2.16 Utilities and Service Systems

This section presents existing conditions for utilities and service systems, including potable water supply and distribution, wastewater collection, transmission and disposal, and solid waste disposal within PSR Analysis Areas and the former CGSP area, and evaluates the potential effects that implementation of the Proposed Project may have on these systems. Information in the following section has been incorporated from the General Plan Conservation and Open Space Element and Land Use Element (County 2011a); Section 2.16 and Appendix D Groundwater Study of the 2011 PEIR (County 2011b); Countywide Integrated Waste Management Plan (DPW 2012), applicable Urban Water Management Plans; and additional resources as cited throughout the section.

A summary of the impacts to utilities and service systems identified in Section 2.16.3 is provided below.

Utilities and Service Systems Summary of Impacts

Issue Topic	Project Direct Impact	Cumulative Impact	Impact After Mitigation
Wastewater Treatment Requirements	Potentially significant	Less than significant	Less than significant
New Water or Wastewater Treatment Facilities	Potentially significant	Less than significant	Less than significant
Sufficient Storm Water Drainage Facilities	Potentially significant	Less than significant	Less than significant
Adequate Water Supplies	Potentially significant	Potentially significant	Significant and unavoidable
Adequate Wastewater Facilities	Potentially significant	Less than significant	Less than significant
Sufficient Landfill Capacity	Less than significant	Less than significant	Less than significant
Solid Waste Regulations	Less than significant	Less than significant	Less than significant
Energy Conservation	Less than significant	Less than significant	Less than significant

2.16.1 Existing Conditions

Section 2.16.1 of the 2011 PEIR included a discussion of existing conditions related to utilities and service systems in the unincorporated County. The utilities and service systems described in the 2011 PEIR are the same as the existing conditions evaluated in this SEIR. This section presents additional existing utilities and service systems conditions within the PSR Analysis Areas and the former CGSP Area that has become available since adoption of the General Plan in August 2011. All references used from the 2011 PEIR were reviewed to ensure they are still valid today, and are hereby incorporated by reference.

2.16.1.1 Potable Water Supply and Distribution

The following section discusses the potable water resources in the County, and includes a description of the SDCWA member agencies that serve the PSR Analysis Areas and the former CGSP Area, and groundwater dependent water districts that serve the PSR Analysis Areas. A discussion regarding the Borrego Valley Groundwater Basin is included in Section 2.8 (Hydrology and Water Quality) of this SEIR.

SDCWA Member Agency Water Districts

The Metropolitan Water District of Southern California provides approximately 71 percent of the total water supply for the entire San Diego County, and includes 12 member agencies. As one of the member agencies, SDCWA is the largest in terms of deliveries. The SDCWA provides water to 24 member agencies, which provide potable water service to some of the unincorporated areas of San Diego County. Of the 24 member agencies, nine provide water service to the PSR Analysis Areas and the former CGSP Area. The member agencies that provide service to the PSR Analysis Areas are shown in Table 2.16-1, along with the number of connections, the amount of water supplied, water usage by sector, and increase in dwelling units associated with the Proposed Project. Member agencies include Fallbrook Public Utilities Department, Helix Water District, Olivenhain Municipal Water District, Padre Dam Municipal Water District, Rainbow Municipal Water District, Rincon del Diablo Municipal Water District, Vallecitos Water District, Valley Center Municipal Water District, and Vista Irrigation District. Descriptions of these Water Districts and the PSR Analysis Areas and the former CGSP Area they serve are provided below.

Fallbrook Public Utility District

The Fallbrook Public Utility District provides water service to certain portions of Fallbrook. The District service area covers 28,000 acres and has 9,215 connections. The District operates approximately 230 miles of pipeline, four lift stations, one groundwater well, and the Red Mountain Reservoir, which has a storage capacity of 1,300 acre feet. The District imports 99 percent of its water supply from SDCWA and obtains one percent from local water sources, and provides 40 percent of its service to single family residential land uses, 43 percent to agricultural land uses, and 5 percent to commercial land uses. The annual volume of District water supplied is 11,849 acre feet (FPUD 2016). The Fallbrook Public Utility District also provides wastewater service to customers within its sewer service area. PSR Analysis Area FB21+ is within the Fallbrook Public Utility District water service area (not in the sewer service area).

Helix Water District

The Helix Water District service area covers 31,327 acres and has 56,008 connections. The District operates 713 miles of pipeline, 21 lift stations, one groundwater well, the R.M. Levy Water Treatment Plant, and four reservoirs. These reservoirs include Cuyamaca Lake with a capacity of 3,829 million gallons, Lake Jennings with a capacity of 3,189 million gallons, El Captain Lake with a capacity of 3,267 million gallons, and various storage tanks with a combined capacity of 70 million gallons. The R.M. Levy Water Treatment Plant has a treatment capacity of 106 million gallons per day. Helix Water District imports 82 percent of its water supply from SDCWA and obtains 18 percent from local water sources. The District provides 80 percent of its service to residential land uses, 12 percent to industrial/commercial land uses, and 7 percent to public land uses. The annual volume of District water supplied is 31,145 acre feet (HWD 2016). Portions of PSR Analysis Area CD14 are within the Helix Water District water service area.

Olivenhain Municipal Water District

The Olivenhain Municipal Water District provides water service to the unincorporated areas of Olivenhain Valley, Fairbanks Ranch, Mt. Israel, Elfin Forest, Rancho Santa Fe, 4S Ranch Specific Plan Area, Whispering Palms, and portions of the cities of Carlsbad, Encinitas, San Diego, San Marcos, and Solana Beach. The District service area covers 48 square miles, has 22,295 connections, and operates approximately 375 miles of pipeline, 16 storage tanks, the Olivenhain Reservoir, and the Roger Miller Reservoir. Additional facilities in this District include the Olivenhain Water Treatment Plant and two hydroelectric plants. The District imports 100 percent of its water supply from SDCWA, and provides 84 percent of its water service to residential,

industrial or commercial land uses, 12 percent of its service to irrigation uses, and 4 percent to agricultural land uses. The annual volume of District water supplied is 21,477 acre feet (DLM 2016). The District also provides wastewater service to customers within its service area. PSR Analysis Area SD15 is within the Olivenhain Municipal Water District water service area.

Padre Dam Municipal Water District

The Padre Dam Municipal Water District provides water service to portions of the unincorporated communities of Alpine, Crest-Dehesa, and Lakeside. The District also wholesales water to the Lakeside and Riverview Water Districts. The District covers 54,400 acres, has 23,379 connections, and has approximately 353 miles of pipelines, 26 potable water reservoirs, one recycled water reservoir, and 16 lift stations. One hundred percent of the District water supply is imported from SDCWA. Padre Dam Municipal Water District has two distinct service areas: western and eastern. The western area has higher residential densities and more intensive commercial land uses, while the eastern area has semi-rural densities and more agricultural land uses. The District provides 79 percent of its water service to residential land uses, 10 percent to commercial land uses, 6 percent to landscape uses, and 3 percent to agricultural land uses. The annual volume of District water supplied is 10,460 acre feet. The District also provides wastewater service to customers within its service area (PDMWD 2016). A portion of PSR Analysis Area CD14 is within the Padre Dam Municipal Water District service area.

Rainbow Municipal Water District

The Rainbow Municipal Water District provides water service to the unincorporated areas of northwestern San Diego County, specifically the unincorporated communities of Rainbow, Bonsall, and a portion of Fallbrook. The District service area is bounded by Camp Pendleton on the west, the City of Vista on the south, the Fallbrook and Rainbow Community Planning Areas on the east, and the County of Riverside on the north. The District service area covers 49,800 acres, has 7,838 connections, 17 reservoirs, 46 pressure stations, and approximately 300 miles of pipeline. The majority of water service is provided to agricultural customers (62 percent). The annual volume of District water supplied is 20,062 acre feet (RMWD 2016). PSR Analysis Areas BO18+, FB2+, FB17, FB19+, and former CGSP Subareas CG1, CG6, and CG8 are within the Rainbow Municipal Water District water service area.

Rincon del Diablo Municipal Water District

The Rincon del Diablo Municipal Water District provides water service to portions of the unincorporated areas of North County Metro, San Dieguito, and the cities of Escondido, San Marcos, and San Diego. The District covers 26,760 acres, has approximately 7,800 connections, and has 129 miles of pipeline, four lift stations, and 10 reservoirs. Water service is provided to residential land uses (71 percent), commercial land uses (19 percent), and agricultural land uses (less than 1 percent). The annual volume of District water supplied is 5,744 acre feet (RDDMWD 2016). PSR Analysis Areas NC18A and NC3A (portion) are within the Rincon del Diablo Municipal Water District water service area.

Vallecitos Water District

The Vallecitos Water District provides water service to the City of San Marcos, portions of the cities of Vista, Escondido, and Carlsbad, and the unincorporated areas/communities of Twin Oaks, and portions of San Dieguito, Bonsall, and North County Metro. The District serves approximately 21,900 connections over a 28,800-acre service area, with 100 percent of the water supply imported from SDCWA. The District operates 9 pump stations, 329 miles of pipeline, and 16 reservoirs (227 acre feet total capacity). Vallecitos Water District provides approximately 62

percent of its water supply to residential land uses, 6 percent to commercial land uses, 14 percent to landscape uses, 7 percent to agricultural uses, and less than 5 percent to industrial, institutional, and governmental land uses. The District also provides wastewater service to customers within its sewer service area. The annual volume of District water supplied is 4,349 acre feet (VWD 2016). PSR Analysis Areas NC37 (portion), NC38+ (portion), and former CGSP Subarea CG7 are within the Vallecitos Water District water service area.

Valley Center Municipal Water District

The Valley Center Municipal Water District provides water service to the residents of Valley Center and surrounding areas (generally located east of I-15). The District serves approximately 10,700 connections within a service area of 62,100 acres, operates 26 pump stations, 97 pumps, 15 pressure reducing stations, 270 miles of pipeline, and 79 reservoirs and storage facilities (415 acre feet total capacity). All of the District water is imported from SDCWA. Land uses served include agriculture (66 percent), residential (21 percent), and commercial (7 percent). The annual volume of District water supplied is 24,511 acre feet. The District also provides wastewater service to customers within its service area (VCMWD 2016). PSR Analysis Areas NC3A (portion), VC51, VC57+, VC67, VC7+, and former CGSP Subareas CG2, CG3, CG4, and CG5 are within the Valley Center Municipal Water District water service area.

