure on the site will be modified to provide a separate nonpotable water supply system to the agricultural open space lot and individual lots.

The applicant will continue to own and maintain the reservoir and wells or a homeowners association will assume ownership and operation of the system. Water will be pumped to the existing reservoir where it will be distributed via gravity feed. Some wells are located in areas designated for biological open space protection. Access to these wells for maintenance purposes will be maintained to ensure continued access to irrigation water for on-site agriculture.

The project design will encourage conservation by reserving potable water for residential use only. Overall water use will also decline by approximately 25 ~~28~~ percent as a result of the conversion of some agricultural land to residential uses and open space. ~~The following table~~ Table 1 summarized current and proposed water use data.:

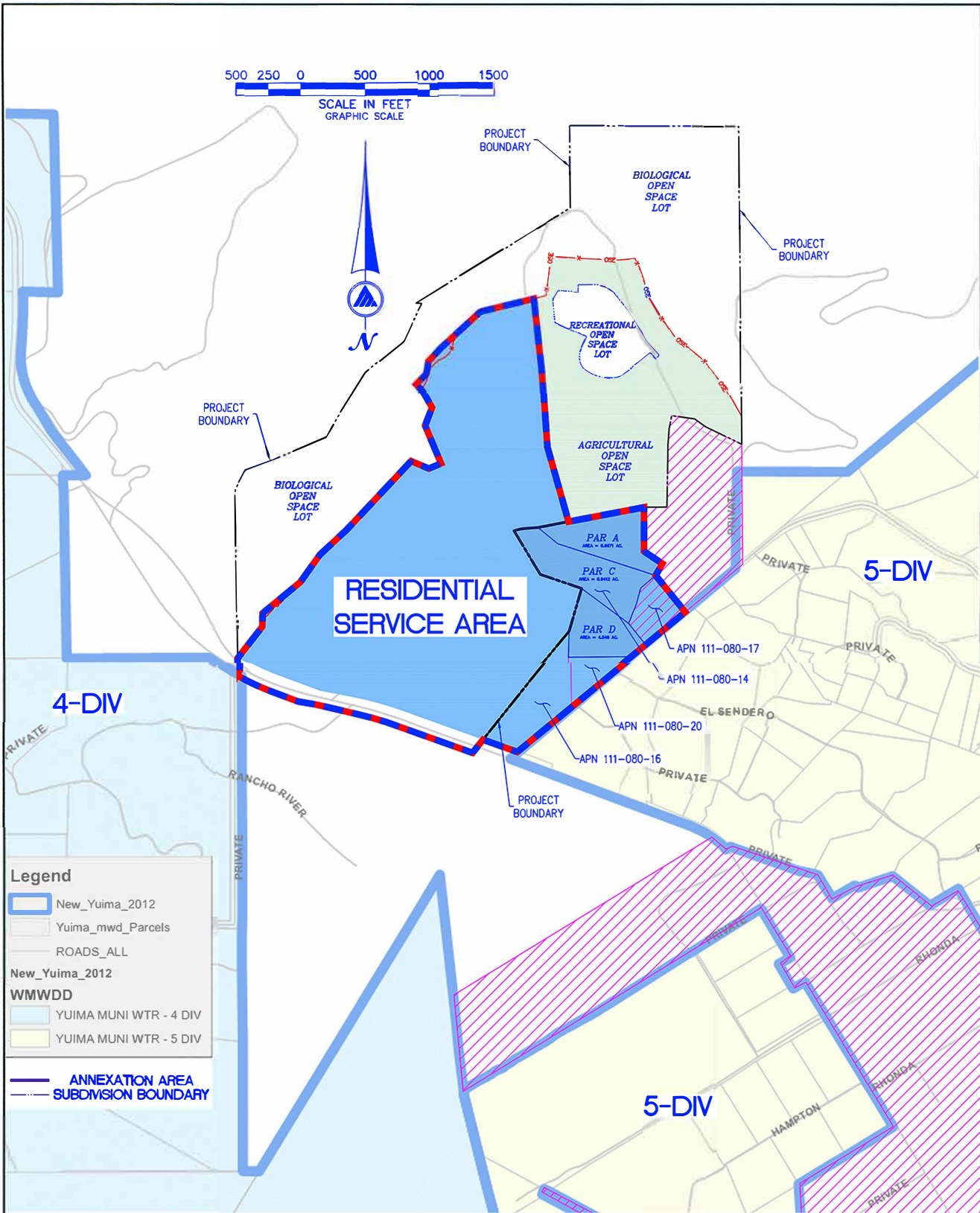
| <b>Shadow Run Water Use Data</b><br>(Acre-feet per Year (AFY)) |                          |   |
|--|--------------------------|---|
| <b>Type of Water</b>   | <b>Current Water Use</b> | <b>Source of Water Use</b>                    |
| Potable  | 1.0                      | 2 residences                                  |
| Non-potable  | 616                      | 154 acres citrus and avocado @ approx 4.0 AFY |
| Total  | 617                      |   |
| <b>Proposed Water Use</b>                                      |                          |   |
| Potable  | 22.0                     | 44 residences                                 |
| Non-potable  | 420                      | 105.1 acres @ approx 4.0 AFY                  |

