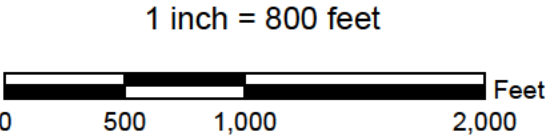
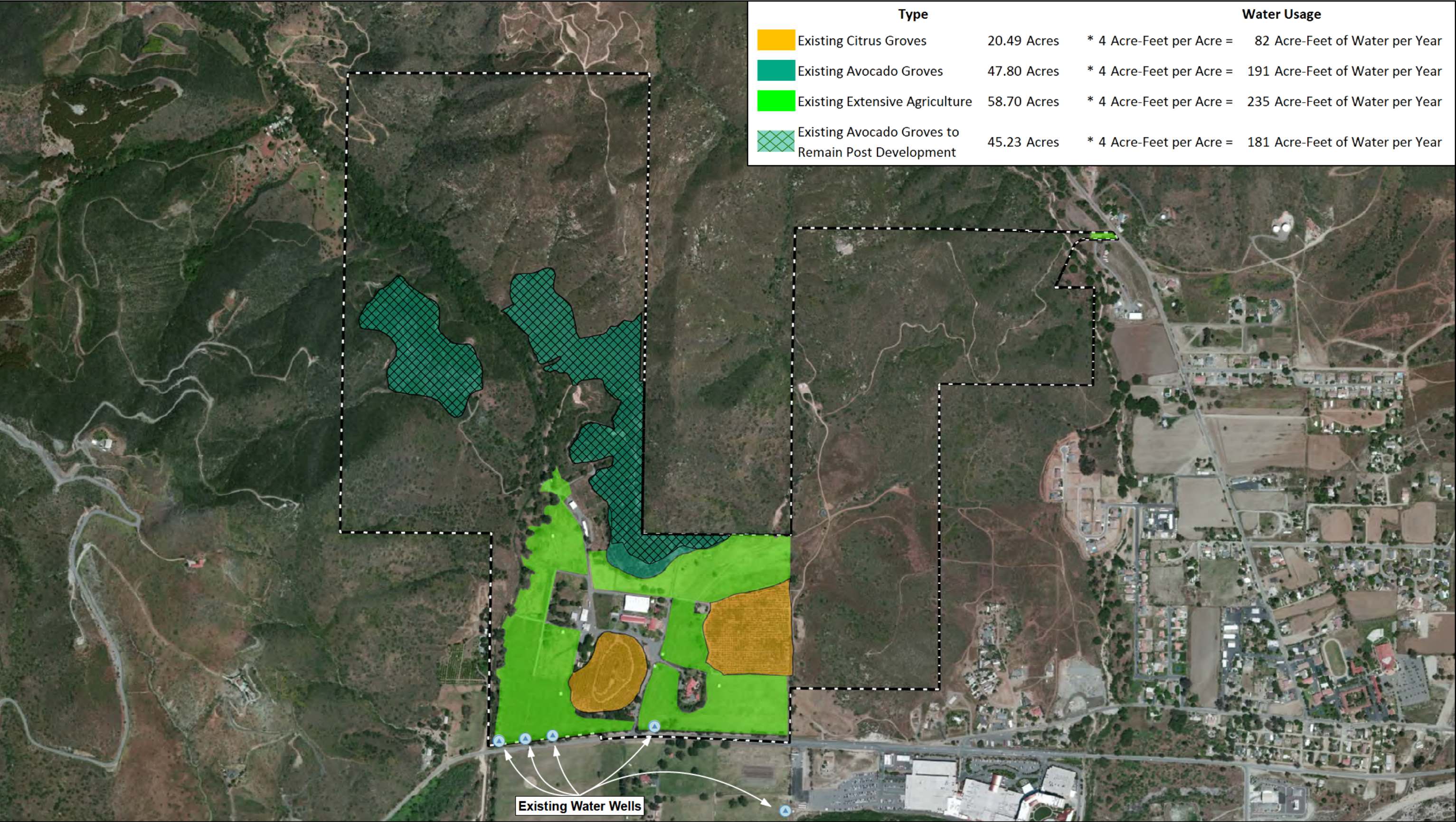


Figure 4.4 - Existing Wells and Agricultural Uses Map



Shapouri & Associates

www.Shapouri.com

Project: Warner Ranch Water Usage Analysis

Date: 10/10/2014

Sheet: 1

Data Source(s): Dudek Vegetation Data - 2012-08-16

* <http://ucanr.edu/blogs/blogcore/postdetail.cfm?postnum=7186>

Storage - Portions of the Warner Ranch project area are situated within the RMWD sphere of influence, Division 5. There are four storage tanks located within this reach of Division 5, the closest being Gomez Creek (See Figure).