Vista Irrigation District

The Vista Irrigation District provides water service to the City of Vista, portions of Escondido, Oceanside, and San Marcos, and the unincorporated areas located on the periphery of San Marcos and Vista, and portions of the North County Metro Subregion. The District serves approximately 28,649 connections over a service area of 21,316 acres. Approximately 70 percent of this District water supply is imported from SDCWA and the remaining 30 percent comes from groundwater sources that include the Warner Basin aquifer and surface diversion sources, such as Lake Henshaw. Vista Irrigation District operates 462 miles of pipeline, 8 lift stations, the Escondido/Vista Filtration Plant (90 million gallons per day capacity), and 14 reservoirs (48 million gallons per day combined capacity), and supplies 65 percent of its water service to residential land uses, 7 percent to commercial land uses, 4 percent industrial land uses, 11 percent to irrigation land uses, and 5 percent to agricultural land uses. The annual volume of District water supplied is 17,833 acre feet (VID 2016). PSR Analysis Areas NC22 and NC38+ (portion) are served by Vista Irrigation District.

Groundwater Dependent Water Districts

The three groundwater-dependent water districts listed below, and shown in Table 2.16-2, serve certain PSR Analysis Areas. These districts rely on groundwater as the only source for their water supply. Information regarding groundwater quality and distribution is discussed in Section 2.8 (Hydrology and Water Quality) of this SEIR. Information on the groundwater conditions of the Borrego Valley aquifer is further discussed below.

Borrego Water District

In 1962, the Borrego Water District was formed as a landowner-voter (water) district under the provisions of the California Water District Act to protect the water rights in Borrego Valley. However, the District was inactive until 1979 when the San Diego Local Agency Formation Commission sanctioned the District to exercise its latent water authority. The Borrego Water District serves approximately 2,073 connections over a service area of 7,300 acres, operates 9 groundwater wells, four pump stations, 100 miles of pipeline, and seven reservoirs (total capacity 4.1 million gallons). Ninety percent of the District water service is provided to residential

land uses and 10 percent is provided to commercial land uses. Average daily consumption for the District service area is 1.5 million gallons per day. These services are discussed below in Section 2.16.1.2. Additional discussion on the groundwater conditions within the Borrego Valley aquifer are discussed below (BWD 2016). PSR Analysis Areas DS8 and DS24 are within the Borrego Water District water service area.

Pauma Municipal Water District

The primary function of the Pauma Municipal Water District is to provide water rights protection for landowners through coordinating joint legal and engineering efforts related to water and water supply problems. The function of the District is primarily to establish a service area boundary. It does not operate a water system and is not a member of the SDCWA. All water within this District is obtained from local groundwater wells (SDLAFCO 2013). PSR Analysis Area PP30 falls within the Pauma Municipal Water District.

San Luis Rey Municipal Water District

The San Luis Rey Municipal Water District service area covers approximately 3,000 acres. All local landowners operate their own private wells, with no imported water. The District staff estimates that landowners pump between 814 and 1,200 million gallons of water from the San Luis Rey River basin every year, mainly for agricultural and domestic purposes. The District largely exists to establish a boundary, with no general infrastructure, and primarily facilitates cooperation between landowners on matters of water rights. PSR Analysis Area FB18 and a portion of PSR Analysis Area FB2+ are within the San Luis Rey Municipal Water District.

2.16.1.2 Solid Waste Disposal

Until 1997, the solid waste management system in San Diego County was serviced by eight landfill facilities. In October 1997, the County sold its active landfills and other solid waste collection assets to a private company, Allied Waste Industries, Inc. Currently, there are seven active landfills in the San Diego region that serve residents, businesses, and military operations in both incorporated and unincorporated areas. These landfills include Borrego, Miramar, Otay, Ramona, Sycamore, Las Pulgas, and San Onofre. Solid waste is disposed of at the landfill of the hauling contractor's choice. It should be noted that the San Onofre and Las Pulgas landfills are owned and operated by the U.S. Marine Corps, and are not available for public disposal.

Siting of a new solid waste disposal facility, or expansion of an existing solid waste facility, is often a controversial and lengthy process. All potential disposal facilities in the County must be included in a Countywide Siting Element Amendment to the San Diego County Integrated Waste Management Plan. However, discussion of proposed sites in the Siting Element is only one step in the review and approval process. In addition, each proposed facility in the County is considered through the local jurisdictional land use permitting processes. The Countywide Integrated Waste Management Plan Five-Year Review Report determined that San Diego County diverted 66 percent of its waste in 2009 (DPW 2012). This 2009 rate of diversion falls in line with the goal of 75 percent diversion by 2020. It was determined by the review that there is significant potential for increased diversion, which would result in greater future disposal capacity. This increase in diversion has delayed the need to revise the Countywide Siting Element, as the County was determined to have 15 years of disposal capacity at the time of the report in 2011. The next Five-Year Review Report is scheduled to be published during 2017, and the update will address compliance with the 15-year disposal capacity requirement of the Countywide Siting Element of the Integrated Waste Management Plan.

2.16.2 Regulatory Framework

Section 2.16.2 of the 2011 PEIR included a discussion of regulatory framework related to utilities and system services in the unincorporated County, including the PSR Analysis Areas, the former CGSP Area, and the areas comprising the Valley Center Community Plan Residential Policy 8 Revision (applicable to former CGSP Subareas CG2, CG3, and CG4). The regulations described in the 2011 PEIR are the same as the regulations evaluated in this SEIR, with the exception of the Regional Facilities Master Plan, the San Diego Integrated Regional Water Management Plan, Urban Water Management Plans, and the Drought Management Plan. No changes to those regulations have been identified that would alter the conclusions from the 2011 PEIR. All references used from the 2011 PEIR were reviewed to ensure they are still valid today, and are hereby incorporated by reference.

Regional Facilities Master Plan

The Regional Water Facilities Master Plan evaluates the ability of SDCWA to continue to meet its mission of a safe and reliable water supply to its member agencies by recommending additional regional facilities and improvements to existing facilities to cost-effectively meet SDCWA's mission through the planning horizon. The SDCWA 2013 Master Plan encompasses a region-wide planning effort incorporating three interrelated components: water demands, water supplies, and facilities. Facility planning begins with estimating future water demands, proceeds to the identification of water supplies and their reliability, and then defines facilities needed to treat and transport the supplies to the points of demand. This planning process is iterative in nature and computer simulations are employed to model facility alternatives that supplement SDCWA's current water delivery and storage system. The updated Master Plan follows the same master planning principles as the 2002 Plan and defines SDCWA's overall capital improvement process and budget, while maintaining a reliable water supply infrastructure through 2035.

San Diego Integrated Regional Water Management Plan

Since the adoption of the General Plan, the County of San Diego has updated the San Diego Integrated Regional Water Management Plan to comply with the California Department of Water Resources, 2012 Integrated Regional Water Management Plan Program Guidelines and make the San Diego region eligible for future rounds of grant funding. The Plan provides a mechanism for: (1) coordinating, refining and integrating existing planning efforts within a comprehensive, regional context; (2) identifying specific regional and watershed-based priorities for implementation projects; and (3) providing funding support for the plans, programs, projects and priorities of existing agencies and stakeholders.

The 2013 Integrated Regional Water Management Plan (RWMG 2013) includes information from planning documents, as well as information produced from planning studies, workshops, and workgroups that are being conducted to address region-specific issues. The Plan allows regional stakeholders to revisit the Plan goals, objectives, and priorities. The 2013 Plan goals are as follows:

- Improve the reliability and sustainability of regional water
- Protect and enhance water quality
- Protect and enhance our watersheds and natural resources
- Promote and support sustainable integrated water resource management in order to achieve the goals, the following eleven Integrated Regional Water Management Plan Objectives have been adopted:

1. Encourage integrated solutions to water management issues and conflicts
2. Maximize stakeholder and community involvement and stewardship
3. Effectively obtain, manage, and assess water resources data and information
4. Further the scientific and technical foundation of water management
5. Develop and maintain a diverse mix of water resources
6. Construct, operate, and maintain a reliable infrastructure system
7. Enhance natural hydrologic processes to reduce the negative effects of hydromodification and flooding
8. Effectively reduce sources of pollutants and environmental stressors
9. Protect, restore, and maintain habitat and open space
10. Optimize water-based recreational opportunities
11. Effectively address climate change through greenhouse gas reduction, adaptation, or mitigation

The 2013 Plan allows the region to focus on updated priorities and issues, facilitate project integration, forge partnerships with a variety of stakeholders, and move the region forward in implementing high-priority projects.

Urban Water Management Plan

The 2005 Urban Water Management Plans (UWMP) referenced in the 2011 PEIR have been superseded by the 2010 Metropolitan Water District Regional UWMP and the 2015 SDCWA UWMP (SDCWA 2016). This document represents the most current available water supply planning projections for the San Diego region, and places more emphasis on conservation, water recycling, and expansion of local supplies through methods such as water desalination. The 2015 SDCWA UWMP includes the following new sections not previously included in the 2005 UWMP:

- The SDCWA climate change mitigation and adaptation strategies;
- Measures, programs, and policies to achieve per capita water use targets as required by Water Code Section 10608.36 at retail agency level by the SDCWA as a wholesale provider;
- A discussion of the Integrated Regional Water Management Plan; and
- The SDCWA Scenario Planning process to deal with future uncertainties in long-range water planning.

Drought Management Plan

To prudently manage water supplies during shortages, the SDCWA and its member agencies developed and approved the Drought Management Plan, now called the Water Shortage and Drought Response Plan (SDCWA 2006). This Plan was put into effect in 2007, and updated in 2012. The 2015 SDCWA Urban Water Management Plan includes the 2012 Plan as the most recent guiding water shortage management document.