|       |     |  |
|-------|-----|--|
| Total | 442 |  |
|-------|-----|--|

**Table 1: Shadow Run Ranch Water Use Data  
(Acre-feet per year (AFY) unless noted)**

| <b>Type of Water</b>      | <b>Current Water Use</b> | <b>Source of Water Use</b>  |
|---------------------------|--------------------------|---|
| Potable                   | 1.0                      | 2 residences  |
| Non-potable               | 616                      | 154 acres citrus, avocado <u>and other crops</u> @ approx 4.0 AFY |
| Total                     | 617                      |   |
| <b>Proposed Water Use</b> |                          |   |
|                           |                          |   |
| Potable                   | 22.0                     | 44 residences   |
| Non-potable               | 436.4                    | 109.1 acres <u>groves</u> @ approx 4.0 AFY                        |
| Total                     | 458.0                    |   |

Note: The project applicant provides approximately 40 AFY of non-potable water from wells on the project site to off-site areas proposed to be boundary adjusted. This would continue if the project is approved. Since there is no net change in the water use this water is not included in these calculations.





## Figure 2

**Attachment A**  
**Annexation Process**



A map of San Diego County, California, showing the boundaries of the San Diego County Water Authority (SDCWA) in yellow. The map includes labels for neighboring counties: Orange County to the west, Riverside County to the north, and San Diego County to the east. The Pacific Ocean is to the south and west. A north arrow is located in the bottom left corner. The date "January 3, 2018" is printed in the center of the map. The title "San Diego County Water Authority Annexation Packet" is prominently displayed in the center.

# **San Diego County Water Authority Annexation Packet**

**January 3, 2018**



## **Section 6 – Summary of the Annexation Process**

Annexation to MWD, the Water Authority, and the corresponding member agency is required prior to delivery of imported water to territory currently outside these agencies' boundaries. The Water Authority's member agency originates the annexation request and works with the Water Authority and the San Diego Local Agency Formation Commission (LAFCO) to satisfy all the annexation requirements. The Water Authority works directly with MWD to ensure that all of MWD's requirements are met. The entire annexation process takes approximately 18 months to complete. Completion of documentation to comply with CEQA and, if applicable, NEPA may lengthen the annexation process timeline. The annexation process is summarized below:

1. Formal annexation request made to the Water Authority's member agency by the property applicant.
2. Member agency adopts a resolution requesting concurrent annexation to the Water Authority and MWD.
3. Member agency submits to the Water Authority information required to process the annexation request, as described in Section 8 of this packet, which includes:
  - a. Annexation request consistent with the Water Authority's Annexation Policies (Section 3 of this packet), the Procedures for Implementing Annexation Policy #2 (Section 4 of this packet), and MWD's Administrative Code Section 3100 a.(b) (Section 7 of this packet),
  - b. Information described in Section 8 of this packet, and
  - c. Water Authority's annexation application fee.
  - d. MWD's processing fee.
5. Water Authority board adopts resolution setting preliminary, informal terms and conditions, and requesting MWD set formal terms and conditions.
6. Property owner(s) and the Water Authority shall enter into an agreement regarding the imposition of the standby charges in accordance with Section 45-5.2 of the County Water Authority Act.
7. Member agency submits the following to the Water Authority for review, and then the Water Authority forwards to MWD:
  - a. Any changes to the annexation documents submitted previously, and
  - b. Documents complying with the California Environmental Quality Act (CEQA).
8. MWD board adopts resolution setting formal terms and conditions of the annexation.
9. Member Agency adopts resolution accepting the Water Authority and MWD's terms and conditions.
10. Water Authority board adopts resolution approving annexation and verifying policies have been met.

## Section 6 – Summary of the Annexation Process

11. At the request of LAFCO, the Water Authority, its member agency, and MWD will each submit to LAFCO a Subject Agency Supplemental Information Form regarding the proposed annexation.
12. Member agency obtains LAFCO resolution approving annexation.
13. Member agency forwards annexation payment to MWD and Water Authority, based on current fees and charges.
15. Member agency certifies with LAFCO that all conditions are met.
16. LAFCO records certificate of completion.
17. Following annexation, the member agency shall annually submit for a six-year period to the Water Authority information required to comply the Water Authority's reporting requirements (Section 5 of this packet) and with MWD's Administrative Code Section 3107 on Water Use Efficiency Guidelines.

The process will stop, if at any step, the Water Authority or MWD denies approval, but the agencies may reinstate the process upon later application.

The table below provides a summary of the major actions taken to process an annexation.

| Summary of Major Actions Required to Process an Annexation   |
|--|
| Member Agency Board requests concurrent annexation   |
| Water Authority Board establishes preliminary informal terms and conditions                            |
| Water Authority Board requests MWD adopt formal terms and conditions                                   |
| MWD Board consents to the annexation, fixes terms and conditions                                       |
| Member Agency Board accepts Water Authority and MWD terms and conditions                               |
| Water Authority Board grants final approval of annexation verifying terms and conditions have been met |