Distribution and Storage - Existing facilities within the area will need to be upgraded in order to meet the project needs. These improvements include offsite line extensions as well as the construction of a water reservoir on the northern portion of the property.

Service to the project will be provided through an extension of the existing 8-inch line in Jeremy Way, which is located just northerly of the project site and maintained by RMWD (see Figure 4.5). This line would be extended approximately 2,000 linear feet to the site and connect to a 4 mg reservoir. Water would then be distributed to the project via a 12-inch line which is connected to the water reservoir.

Conservation - The existing wells within the project area will be retained for irrigation purposes and can provide an alternate source for landscape irrigation. In addition, project landscaping will use native and drought tolerant plants for further water conservation.

Existing Facilities

On-Site

- 5 existing water wells (will be retained and used for irrigating project landscaping and agricultural uses)

Off-Site

- An existing 8-inch water line in Jeremy Way

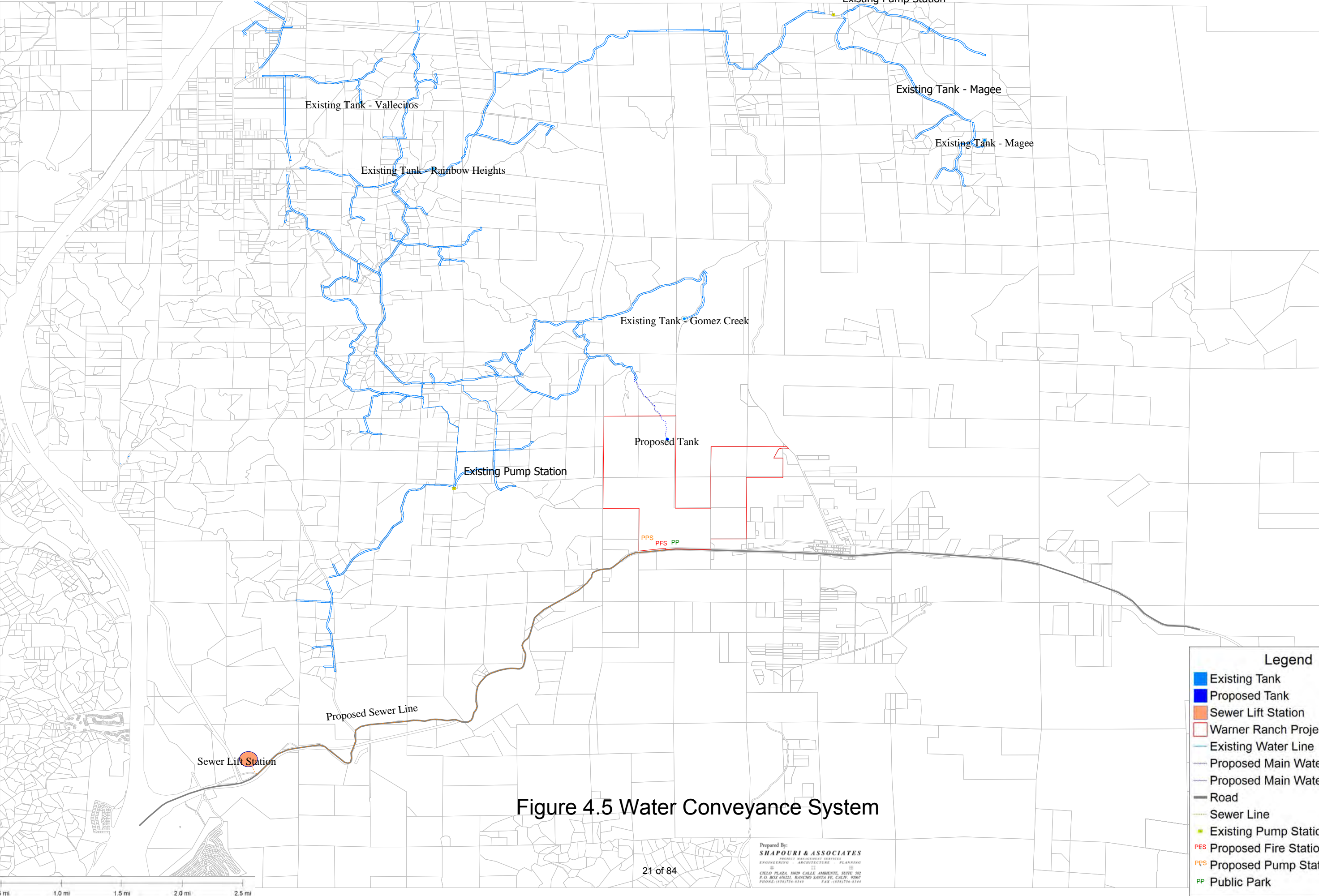
Proposed Facilities

On-Site

- A proposed 8-inch water line extending from Jeremy Way
- A proposed 4 mg reservoir
- A proposed 12-inch internal project distribution line

Off-Site

- A proposed 8-inch water line extending from Jeremy Way



District Annexation Process

Established by State Law in 1963, the San Diego Local Agency Formation Commission (LAFCO) is a regulatory agency with quasi-legislative authority. While having county-wide jurisdiction, LAFCO is independent of county government. LAFCOs were designed to provide assistance to local agencies in overseeing jurisdictional boundary changes. LAFCOs are governed by the Cortese-Knox-Hertzberg Act.

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. A primary objective of LAFCO is to initiate studies and furnish information that contributes to the logical and reasonable development of public agencies

The Commission also is obligated to develop and adopt spheres of influence for each city and special district within the county. A sphere of influence is defined as a "plan for the probable physical boundaries and service area of a local government agency as determined by the Commission". Spheres are characterized as planning tools used to provide guidance for individual proposals involving jurisdictional changes, and are intended to encourage efficient provision of organized community services and prevent duplication of service delivery. Territory must be within a city or district's sphere in order to be annexed.

As mentioned above, The Warner Ranch project area is situated within the RMWD district boundaries or Sphere of Influence (SOI). (See Figure 4.2) As such, complete annexation into the district boundaries will be necessary. Annexation is the means by which an existing agency extends its corporate boundaries. In its most basic form, annexation can be considered a four part process. The steps are generally outlined below.