Section 5 of the Plan (Supply Allocation Methodology) was updated in April 2012. In evaluating implementation of SDCWA's allocation methodology during the fiscal year 2010 and fiscal year 2011 cutback period, SDCWA and member agency staff identified specific elements of the methodology for review and refinement. As part of this effort, it was also noted that certain conditions have changed since adoption of the methodology in 2006, specifically in the areas of conservation. Adoption of State water use efficiency legislation has caused a paradigm shift in conservation tracking, and prompted an evaluation of the matter in which the allocation

methodology addresses demand hardening and conservation savings. A final area of review involved the relationship between SDCWA's methodology and recent modifications to Metropolitan's Water Supply Allocation Plan. Alignment between the two allocation plans was necessary when methodological inconsistencies result in unintended and inequitable impacts to the region or a single member agency.

2.16.3 Analysis of Project Impacts and Determination of Significance

2.16.3.1 Issue 1: Wastewater Treatment Requirements

Guidelines for Determination of Significance

Based on Appendix G of the CEQA guidelines, the Proposed Project would have a significant impact if it would exceed the wastewater treatment requirements of the RWQCB.

Impact Analysis

The 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to wastewater treatment requirements. The discussion of impacts related to wastewater treatment requirements from implementation of the General Plan can be found in Section 2.16.3.1 of the 2011 PEIR, and is hereby incorporated by reference. Implementation of the Proposed Project would increase land use densities within wastewater district service areas. Development of the land uses under the Proposed Project would exceed wastewater district capacities if proper planning does not occur for the updated land use plan in a timely manner.

The only PSR Analysis Areas that are within sewer service areas include DS8 (only southern portion), NC22 (only Study Area parcels), NC38+ (3 of the parcels in the western portion), SD15, and former CGSP Subareas CG2, CG3, CG4, and CG5. CG5 is the only area with a current sewer service connection. The rest of the PSR Analysis Areas and Subareas of the former CGSP Area would be required to utilize individual septic systems to fulfill wastewater demands. The use of individual septic systems would not require the development of wastewater facilities to meet additional demand due to increased population associated with the Proposed Project.

It should be noted that residential land uses with a density of SR-1 or higher would potentially necessitate a need for sewer service, with the area required for septic varying depending on groundwater depths, soils, topography, and other landscape factors. The PSR Analysis Areas that are not already within sewer service areas, but would potentially require future sewer service include DS8 (portion is outside sewer service area), DS24, FB17, NC22 (portion is outside sewer service area), NC38+ (portion is outside sewer service area), and SD15 due to proposed land uses with a density of SR-1 or higher. In addition, the former CGSP Subareas of CG6 and CG8 that are proposed for Rural Commercial designations could require sewer service, depending on the intensity of the proposed uses and corresponding anticipated wastewater volumes. If a district were to propose sewer expansion in the future, it would be required to update its facilities master plan to incorporate General Plan densities in place at that time, into the planning document. Any expansion of wastewater district infrastructure to service the PSR Analysis Areas or the former CGSP Area in the future would be subject to environmental review and impacts related to adequate wastewater facilities would need to be addressed. It should be noted that an expansion of a wastewater district could be considered growth inducing. Prior to siting an OWTS, a land owner must comply with RWQCB siting standards. Individual development projects will be required to adhere to RWQCB standards and conduct site evaluations specific to the proposed development. The regulatory process for siting an OWTS is discussed below.

Discharged wastewater must conform to the RWQCB applicable standards, including the Regional Basin Plan and the California Water Code. OWTS discharge pollutants to groundwater and are regulated by the State Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OWTS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The San Diego RWQCB and Colorado River Basin RWQCB have authorized the County Department of Environmental Health to issue certain OWTS permits throughout the County and within the incorporated cities.

If sewer service is determined to be infeasible due to the inability of a wastewater district to expand, then PSR Analysis Areas and the former CGSP Area would be required to use individual septic systems to treat wastewater demand if it is feasible to do so. Any septic system has the potential to impair groundwater quality. For example, the Groundwater Study for the 2011 PEIR (County 2011b, Appendix D) found that 90 to 99 percent of leachate from septic tank leach fields reached the water table in conducive soil conditions. To address this issue, the San Diego RWQCB has issued a waiver of waste discharge requirements for septic systems and delegated oversight to the County Department of Environmental Health, who is responsible for ensuring that unincorporated County septic systems are properly sited and installed. Under a waiver of waste discharge requirements, leachate from a properly sited and installed septic system may still reach the groundwater table, but this would not be considered a violation of water quality standards if the septic system is meeting the requirements of the waiver (SWRCB 2012).

Various federal, State, and local regulations exist that would reduce the potential for the Proposed Project to exceed the wastewater treatment requirements of the RWQCB or Colorado Basin RWQCB, including the Federal Water Pollution Control Act which regulates discharges of pollutants into waters of the U.S.; California Water Code which controls almost all considerations of water and its use; Porter-Cologne Water Quality Control Act which controls polluted discharges into State waters; Water Conservation Projects Act which encourages local agencies to implement potential water conservation and reclamation projects; County Department of Environmental Health which sets standards to regulate septic tank discharges; San Diego Code of Regulatory Ordinances Section 68.101 which specifies conditions and procedures for sewage facilities; and County Fee Ordinances which require annual sewer service, connection and annexation fees. The County requires future development projects with sewer use to comply with County BOS Policies I-25, I-36, I-48, and I-84, by demonstrating sufficient wastewater treatment, access, and capacity.

Future development within most of the PSR Analysis Areas and the western portion of the former CGSP Area are anticipated to primarily use septic systems to treat wastewater, which would be required to comply with the San Diego RWQCB waiver of waste discharge requirements for septic systems. The use of septic systems would not result in the increased demand for wastewater treatment services at a rate disproportionate to treatment facility capabilities. The only PSR Analysis Areas that are within sewer service areas are DS8 (only southern portion), NC22 (only Study Area parcels), NC38+ (3 of the parcels in the western portion), SD15, and former CGSP Subareas CG2, CG3, CG4, and CG5. The PSR Analysis Areas that are not already within sewer service areas, but would potentially require future sewer service include DS8 (portion is outside sewer service area), DS24, FB17, NC22 (portion is outside sewer service area), and NC38+ (portion is outside sewer service area), due to proposed land uses with a density of SR-1 or higher. In addition, the former CGSP Subareas of CG6 and CG8, that are proposed for Rural Commercial designations, could require sewer service, depending on the intensity of the proposed uses and corresponding anticipated wastewater volumes. Although new facilities would be required to meet applicable wastewater treatment requirements, if the new demand for wastewater treatment services is greater than the capacity of existing treatment facilities, then a

violation of wastewater treatment standards could occur. **Therefore, implementation of the Proposed Project would have a potentially significant impact associated with exceedance of wastewater treatment requirements of the RWQCB (Impact UT-1).**

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to wastewater treatment requirements.

2.16.3.2 Issue 2: New Water and Wastewater Treatment Facilities

Guidelines for Determination of Significance

Based on Appendix G of the CEQA guidelines, the Proposed Project would have a significant impact if it would require or result in new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which would cause significant environmental effects.

Impact Analysis

The 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to new water and wastewater treatment facilities. The discussion of impacts related to new water and wastewater treatment requirements from implementation of the General Plan can be found in Section 2.16.3.2 of the 2011 PEIR, and is hereby incorporated by reference.

The construction of new or expanded water and/or wastewater facilities to serve subsequent development occurring in PSR Analysis Areas and the former CGSP Area would have the potential to cause secondary environmental effects to air quality, cultural resources, noise, hydrology or other environmental issues. The complexity of the environmental impacts is often a function of how extensive or complex the development project is. For example, water and wastewater treatment plants require the construction of buildings and structures in addition to transmission lines. The greater the dispersal of development, the greater the potential the project has associated environmental impacts because more infrastructure would be required. One of the guiding principles of the General Plan is to promote sustainability by locating new development near existing infrastructure, thereby reducing the potential for environmental impacts associated with extensive infrastructure improvements over long tracts of land. As previously stated, the Proposed Project would adopt these principles.

Any future water and/or wastewater treatment projects to accommodate anticipated growth associated with the Proposed Project would be required to conduct environmental review pursuant to CEQA prior to approval. CEQA requires proposed projects to provide detailed information on the potentially significant environmental effects they are likely to have, list ways in which the significant environmental effects would be minimized, and identify alternatives that would reduce or avoid the significant impacts identified for the project. To the extent feasible, significant environmental impacts would be mitigated to below a level of significance, consistent with CEQA.

Implementation of the Proposed Project would allow for an increase in the number of dwelling units and population growth within PSR Analysis Areas and the former CGSP Area, which would increase demand for water supply and potentially require the creation or expansion of water facilities. Most of the PSR Analysis Areas include some existing water infrastructure for some

residential uses. However, PSR Analysis Areas that are within the service area of a SDCWA member agency, but would require expansion of existing infrastructure to service the area include PSR Analysis Areas BO18+, CD14, portions of FB2+, FB17, FB19+, FB21+, NC3A, NC18A, NC22, NC37, NC38+, SD15, VC7+, VC51, VC57+, VC67, and former CGSP Subareas CG1, CG2, CG3, CG4, CG6, and CG8. Analysis of on-site and off-site water infrastructure needs would be undertaken during the development project stage.

Portions of PSR Analysis Area FB2+ are located within the San Luis Rey Municipal Water District, a groundwater dependent district which does not provide water service, so this portion would be required to utilize groundwater. PSR Analysis Area PP30 is located within Pauma Municipal Water District, also a groundwater dependent district that does not provide water service, and this PSR Analysis Area PP30 would be required to utilize groundwater. PSR Analysis Areas ME26 and ME30A are not within any water district and would be required to utilize groundwater. PSR Analysis Areas DS8 and DS24 are within Borrego Water District, with only a portion of DS8 having current water service. New service connections and expansion of the existing infrastructure in these areas would be subject to review for compliance with the upcoming Groundwater Sustainability Plan for the basin that will be prepared in accordance with the requirements of the Sustainable Groundwater Management Act.

Implementation of the Proposed Project would allow for an increase in the number of dwelling units within PSR Analysis Areas and the former CGSP Area, which would potentially increase demand for wastewater services. The only Analysis Areas that are within sewer service areas are DS8 (only southern portion), NC22 (only Study Area parcels), NC38+ (3 of the parcels in the western portion), SD15, and the former CGSP Subareas CG2, CG3, CG4, and CG5. The PSR Analysis Areas that are not already within sewer service areas, but would potentially require future sewer service due to proposed land uses with a density of SR-1 or higher include DS8 (portion is outside sewer service area), DS24, FB17, NC22 (portion is outside sewer service area), and NC38+ (portion is outside sewer service area). In addition, the former CGSP Subareas of CG6 and CG8 that are proposed for Rural Commercial designations could require sewer service, depending on the intensity of the proposed uses and corresponding anticipated wastewater volumes. An increase in sewer demand would require new or expanded facilities to be constructed to accommodate the increased demand of the new development. The districts that service areas potentially requiring new or expanded wastewater treatment facilities, including Borrego Water District (DS8 and DS24), Rainbow Wastewater Service (FB17, CG6, and CG8), Olivenhain Wastewater Service (SD15), Buena Wastewater Service (NC22), and Vallecitos Wastewater Service (NC38+), do not currently have plans to expand service to these areas. Any expansion of wastewater district infrastructure to service a PSR Analysis Area or the former CGSP Area in the future would be subject to environmental review and impacts related to adequate wastewater facilities would need to be addressed. The use of septic would not require the development of wastewater facilities to meet additional demand due to increased population associated with the Proposed Project; however, the expansion of wastewater infrastructure would potentially necessitate the need to expand wastewater treatment facilities. Therefore, the Proposed Project would result in potentially significant impacts associated with the expansion of wastewater treatment facilities.

Numerous federal, State, and local regulations exist which regulate environmental impacts related to water and wastewater treatment facilities. These include the Uniform Sewer Ordinance which regulates sewage collection and treatment systems; County Code Section 68.101 which specifies conditions and procedures for sewage facilities; and County Fee Ordinances which require annual sewer service, connection, and annexation fees. Additionally, new water and wastewater treatment facilities proposed under the County's jurisdiction are required to obtain a Major Use

Permit. The Major Use Permit process is subject to CEQA review as well as certain land use compatibility findings.

With the exception of former CGSP Subareas CG5 and CG7, all PSR Analysis Areas and other Subareas of the former CGSP Area would require some level of expansion of existing infrastructure to supply water to the given areas. As previously mentioned, the current UWMPs do not account for such growth or expansion of infrastructure. Additionally, the potential expansion of wastewater services to PSR Analysis Areas and the former CGSP Area would potentially necessitate the need for new wastewater treatment facilities. **Therefore, subsequent development associated with the Proposed Project would potentially require or result in a need for new water or wastewater facilities, or the expansion of existing facilities, the construction of which could cause significant environmental effects (Impact UT-2).**

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, the policy revision would not result in the need for new water or wastewater facilities.

2.16.3.3 Issue 3: Sufficient Storm Water Drainage Facilities

Guidelines for Determination of Significance

Based on Appendix G of the CEQA guidelines, the Proposed Project would have a significant impact if it would result in new stormwater drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

Impact Analysis

The 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to stormwater drainage facilities. The discussion of impacts related to stormwater drainage facilities from implementation of the General Plan can be found in Section 2.16.3.3 of the 2011 PEIR, and is hereby incorporated by reference.

The proposed increase in the allowable number of dwelling units and commercial and industrial square footage associated with the Proposed Project would increase the amount of impermeable surfaces within the PSR Analysis Areas and the former CGSP Area from development of rooftops, parking lots, roads and driveways, thereby increasing the stormwater runoff within these areas.

Development projects in the County must comply with the County Watershed Protection Ordinance, Stormwater Management, and Discharge Control Ordinance in order to receive project approval. This regulation requires development projects to demonstrate that they have provided stormwater facilities sized appropriately to accommodate runoff flows. Additional regulations that regulate environmental impacts related to stormwater drainage facilities and stormwater discharges include the following: Federal Water Pollution Control Act, which regulates discharges of pollutants into waters of the U.S.; California Water Code, which controls almost all considerations of water and its use; and Porter-Cologne Water Quality Control Act, which controls polluted discharges into State waters. These regulations often result in alternative ways of managing stormwater runoff other than constructing new conveyance systems or drainage facilities, such as reducing impervious surfaces in site design, incorporating Low Impact Development techniques, and employing low-impact BMPs.

The development of 1,826 additional dwelling units, 25 acres of commercial land uses, and 13 acres of industrial use that could occur under the Proposed Project would have the potential to increase the amount of impermeable surfaces within the PSR Analysis Areas and the former CGSP Area, thereby increasing stormwater runoff. **Therefore, future development allowed under the Proposed Project would result in the need for new stormwater drainage facilities, the construction of which could cause significant environmental effects (Impact UT-3).**

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to stormwater drainage facilities.

2.16.3.4 Issue 4: Adequate Water Supplies

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines, the Proposed Project would have a significant impact if it would: (1) result in a demand for water that exceeds existing entitlements and resources, or necessitates new or expanded entitlements; or (2) substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits are granted).

Impact Analysis

The 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to water supplies. The discussion of impacts related to water supplies from implementation of the General Plan can be found in Section 2.16.3.4 of the 2011 PEIR, and is hereby incorporated by reference.

Within the PSR Analysis Areas and the former CGSP Area, potable water is primarily obtained by imported water supplies from water districts or pumping water from local groundwater basins. The majority of the PSR Analysis Areas and the former CGSP Area are served by water districts that import water supplies from SDCWA, through MWD, while the remainder of the County is provided with water service through groundwater dependent water districts or relies on on-site wells to obtain groundwater. The planning documents upon which various water districts rely to secure a sustainable long-term supply of water include the UWMPs, Integrated Resources Plans, and the Regional Water Facilities Master Plan. These plans do not directly account for the growth allowed under the Proposed Project. Therefore, the Proposed Project would result in increases in population and housing in areas where it was not accounted for in the most current water planning documents. If the Proposed Project is adopted, SANDAG and SDCWA would incorporate the new population and housing data for the County when they review the Regional Water Facilities Master Plan in conjunction with the 2020 SDCWA UWMP. However, as discussed in Section 2.12 (Population and Housing) of this SEIR, existing regional plans do not account for the growth associated with the Proposed Project, and these plans will consider current General Plan densities at the time of plan updates, in developing population forecasts. While UWMPs, Integrated Resources Plans, and the Regional Water Facilities Master Plan are not updated as frequently as the SANDAG reports, they rely on population estimates published by SANDAG.

Water use estimates for single-family residential uses without conservation measures was 0.5 acre feet per year. The Proposed Project would result in an increase of 1,826 potential dwelling units; therefore, it is assumed that the Proposed Project would increase water demand up to 913 acre feet per year. The following section examines the potential for adequate water supplies to occur under implementation of the Proposed Project in terms of SDCWA member districts and groundwater dependent water districts.

SDCWA Member Districts

Any increase in population and housing units within a SDCWA member service area would potentially result in an increase in demand for potable water service. The SDCWA member districts listed above in Section 2.16.1.1 would experience growth in dwelling units and population with the implementation of the Proposed Project. SANDAG and SDCWA will incorporate the new population and housing data in the next updates of the SDCWA UWMP and Regional Water Facilities Master Plan.

All SDCWA member districts which service the PSR Analysis Areas would experience growth associated with implementation of the Proposed Project. Estimated growth within the PSR Analysis Areas is as follows: BO18+ (67 potential dwelling unit increase), CD14 (7 potential dwelling unit increase), portions of FB2+ (6 potential dwelling unit increase estimated in the portion that is within the CWA), FB17 (33 potential dwelling unit increase), FB19+ (1 potential dwelling unit increase), FB21+ (7 potential dwelling unit increase), NC3A (11 potential dwelling unit increase), NC18A (34 potential dwelling unit increase), NC22 (52 potential dwelling unit increase), NC37 (12 potential dwelling unit increase), and NC38+ (38 potential dwelling unit increase), SD15 (301 potential dwelling unit increase), VC7+ (253 potential dwelling unit increase), VC51 (13 potential dwelling unit increase), VC57+ (231 potential dwelling unit increase), and former CGSP Subareas CG1, CG2, CG3, CG4, CG5, CG6, CG7, CG8 (31 dwelling unit increase). As previously mentioned, part of PSR Analysis Area FB2+ is located within Rainbow MWD, while the other portion is located within San Luis Rey Municipal Water District.

The growth throughout all the PSR Analysis Areas, and intensity of commercial and industrial uses associated with PSR Analysis Areas SD15 and VC67, are not directly accounted for in the most recent water supply documents (the UWMPs of each water district and the Regional Water Facilities Master Plan). Therefore, PSR Analysis Areas BO18+ (estimated 32 acre feet per year demand increase associated with Proposed Project), CD14 (estimated 3.5 acre feet per year demand increase associated with Proposed Project), FB2+ (estimated 3 acre feet per year demand increase associated with Proposed Project for the portion within the CWA), FB17 (estimated 16.5 acre feet per year demand increase associated with Proposed Project), FB19+ (estimated 0.5 acre feet per year demand increase associated with Proposed Project), FB21+ (estimated 3.5 acre feet per year demand increase associated with Proposed Project), NC3A (estimated 5.5 acre feet per year demand increase associated with Proposed Project), NC18A (estimated 17 acre feet per year demand increase associated with Proposed Project), NC22 (estimated 26 acre feet per year demand increase associated with Proposed Project), NC37 (estimated 6 acre feet per year demand increase associated with Proposed Project), NC38+ (estimated 19 acre feet per year demand increase associated with Proposed Project), SD15 (estimated 150.5 acre feet per year demand increase associated with Proposed Project), VC7+ (estimated 126.5 acre feet per year demand increase associated with Proposed Project), VC51 (estimated 6.5 acre feet per year demand increase associated with Proposed Project), VC57+ (estimated 115.5 acre feet per year demand increase associated with Proposed Project), and former CGSP Subareas CG1, CG2, CG3, CG4, CG5, CG6, CG7, CG8 (estimated 15.5 acre feet per year demand increase associated with Proposed Project) would potentially result in an increase in water demand of 541 acre feet per year. The SDCWA member agencies use the

adopted general plans to develop water demand projections, and the Proposed Project proposes development in excess of the current General Plan land use designations. Since the projected demand for water is not currently planned for in the UWMP, the Proposed Project would exceed existing entitlements for water and would result in a potentially significant impact.