Prefiling. An application may be filed with the LAFCO by petition of affected landowners or registered voters, or by resolution from the involved agency. Prior to filing, the proponent should meet with the LAFCO's executive officer to establish the minimum requirements for processing, then meet with any affected special districts and agencies to agree upon a taxation scheme and needed property tax transfers. Commission action is subject to CEQA and an initial study will be required. In most cases, the agency (or the private proponent) will be responsible for preparing the initial study and the environmental document under LAFCO direction.

Filing and LAFCO consideration. LAFCO has 30 days in which to review an annexation application and determine that it is complete for processing. Once the application has been accepted as complete, the LAFCO will analyze the proposed annexation in light of the commission's state mandated evaluation

criteria and responsibilities and its own adopted policies. Before the executive officer issues a certificate of filing, the involved agency, and affected special districts are required to negotiate the allocation of property tax revenues during a 30-day mandatory negotiation period, but are not required to reach agreement (Rev & Tax Code Section 99 and 71 Ops. Cal. Atty. Gen. 344 (1988)). Nonetheless, the executive officer is prohibited from issuing a certificate of filing if an agreement has not been reached, which is a precondition to LAFCO's hearing on an application for annexation (*Greenwood Addition Homeowners Association v. City of San Marino* (1993) 14 Cal.App.4th 1360).

LAFCO may approve, conditionally approve or deny the proposed annexation. The lead agency, whether it is the LAFCO or the involved city, must comply with CEQA requirements prior to the LAFCO's action. The conditions set by the commission's resolution will be the ground rules for the conducting authority's subsequent action (Section 56851). Within 30 days of the LAFCO's resolution, any person or affected agency may file a written request with the executive officer for reconsideration of the annexation proposal (Section 56857).

Proceedings of the Conducting Authority. The involved agency, acting as the "conducting authority" in accordance with the requirements of the Cortese-Knox Act and LAFCO, will hold a public protest hearing to determine whether the proposed annexation must be approved without an election, terminated, or whether an election must be called to determine the proposal's outcome. The number of protests received before and during the hearing will determine which of these options the city must follow. If the annexation is approved, the agency will forward a resolution containing the results of its activities to the LAFCO for final review and ratification. If the proposal is terminated, a resolution to this effect will be forwarded to the LAFCO and no new annexation may be proposed on the site for at least one year, unless the LAFCO waives the limitation upon finding that the limitation is detrimental to the public interest (Sections 56855 and 56851). When an election is held, only residents of the proposed city or territory have a right to vote on the issue of annexation (Sec. 57103 and *Board of Supervisors v. LAFCO* (1992) 3 Cal.4th 903).