Groundwater Dependent Water Districts

Groundwater dependent water districts that serve the PSR Analysis Areas, including Borrego Water District (DS8, DS24 with a potential increase of 542 dwelling units), Pauma Municipal Water District (PP30 with a 122 potential dwelling unit increase), and San Luis Rey Municipal Water District (portions of FB2+ with a 10 potential dwelling unit increase in the groundwater dependent area) would experience growth in population and housing from the Proposed Project, thereby increasing the demand for potable water service. As discussed in Chapter 2.8, the Pauma and San Luis Rey MWDs do not deliver water, but serve to protect groundwater rights, among other functions. PSR Analysis Area DS8 and DS24 are estimated to increase groundwater demand by 271 acre feet per year. PSR Analysis Area PP30 is estimated to increase the groundwater demand by 61 acre feet per year, and portions of FB2+ within the San Luis Rey Municipal Water District are estimated to increase groundwater demand by 5 acre feet per year. This would potentially result in some groundwater dependent districts having inadequate water supply to serve the demand anticipated with implementation of the Proposed Project. The Borrego Water Basin which has historically been in, and is currently in, an overdraft situation would experience further substantial declines in groundwater storage due to the potential increase of 542 dwelling units within PSR Analysis Areas DS8 and DS24 under the Proposed Project. This would result in further depletion of groundwater supplies for this district. More wells may need to be replaced as water levels drop below perforated levels. Water quality impacts would also potentially occur as decreased water levels may induce flow of high salinity, poor quality connate water found in deeper formational materials of the affected aquifer. This scenario may eventually necessitate additional expensive treatment of groundwater to make the water suitable as a drinking water supply.

Borrego Water District has the greatest potential to experience a substantial decline in groundwater resources due to implementation of the Proposed Project. Borrego Springs currently has a limited amount of water available to support any future growth and is consuming groundwater at an unsustainable rate. Current estimates show that in order to meet the requirements of the Sustainable Groundwater Management Act, (SGMA) groundwater use will have to be reduced by approximately 70 percent under current estimated use. Further increases in density within Borrego Springs would of course increase the necessary reductions required. Development of land uses under the Proposed Project would increase groundwater demand and exacerbate the present unsustainable use of groundwater resources in the Borrego Valley. A significant impact would occur.

PSR Analysis Areas ME26 and ME30A do not currently have access to water from a district and would be required to utilize groundwater to accommodate anticipated growth associated with the Proposed Project. The groundwater demand from PSR Analysis Areas ME26 and ME30A is estimated to be up to 27.5 acre feet per year. As stated previously, there is no groundwater dependent water district servicing these PSR Analysis Areas and, therefore, implementation of Proposed Project would result in a significant impact.

Numerous federal, State, and local regulations exist to ensure adequate water supplies are available. These include California Water Code which controls almost all considerations of water and its use; SB 610 which requires water supply assessments for large projects within cities and counties; SB 221 which requires proof of sufficient water supply for various projects; the Urban

Water Management Planning Act which requires that water suppliers ensure a reliable water supply; and the Water Conservation Projects Act which encourages local agencies to implement potential water conservation and reclamation projects.

SB 610 mandates that a city or county request a water supply assessment from a public water purveyor for certain kinds of projects enumerated in Water Code Section 10912. In response to such request, SB 610 requires that the water purveyor of the public water system prepare the water supply assessment to be included in CEQA documentation and approval process for such projects. SB 221 requires affirmative written verification from the purveyor of the public water system that sufficient water supplies are planned to be available for certain residential subdivisions of property prior to approval of a tentative map.

The County also requires that development projects proposing to use imported water provide availability and commitment letters demonstrating sufficient water resources and access to available water facilities. The County of San Diego currently manages anticipated future groundwater demand through the County Groundwater Ordinance (Ordinance #9826, N.S.) and application of CEQA to proposed discretionary permits. The Groundwater Ordinance does not limit the number of wells or the amount of groundwater extraction by existing landowners. However, the Ordinance does have specific measures to mitigate potential groundwater impacts of projects requiring specified discretionary permits and includes a specific section for Borrego Valley (Section 67.720).

Implementation of the Proposed Project would allow for an increase in the number of housing units and commercial/industrial square footage served within the service areas of SDCWA member water districts. Multiple planning documents exist to ensure a reliable water supply is available for future growth within the County; however, the UWMP does not include the growth associated with the Proposed Project. Therefore, the Proposed Project would result in significant impact related to water supply.

Implementation of the Proposed Project would have a significant impact on PSR Analysis Areas serviced by groundwater dependent districts. The 2015 Groundwater Study of the Borrego Valley determined that the Borrego Valley aquifer is currently being pumped at an unsustainable rate. Development of densities that would be allowed under the Proposed Project in PSR Analysis Areas DS8 and DS24 would further exacerbate the unsustainable use of groundwater and potentially affect water supply of the Borrego Water District. PSR Analysis Areas serviced by groundwater dependent districts, including DS8, DS24, portions of FB2+, and PP30 have potentially inadequate water supplies available and have the greatest impacts associated with water supply. Additionally, the projected increased demand for water in the PSR Analysis Areas and the former CGSP Area is not currently planned for in the UWMP. The Proposed Project would exceed existing entitlements for water and would result in a potentially significant impact; therefore, **the Proposed Project would result in a significant impact related to adequate water supplies (Impact UT-4).**

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to water supply.

2.16.3.5 Issue 5: Adequate Wastewater Facilities

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines, the Proposed Project would have a significant impact if it would result in a determination by the wastewater provider which serves or may serve the Project area that it has inadequate capacity to service the Project projected demand in addition to the provider's existing commitments.

Impact Analysis

The 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to wastewater facilities. The discussion of impacts related to wastewater facilities from implementation of the General Plan can be found in Section 2.16.3.5 of the 2011 PEIR, and is hereby incorporated by reference.

Implementation of the Proposed Project would allow for an increase in the number of dwelling units within the PSR Analysis Areas and the former CGSP Area, which would potentially increase demand for wastewater services. The only PSR Analysis Areas that are within sewer service areas are DS8 (only southern portion), NC22 (only Study Area parcels), NC38+ (3 of the parcels in the western portion), SD15, and the former CGSP Subareas CG2, CG3, CG4, and CG5. The PSR Analysis Areas that are not already within sewer service areas, but would potentially require future sewer service due to proposed land uses with a density of SR-1 or higher include DS8 (portion that is outside sewer service area), DS24, FB17, NC22 (portion that is outside sewer service area), and NC38+ (portion that is outside sewer service area). In addition, the former CGSP Subareas of CG6 and CG8 that are proposed for Rural Commercial designations could require sewer service, depending on the intensity of the proposed uses and corresponding anticipated wastewater volumes. An increase in sewer demand would require new or expanded facilities to be constructed to accommodate the increased demand of the new development. The districts that service areas potentially requiring new or expanded wastewater treatment facilities, including Borrego Water District (DS8 and DS24), Rainbow Wastewater Service (FB17, CG6, and CG8), Olivenhain Wastewater Service (SD15), Buena Wastewater Service (NC22), and Vallecitos Wastewater Service (NC38+), do not currently have plans to expand service to these areas. The use of septic would not require the development of wastewater facilities to meet additional demand due to increased population associated with the Proposed Project; however, the expansion of wastewater infrastructure would potentially necessitate the need to expand wastewater treatment facilities.

Any future expansion of wastewater district infrastructure to service a PSR Analysis Area or former CGSP Area would be subject to various federal, State, and local regulations to ensure safe and adequate wastewater facilities are available. These include the Federal Water Pollution Control Act which regulates discharges of pollutants into waters of the U.S.; Porter-Cologne Water Quality Control Act which controls polluted discharges into State waters; Uniform Sewer Ordinance which regulates sewage collection and treatment systems; County Code 68.101 which specifies conditions and procedures for sewage facilities; and County Fee Ordinances which require annual sewer service, connection and annexation fees. The County also requires that development projects proposing to use sewer include in their applications the necessary availability and commitment letters demonstrating sufficient wastewater treatment capacity and access to available sewer facilities. This requirement is further enforced with County BOS Policies I-25, I-36, I-48, and I-84.

If sewer service is determined to be infeasible due to the inability of a wastewater district to expand, then the PSR Analysis Areas and the former CGSP Area would be required to use individual septic systems to treat wastewater demand if it is feasible to do so. Any septic system has the potential to impair groundwater quality. For example, the Groundwater Study for the 2011 PEIR (County 2011b, Appendix D) found that 90 to 99 percent of leachate from septic tank leach fields reached the water table in conducive soil conditions. To address this issue, the San Diego RWQCB has issued a waiver of waste discharge requirements for septic systems and delegated oversight to the County Department of Environmental Health, who is responsible for ensuring that unincorporated County septic systems are properly sited and installed. Under a waiver of waste discharge requirements, leachate from a properly sited and installed septic system may still reach the groundwater table, but this would not be considered a violation of water quality standards if the septic system is meeting the requirements of the waiver (SWRCB 2012). The use of septic would not require the development of wastewater facilities to meet additional demand due to increased population associated with the Proposed Project; however, the expansion of demand on existing wastewater treatment infrastructure would potentially lead to inadequate wastewater facilities. **Therefore, the Proposed Project would result in potentially significant impacts associated with the inadequate wastewater facilities (Impact UT-5).**

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, the policy revision would not result in an increased impact on the adequacy of wastewater facilities.

2.16.3.6 Issue 6: Sufficient Landfill Capacity

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines, the Proposed Project would have a significant impact if it would be served by a landfill with insufficient permitted capacity to accommodate the Project's solid waste disposal needs.

Impact Analysis

The 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to landfill capacity. The discussion of impacts related to landfill capacity from implementation of the General Plan can be found in Section 2.16.3.6 of the 2011 PEIR, and is hereby incorporated by reference.