Final Certification. When the LAFCO executive officer is satisfied that all elements of the Act have been properly addressed, that the annexation approved by the agency conforms to the annexation proposal approved by the Commission, and that all conditions have been met, he or she will certify that the annexation is complete. If the executive officer finds the application submittal to be incomplete, then it will be returned to the agency for completion. The annexation is not complete until it has been certified by the executive officer. The commission may establish an "effective date" for the annexation. Alternatively, the effective date will be the date the certificate of completion is recorded by the County Recorder.

Water Opportunities and Constraints

Opportunities:

- *Transmission Main Improvements* - The Warner Ranch project area is located on the eastern reaches of the RMWD and will connect to an existing transmission line located within Jeremy Way and provide for an adequate connection point for the project needs.
- The existing onsite wells can provide landscaping water needs for the Warner Ranch project area.
- *Reservoir Improvements* - The Project will construct a new 4 mg storage reservoir which will enhance water availability in the area.
- *Operational Improvements* - The addition of a new storage tank, booster pumps and wells will help facilitate existing offsite and new onsite facilities to convey any new development demands that may be needed.
- *Annexation* - Only a portion of the Project is situated within the RMWD boundary and would require annexation proceedings

Constraints:

- *Transmission Main Improvements* Proposed transmission mains are sized to convey water only for the current project build out. Any development outside of the Warner Ranch project area would require new transmission mains to convey needed water.
- *Reservoir and Pump Station Improvements* - Any new development outside of the Warner Ranch project area would be required to construct adequate storage required for the development to prevent any system wide storage deficit.
- *Operational Improvements* - The Project will be required to add new storage lines as well as a new storage tank, however, there will be no anticipated operational constraints as a result of these improvements.
- *Annexation* - The Project is situated within the RMWD boundary and would require annexation proceedings once the project is approved and all environmental clearances are secured.

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5 Infrastructure

Wastewater

REGULATORY OVERVIEW

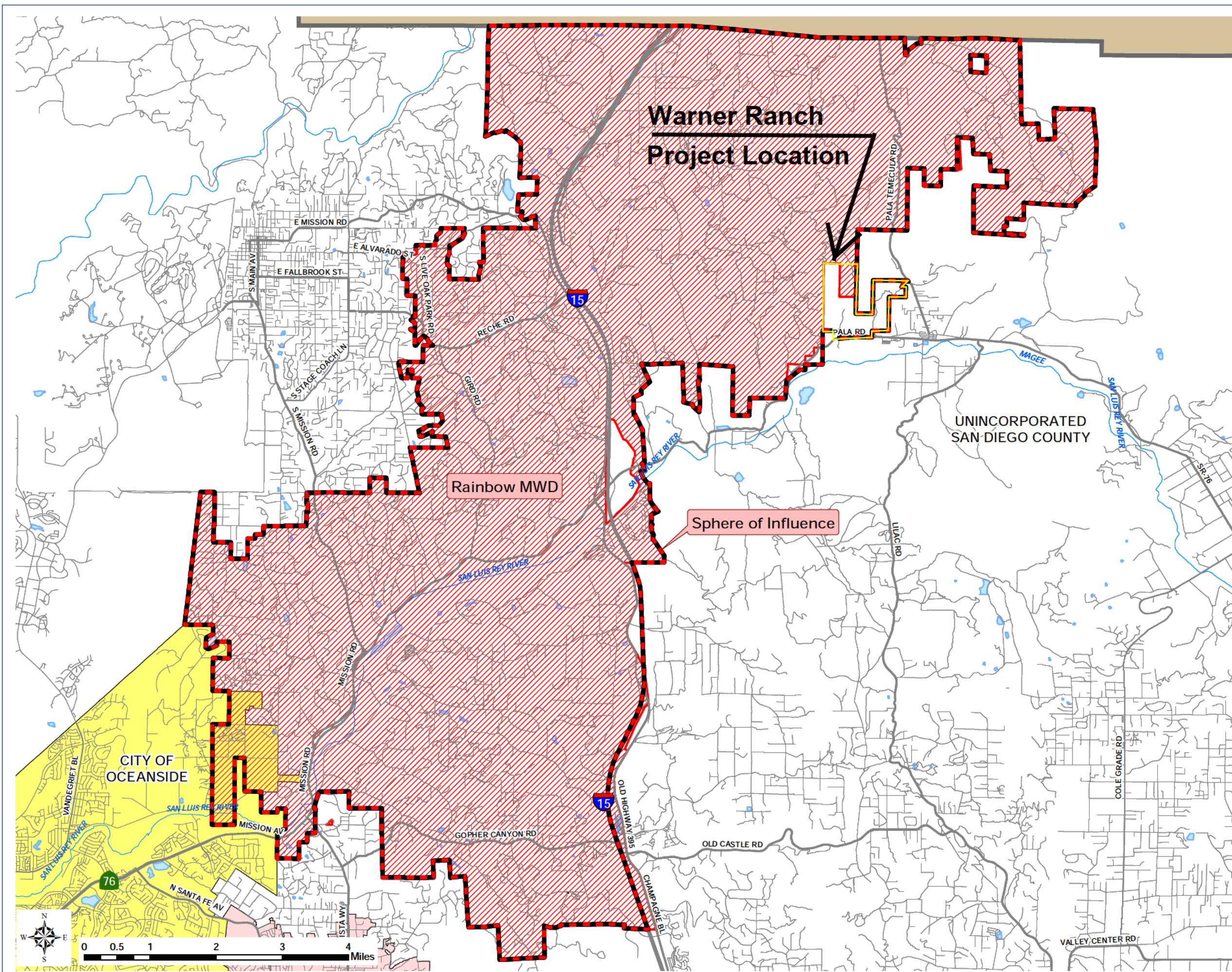
Wastewater districts are generally responsible for providing collection, transmission, and disposal of sewage. Wastewater districts can be classified as dependent sanitation districts or independent sanitation districts. A dependent sanitation district is formed by resolution of the San Diego County Board of Supervisors (BOS) while independent sanitation districts have their own independently elected Board of Directors.

Unincorporated areas not serviced by wastewater districts typically utilize septic systems for wastewater disposal. The most common type of septic system found in San Diego County consists of a septic tank connected to leach lines. Approximately 80,000 septic systems exist throughout the unincorporated County.

Rainbow Municipal Water District (RMWD) provides wastewater 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 Riverside County to the north (See Figure 5.1).

Rainbow Municipal Water District (RMWD) Rainbow Municipal Water District (RMWD) is an independent local governmental agency that provides water and sewer services to an unincorporated area of northern inland San Diego County. RMWD provides water and wastewater service to its 49,800-acre service area, which includes the unincorporated communities of Rainbow, Bonsall, and a portion of Fallbrook (See Figure 5.2). Sewer service is primarily concentrated along the eastern side of SR-76 and northeast of I-15. The remaining areas utilize septic systems for wastewater disposal.

In the areas served by public sewer, the District maintains facilities that collect and transmit sewage to the San Luis Rey Wastewater Treatment plant located in the City of Oceanside. This is accomplished by a gravity flow system of collection pipes, six pumping stations, and a large transmission main. The District owns through contract, capacity to treat one million gallons of sewage per day at the Oceanside plant.



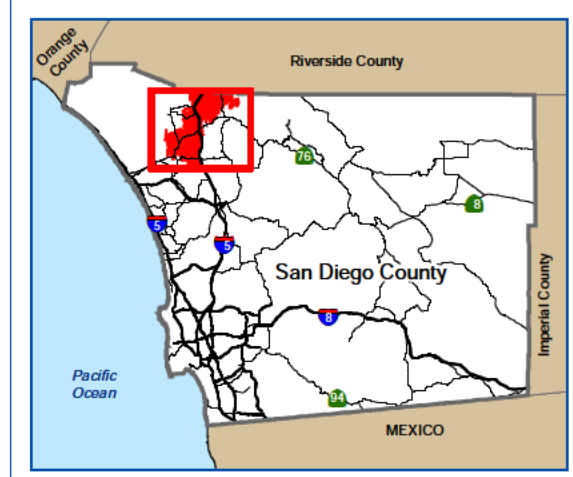
Rainbow MWD

LEGEND

[Red Hatched Box] Rainbow MWD

[Red Dashed Line Box] Sphere of Influence (SOI)

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



SAN DIEGO **LAFCO**



Figure 5.1 - RMWD Boundary and Sphere of Influence (SOI) Map