Numerous federal, State, and local regulations exist to ensure adequate solid waste facilities are available. These include the Integrated Waste Management Act, which regulates the management of solid waste within the State; Non-Exclusive Solid Waste Management Agreement, which regulates waste collection in a market driven business; and Integrated Waste Management Plan, which presents strategies to assist in the siting of solid waste disposal facilities.

The Integrated Waste Management Plan Five-Year Report (DPW 2012) determined that the County of San Diego disposed approximately 3 million tons of waste in 2010. This represents a 13 percent decrease in the amount of waste disposal in the County from 2000. This equates to approximately one ton of disposed waste per person, per year in the County. The report concluded that the County of San Diego has sufficient landfill capacity for the next 15 years and, therefore, no revisions were deemed necessary. The report found the entire County and all 19 jurisdictions complied with the per capita disposal targets in 2009. Additionally, the County diverted 66 percent

of generated solid waste, which is considered consistent with the effort to achieve a 75 percent diversion rate by 2020. The Proposed Project, allowing for 1,826 additional potential dwelling units and a potential 4,946 additional people in the PSR Analysis Areas and the former CGSP Area, would increase the amount of waste disposal each year by nearly 5,000 tons. However, compliance with goals and policies to reduce solid waste generation and diversion would continue to decrease the amount of waste delivered to landfills that serve the County.

Existing landfills serving the County currently have sufficient capacity to accommodate the increase waste disposal associated with the Proposed Project. Sycamore landfill has approximately 50 percent capacity remaining, Miramar landfill has approximately 20 percent capacity remaining, and Borrego landfill has approximately 25 percent capacity remaining. The County has sufficient landfill capacity to accommodate the increased waste disposal associated with the Proposed Project; therefore, the impact would be less than significant.

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to landfill capacity.

2.16.3.7 Issue 7: Solid Waste Regulations

Guidelines for Determination of Significance

Based on Appendix G of the CEQA guidelines, the Proposed Project would have a significant impact if it would not comply with federal, State and local statutes and regulations related to solid waste.

Impact Analysis

The development of land uses within the PSR Analysis Areas and the former CGSP Area would be required to comply with all applicable federal, State and local statutes and regulations related to solid waste. The San Diego Solid Waste Local Enforcement Agency has the primary responsibility for ensuring the proper operation and closure of solid waste facilities and disposal sites in San Diego County, excluding the City of San Diego, but including the PSR Analysis Areas and the former CGSP Area. They also have responsibilities for ensuring the proper storage and transportation of solid wastes. The Local Enforcement Agency: (1) provides solid waste inspection and permitting services to the various jurisdictions within the County; (2) conducts enforcement, inspection and permitting for solid waste facilities, operations, and disposal sites, including those which are permitted, exempt, illegal, inactive, closed, or abandoned; (3) maintains Local Enforcement Agency certification in good standing with the California Integrated Waste Management Board; (4) maintains communication with the Board as well as other local enforcement and regulatory agencies; and, (5) promotes interagency cooperation with all entities involved in solid waste management and disposal in San Diego County.

Additionally, the California Integrated Waste Management Board is the State agency responsible to oversee, manage, and track the 92 million tons of waste generated each year by Californians. The Board promotes a sustainable environment where resources are not wasted but can be reused or recycled in partnership with local governments throughout California. In addition to many innovative programs and incentives, the Board promotes the use of new technologies for the practice of diverting California's resources away from landfills. California passed the Integrated Waste Management Act of 1989 (AB 939) when California was disposing 90 percent of its waste and recycling only 10 percent. The act mandated that 450 jurisdictions in California

implement waste management programs to achieve a 25 percent diversion rate by 1995 and a 50 percent diversion rate by 2000. In 2009, California diverted 66 percent of its waste stream from landfills (DPW 2012). Therefore, the State, including San Diego County, is in compliance with this law. The development of land uses associated with the Proposed Project would also be required to comply with this law; and impacts would be less than significant.

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 would not result in an impact related to solid waste regulations.

2.16.3.8 Issue 8: Energy Conservation

Guidelines for Determination of Significance

Appendix F of the CEQA Guidelines provides guidance for analyzing significant energy implications of a project. The introduction states that "[t]he goal of conserving energy implies the wise and efficient use of energy." Three means of achieving this goal are provided:

1. Decreasing overall per capita energy consumption,
2. Decreasing reliance on fossil fuels such as coal, natural gas, and oil, and
3. Increasing reliance on renewable energy sources.

Emphasis in the discussion should be on "avoiding or reducing inefficient, wasteful and unnecessary consumption of energy."

Impact Analysis

The 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to energy. The discussion of impacts related to energy from implementation of the General Plan can be found in Section 2.16.3.8 of the 2011 PEIR, and is hereby incorporated by reference. Additionally, Appendix G of this SEIR provides a discussion regarding Energy Conservation. This discussion outlines the conservation measures that would be implemented in order to reduce potential energy impacts.

Future development of land uses consistent with the Proposed Project in the PSR Analysis Areas or the former CGSP Area would require energy for construction and operation, thereby increasing energy demand in the County. The increase in energy demand would affect energy facilities located within the unincorporated County, as well as energy facilities that serve unincorporated areas but are located outside the County. Because energy supply and demand does not differentiate between jurisdictional boundaries, it is difficult to discuss energy in terms of the unincorporated area alone. Therefore, data presented in this section represents current energy conditions for the entire San Diego County region. Electricity consumption is projected to reach between 23,280 gigawatt-hours in the low demand scenario and 26,376 gigawatt-hours in the high demand scenario by 2024. For comparison, the San Diego region consumed 19,871 gigawatt hours of electricity in 2015. Demand for natural gas is expected to grow 2 percent from 531 million therms in 2010 to 611 million therms in 2020 (CEC 2016).

Households in the San Diego region use on average approximately 5,970 kilowatt hours of electricity and 298 therms of natural gas per year (291 therms for the electrically based population) (KEMA 2010). Implementation of the Proposed Project (an increase of 1,826 dwelling units) would potentially result in an increase of approximately 10,901,220 kilowatt hours (10.9 gigawatt hours

of electricity), or 0.001 percent increase in electricity consumption as compared to 2015 demand in the San Diego region. The increase in natural gas consumption would potentially amount to an increase of 544,148 therms (0.5 million therms), or a 0.001 percent increase in natural gas consumption as compared to 2015 demand. Additionally, proposed land use designations in all or portions of PSR Analysis Areas SD15 (General Commercial) and VC67 (Medium Impact Industrial), and CGSP Subareas CG6 and CG8 (Rural Commercial) would be estimated to consume approximately 16,779,060 kilowatt hours of electricity per year and 58,164 therms of natural gas per year (Appendix G). Similar to the increase in residential energy demand, the commercial and industrial land uses in PSR Analysis Areas SD15, VC67, and former CGSP Subareas CG6 and CG8 is insignificant compared to the total energy use in the region. The combined demand associated with implementation of the Proposed Project would amount to a less than 0.002 percent increase for both electricity and natural gas in the region.

The Proposed Project would result in an increase in the number of people and dwelling units in the region which would increase the amount of energy consumed in the region. However, compliance with existing General Plan Policies COS-14.3, COS-15.1, COS-15.2, and COS-15.4, which reduce per capita energy consumption and avoid wasteful use of energy, would be required for future development implemented under the Proposed Project.

Additionally, future development implemented under the Proposed Project would require compliance with General Plan Policies COS-14.7 and COS-14.9, which require projects to decrease the reliance on fossil fuels and encourage reliance on renewable energy sources.

These General Plan policies serve as an example of methods utilized by the County to decrease per capita energy use, decrease reliance on fossil fuels, and increase reliance on alternative forms of energy. The County evaluates all potentially significant impacts that may result from land development. All new development or upgrades to existing facilities must comply with applicable regulations protecting environmental resources, such as the Zoning Ordinance, Noise Ordinance, RPO, Biological Mitigation Ordinance, Habitat Loss Permit Ordinance, and relevant County BOS policies. In addition, environmental impacts shall be minimized and mitigated to the extent feasible for all such projects pursuant to CEQA. Further discussion regarding energy conservation is located in Appendix G of this SEIR.

Although the Proposed Project would result in the potential increase in overall energy consumption, General Plan policies and applicable regulations would reduce the impacts associated with energy conservation. The existing policies and regulations would reduce the amount of energy consumption per capita, decrease reliance on fossil fuels, and increase reliance on alternative forms of energy. Therefore, the Proposed Project would result in less than significant impacts associated with energy consumption.

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to energy conservation.

2.16.4 Cumulative Impacts

The geographic scope of the cumulative impact analysis for utilities is the entire County, including incorporated areas, whose population is served by many individual utility, service system, and energy providers within specific service areas. Section 1.11 (Cumulative Project Assessment

Overview) of this SEIR provides an update of new projects, since the adoption of the General Plan that are considered in this cumulative analysis.

2.16.4.1 Issue 1: Wastewater Treatment Requirements

Cumulative projects within the region, such as those proposed under adjacent city and county general plans or on tribal land, would result in an increase in residential, commercial and industrial development that would require wastewater treatment services. Similar to the Proposed Project, an increase in wastewater treatment demand that is disproportionate to wastewater treatment capabilities would result in a violation of the treatment requirements of the RWQCBs. However, compliance with regulations such as the Federal Water Pollution Control Act, California Water Code, Porter-Cologne Water Quality Control Act, Water Conservation Projects Act, County Department of Environmental Health regulations, specific jurisdictional ordinances, and CEQA would reduce cumulative impacts related to potential wastewater treatment violations to below a significant level and a significant cumulative impact would not occur. Therefore, implementation of the Proposed Project, in combination with the identified cumulative projects, would not result in a significant cumulative impact.

2.16.4.2 Issue 2: New Water and Wastewater Treatment Facilities

Cumulative projects, such as those proposed under adjacent city and county general plans or on tribal land, would result in an increase in residential, commercial and industrial development that would increase the demand for water and wastewater treatment services. An increase in the demand for these services has the potential to require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which would cause significant environmental effects. Most future water or wastewater treatment projects would be required to conduct environmental review pursuant to CEQA or NEPA. To the extent feasible, significant environmental impacts would be mitigated to below a level of significant, consistent with CEQA or NEPA. In addition, most cumulative projects would be required to comply with some or all the following regulations: SDCWA, Federal Water Pollution Control Act, California Water Code, California Drinking Water Standards, Porter-Cologne Water Quality Control Act, Water Conservation Projects Act, Uniform Sewer Ordinance, County Code 68.101, County Fee Ordinances, and County BOS policies, which would also reduce the potential for significant impacts to occur. Therefore, impacts associated with the development of water and wastewater facilities from cumulative projects would not be significant. Implementation of the Proposed Project, in combination with the identified cumulative projects, would not result in a significant cumulative impact.

2.16.4.3 Issue 3: Sufficient Storm Water Drainage Facilities

Cumulative projects, such as those proposed in the Southern California Association of Governments Regional Transportation Plan, SANDAG Regional Transportation Plan, and adjacent city and county general plans, would result in an increase in impervious surfaces from development which would increase stormwater runoff volumes. To effectively manage the increased runoff, the construction of new stormwater drainage facilities or the expansion of existing facilities would be required, the construction of which would have the potential to result in significant environmental effects. Most future stormwater drainage facilities would be required to conduct environmental review pursuant to CEQA or NEPA. To the extent feasible, significant environmental impacts would be mitigated to below a level of significant. In addition, cumulative projects would typically be required to comply with some or all of the following regulations, which

would also reduce the potential for a significant cumulative impact to occur: Federal Water Pollution Control Act, California Water Code, and Porter-Cologne Water Quality Control Act. Therefore, impacts associated with the construction of new stormwater drainage facilities from cumulative projects would not be significant. The Proposed Project, in combination with the identified cumulative projects, would not result in a significant cumulative impact.

2.16.4.4 Issue 4: Adequate Water Supplies

Many water districts that would serve cumulative project areas have prepared and adopted UWMPs and/or other planning documents that include supply and demand projections and procurement strategies to ensure a reliable water supply exists to meet the projected demand within the region. Projects within the County, for example the Henderson Canyon project located in the Desert Subregion would rely on the same groundwater aquifer as DS8 and DS24. The Henderson Canyon project proposes an increase of four dwelling units, and would contribute to a cumulative impact resulting from groundwater demand of all users in the over-drafted aquifer. Therefore, cumulative projects would have the potential to increase the demand for potable water in the region in a manner that exceeds existing entitlements and resources. Although regulations such as the California Water Code, SB 610, SB 221, Urban Water Management Planning Act, Water Conservation Projects Act, and San Diego Groundwater Ordinance, are intended to reduce impacts to water supply, impacts in the San Diego region would remain significant and unavoidable. Therefore, a significant cumulative impact would occur.

As discussed above, the Proposed Project has the potential to result in water demand that exceeds surface water and groundwater availability. Therefore, **the Proposed Project, in combination with the identified cumulative projects, would have the potential to result in a significant cumulative impact (Impact UT-6)**.

2.16.4.5 Issue 5: Adequate Wastewater Facilities

Cumulative projects, such as those proposed under adjacent city and county general plans, private projects, or projects on tribal land, would have the potential to increase demand for wastewater facilities to the point that the wastewater provider has inadequate capacity to serve the projected demand, in addition to the provider's existing commitments. Therefore, cumulative projects would require new facilities, the construction of which would have significant environmental impacts. However, most development of new facilities would be subject to CEQA or NEPA review and would be required to mitigate environmental impacts to below a level of significance, to the extent feasible. Additionally, multiple federal, State, and local regulations exist that pertain to the construction and operation of wastewater facilities, such as the Federal Water Pollution Control Act, Porter-Cologne Water Quality Control Act, and Uniform Sewer Ordinance. Therefore, a significant cumulative impact would not occur. The Proposed Project, in combination with the identified cumulative projects, would not contribute to a significant cumulative impact.

2.16.4.6 Issue 6: Sufficient Landfill Capacity

Many cumulative projects, such as those proposed under adjacent city and county general plans, private projects, or projects on tribal land would increase solid waste disposal and management needs within the region. The existing regional landfill facilities have the capacity to accommodate the solid waste disposal needs of the cumulative projects. The Integrated Waste Management Plan Five-Year Report (DPW 2012) determined that the County of San Diego has sufficient landfill capacity for the next 15 years, and no revisions were deemed necessary to the report. Therefore, cumulative projects would have a less than significant cumulative impact associated with

insufficient capacity of landfill facilities due to the existing remaining capacity of the active landfills. The Proposed Project, in combination with the identified cumulative projects, would not contribute to a significant cumulative impact.

2.16.4.7 Issue 7: Solid Waste Regulations

Cumulative projects, such as those proposed under adjacent city and county general plans and private projects, would be required to comply with all applicable federal, State, and local statutes and regulations related to solid waste. Projects on tribal lands would be subject to only federal and tribal regulations, unless solid waste was transported off tribal lands, which would then require compliance with State and local laws and regulations. Therefore, compliance with applicable regulations would ensure that cumulative projects would not result in a significant cumulative impact. The Proposed Project, in combination with the identified cumulative projects, would not contribute to a significant cumulative impact.

2.16.4.8 Issue 8: Energy Conservation

Multiple cumulative projects would result in an increase in energy consumption throughout the region. For example, General Plan Amendments, such as the Warner Ranch (780 dwelling units) and Lilac Hills Ranch (1,746 dwelling units) could result in a combined increased demand of approximately 14.7 gigawatt hours of electricity per year and 0.73 million therms of natural gas per year. These amounts represent an increase in the yearly regional demand of approximately 0.001 percent of both electricity and natural gas. The increase in energy demand from cumulative projects would be insignificant compared with overall regional levels of energy use. In addition, new construction that would result from cumulative projects would need to meet current or more restrictive future goals and standards for energy conservation, water consumption and waste generation and recycling. Therefore, it is anticipated that cumulative projects will contribute to decreasing overall per capita energy consumption, decreasing reliance on fossil fuels, increasing reliance on renewable energy sources, and avoiding or reducing inefficient, wasteful and unnecessary consumption of energy. The Proposed Project, in combination with the identified cumulative projects, would not contribute to a significant cumulative impact.

2.16.5 Mitigation

2.16.5.1 Issue 1: Wastewater Treatment Requirements

Implementation of the following adopted General Plan policies and 2011 PEIR mitigation measures would reduce **Impact UT-1** to a level below significant.

Adopted General Plan Policies

Policy LU-9.4: Infrastructure Serving Villages and Community Cores. Prioritize infrastructure improvements and the provision of public facilities for villages and community cores and sized for the intensity of development allowed by the Land Use Map.

Policy 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. In addition to utilities, roads, bicycle

and pedestrian facilities, and education, police, and fire services, transit-oriented infrastructure, such as bus stops, bus benches, turnouts, etc., should be provided, where appropriate.

Policy LU-12.2: Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve a higher level of service but do not achieve a level of service of LOS D or better.

Policy LU-14.1: Wastewater Facility Plans. Coordinate with wastewater agencies and districts during the preparation or update of wastewater facility master plans and/or capital improvement plans to provide adequate capacity and assure consistency with the County's land use plans.

Policy 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.

Policy LU-14.3: Wastewater Treatment Facilities. Require wastewater treatment facilities serving more than one private property owner to be operated and maintained by a public agency. Coordinate the planning and design of such facilities with the appropriate agency to be consistent with applicable sewer master plans.

Policy LU-14.4: Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except:

- When necessary for public health, safety, or welfare;
- When within existing sewer district boundaries;
- When necessary for a conservation subdivision adjacent to existing sewer facilities; or
- Where specifically allowed in the Community Plan.

Adopted 2011 PEIR Mitigation Measures

USS-1.1: Participate in interjurisdictional reviews to gather information on and review and provide comments on plans of incorporated jurisdictions and public agencies in the region.

USS-1.2: Implement and revise as necessary Board Policy I-84 to ensure adequate availability of sewer/sanitation service for development projects that require it. Also revise Board Policy I-78 to include additional criteria and regulatory requirements restricting the location of small wastewater treatment facilities.

USS-1.3: Ensure County planning staff participation in the review of wastewater facility long range and capital improvement plans.

2.16.5.2 Issue 2: New Water and Wastewater Treatment Facilities

Implementation of the following adopted General Plan policies and 2011 PEIR mitigation measures would reduce **Impact UT-2** to a level below significant.

Adopted General Plan Policies

Policy H-1.3: Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.

Policy LU-1.2: Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as village densities located away from established Villages or outside established water and sewer service boundaries. (See applicable community plan.)

Policy LU-4.3: Relationship of Plans in Adjoining Jurisdictions. Consider the plans and projects of overlapping or neighboring agencies in the planning of unincorporated lands, and invite comments and coordination when appropriate.

Adopted 2011 PEIR Mitigation Measures

USS-2.1: Revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated village regional category. This is intended to limit unexpected demands for new water and wastewater facilities.

USS-2.2: Perform CEQA review on privately initiated water and wastewater facilities and review and comment on water and wastewater projects undertaken by other public agencies to ensure that impacts are minimized and that projects are in conformance with County plans.

USS-2.3: Implement, and revise as necessary, the Green Building Program to encourage project designs that incorporate water conservation measures, thereby reducing the potential demand for new water purveyors with the buildout of General Plan Update.

2.16.5.3 Issue 3: Sufficient Storm Water Drainage Facilities

Implementation of the following adopted General Plan policies and 2011 PEIR mitigation measures would mitigate **Impact UT-3** to a level below significant.

Adopted General Plan Policies

Policy COS-4.3: Storm Water Filtration. Maximize storm water filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.

Policy LU-6.5: Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.

Policy LU-6.9: Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying storm water to the maximum extent practicable.

Adopted 2011 PEIR Mitigation Measures

USS-3.1: Amend the Subdivision Ordinance to add additional design requirements for subdivisions that encourage conservation oriented design. Also amend it to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, pathway/trail and recreation/open space networks. This will reduce scattered development footprints and increase pervious surfaces in site design, thereby minimizing the need for new storm water drainage facilities.

USS-3.2: Prepare Subdivision Design Guidelines that establish a process to identify significant resources on a project site, identify the best areas or development and create a conservation oriented design for both the project and open space areas.

USS-3.3: Use the County Guidelines for Determining Significance for Surface Water Quality and Hydrology to identify adverse environmental effects on water quality.

USS-3.4: Implement the LID handbook and establish LID standards for new development to minimize runoff and maximize infiltration.

USS-3.5: Evaluate the environmental effects of all proposed storm water drainage facilities and ensure that significant adverse effects are minimized and mitigated.

2.16.5.4 Issue 4: Adequate Water Supplies

Implementation of the Proposed Project would accommodate an increase in population and housing within the PSR Analysis Areas and the former CGSP Area, which would increase water demand and thereby potentially result in an inadequate water supply. Implementation of the following adopted General Plan policies and 2011 PEIR mitigation measures would reduce **Impact UT-4** and **Impact UT-6** but **not to a level below significant; therefore, the impacts would remain significant and unavoidable.** Additional mitigation measures have been identified that would reduce impacts, but the County has determined these measures as infeasible, as discussed below.

Infeasible Mitigation for Areas Dependent on Groundwater or Imported Water

The County has determined the following measures to be infeasible; these measures will not be implemented.

- As described in Section 2.8.6.2 of the 2011 PEIR, additional mitigation measures were considered in attempting to reduce impacts associated with inadequate groundwater supply to a less than significant level; however, the County determined that these measures would be infeasible for the reasons outlined in Section 2.8.6.2. Therefore, the infeasible mitigation measures identified in Section 2.8.6.2, Hydrology and Water Quality, Issue 2: Groundwater Supplies and Recharge would not be implemented, and impacts associated with groundwater supply would remain significant and unavoidable.

- Implement a Countywide moratorium on building permits and development applications in any areas of the County that would have an inadequate imported water supply to serve future development until adequate supplies are procured. This would effectively result in no increase in the amount of imported water demand within the unincorporated County. However, this measure would impede the County's ability to implement the General Plan because it would prohibit future development in areas identified for increased growth within the General Plan. This mitigation measure would also conflict with the project objective to support a reasonable share of projected regional population growth. Therefore, for the reasons listed above, this mitigation measure would not be implemented.

Because the measures listed above have been found to be infeasible by the County and would not be implemented, impacts would be significant and unavoidable. Chapter 4, Alternatives, provides a discussion of several land use alternatives to the Proposed Project that would result in some reduced impacts associated with water supply as compared to the Proposed Project. However, without significant reductions in the overall growth of the County, impacts would still remain significant and unavoidable.

Adopted General Plan Policies

Policy COS-4.1: Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.

Policy COS-4.2: Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.

Policy COS-4.3: Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.

Policy COS-4.4: Groundwater Contamination. Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.

Policy COS-5.2: Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.

Policy COS-5.5: Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.

Policy LU-8.1: Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.

Policy LU-8.2: Groundwater Resources. Require development to identify adequate groundwater resources in groundwater dependent areas, as follows:

- In areas dependent on currently identified groundwater over-drafted basins, prohibit new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley.
- In areas without current overdraft groundwater conditions, evaluate new groundwater-dependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users.

Policy 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.

Policy 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.

Adopted 2011 PEIR Mitigation Measures

USS-4.1: Review General Plan Amendments for consistency with the goals and policies of the General Plan. This shall include designating groundwater dependent areas with land use density/intensity that is consistent with the long-term sustainability of groundwater supplies; locating commercial, office, civic, and industrial development in villages, town centers or at transit nodes; and ensuring that adequate water supply is available for development projects that rely on imported water.

USS-4.2: Implement, and revise as necessary, the County Green Building Program with incentives for development that is energy efficient and conserves resources, including both groundwater and imported water.

USS-4.3: Implement Policy I-84 requiring discretionary projects obtain water district commitment that water services are available. Also Implement and revise as necessary Board Policy G-15 to conserve water at County facilities.

USS-4.4: Implement the Groundwater Ordinance to balance groundwater resources with new development and implement and revise as necessary the Watershed Ordinance to encourage the removal of invasive species to restore natural drainage systems, thereby improving water quality and surface water filtration. Also revise the Ordinance Relating to Water Efficient for Landscaping to further water conservation through the use of recycled water.

USS-4.5: Use the County Guidelines for Determining Significance for Groundwater Resources, Surface Water Quality, and Hydrology to identify and minimize adverse environmental effects on groundwater resources.

USS-4.6: Establish a water credits program between the County and the Borrego Water District to encourage an equitable allocation of water resources.

USS-4.7: Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and support continued implementation and enhancement of water conservation programs.

2.16.5.5 Issue 5: Adequate Wastewater Facilities

Implementation of the following adopted General Plan policies and 2011 PEIR mitigation measures would mitigate **Impact UT-5** to a level below significant.

Adopted General Plan Policies

General Plan Policies LU-9.4, LU-12.1, LU-12.2, LU-14.1, LU-14.2, LU-14.3, LU-14.4 listed above in Section 2.16.5.1 for Issue 1 apply to impacts associated with adequate wastewater facilities and are hereby incorporated by reference.

Adopted 2011 PEIR Mitigation Measures

Adopted 2011 PEIR mitigation measures USS-1.1, USS-1.2, and USS-1.3 listed above in Section 2.16.5.1 for Issue 1 apply to impacts associated with adequate wastewater facilities and are hereby incorporated by reference.

2.16.5.6 Issue 6: Sufficient Landfill Capacity

The Proposed Project would not result in significant direct and cumulative impacts related to sufficient landfill capacity; therefore, mitigation is not necessary. However, General Plan policies LU-12.1 and LU-12.2 listed in Section 2.16.5.1 for Issue 1, as well as the following adopted General Plan policies would continue to apply.

Policy COS-17.1: Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.

Policy COS-17.2: Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.

Policy COS-17.3: Landfill Waste Management. Require landfills to use waste management and disposal techniques and practices to meet all applicable environmental standards.

Policy COS-17.4: Composting. Encourage composting throughout the County and minimize the amount of organic materials disposed at landfills.

Policy COS-17.6: Recycling Containers. Require that all new land development projects include space for recycling containers.

Policy COS-17.7: Material Recovery Program. Improve the County's rate of recycling by expanding solid waste recycling programs for residential and non-residential uses.

Policy COS-17.8: Education. Continue programs to educate industry and the public regarding the need and methods for waste reduction, recycling, and reuse.

Policy LU-16.1: Location of Waste Management Facilities. Site new solid waste management facilities identified in the San Diego County Integrated Waste Management Plan, in a manner that minimizes environmental impacts and prevents groundwater degradation, and in accordance with applicable local land use policies.

Policy LU-16.2: Integrity of Waste Management Facilities. Avoid encroachment of incompatible land uses upon solid waste facilities in order to minimize or avoid potential conflicts.

Policy LU-16.3: New Waste Management Facilities. Encourage the establishment of additional recycling and resource recovery facilities in areas with Industrial land use designations or other appropriate areas based on the type of recycling.

2.16.5.7 Issue 7: Solid Waste Regulations

The Proposed Project would not result in significant direct and cumulative impacts related to solid waste regulations; therefore, mitigation is not necessary. However, adopted General Plan Policies LU-12.1 and LU-12.2 listed in Section 2.16.5.1 for Issue 1, and COS-17.1, COS-17.2, COS-17.3, COS-17.4, COS-17.7, COS-17.8, LU-16.1, LU-16.2, LU-16.3 listed in Section 2.16.5.6 for Issue 6 are applicable to this issue and are hereby incorporated by reference.

2.16.5.8 Issue 8: Energy Conservation

The Proposed Project would not result in significant direct and cumulative impacts related to energy conservation; therefore, mitigation is not necessary. However, the following adopted General Plan policies would continue to apply.

Policy COS-14.3: Sustainable Development. Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources.

Policy COS-14.7: Alternative Energy Sources for Development Projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.

Policy COS-14.9: Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.

Policy COS-15.1: Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.

Policy COS-15.2: Upgrade of Existing Buildings. Promote and, as appropriate, develop standards for the retrofit of existing buildings to incorporate design elements, heating and cooling, water, energy, and other elements that improve their environmental sustainability and reduce GHG.

Policy COS-15.4: Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.

2.16.6 Conclusion

The discussion below provides a synopsis of the conclusion reached in each of the above impact analyses, and identifies the level of impact that would occur after adopted General Plan policies and 2011 PEIR mitigation measures are implemented.

2.16.6.1 Issue 1: Wastewater Treatment Requirements

The development of future land uses as designated in the Proposed Project would potentially result in the demand for wastewater treatment services to increase at a rate disproportionate to facility capabilities, which would have the potential to result in a violation in wastewater treatment standards. Therefore, the Proposed Project would result in a potentially significant impact (**Impact UT-1**). However, implementation of adopted General Plan policies, 2011 PEIR mitigation measures, and required regulations would mitigate this impact to a level below significant. Additionally, the Proposed Project would not contribute to a significant cumulative impact associated with wastewater treatment requirements.

2.16.6.2 Issue 2: New Water and Wastewater Facilities

The development of future land uses as designated in the Proposed Project would increase the demand for water and wastewater services, requiring the construction of new facilities, resulting in a potentially significant impact (**Impact UT-2**). However, implementation of adopted General Plan policies, 2011 PEIR mitigation measures, and required regulations would mitigate this impact to a level below significant. Additionally, the Proposed Project would not contribute to a significant cumulative impact associated with new water and wastewater facilities.

2.16.6.3 Issue 3: Sufficient Stormwater Drainage Facilities

The development of future land uses as designated under the Proposed Project would require the construction of new stormwater facilities if existing facilities are not sized adequately to handle increased runoff flows, resulting in a potentially significant impact (**Impact UT-3**). However, implementation of adopted General Plan policies, 2011 PEIR mitigation measures, and required regulations would mitigate this impact to a level below significant. Additionally, the Proposed Project would not contribute to a significant cumulative impact associated with stormwater drainage facilities.

2.16.6.4 Issue 4: Adequate Water Supplies

The development of future land uses as designated in the Proposed Project would result in development with an inadequate water supply, resulting in a potentially significant impact (**Impact UT-4**) with implementation of the Proposed Project. Additionally, the Proposed Project would result in a cumulatively considerable contribution to a significant cumulative impact associated with water supplies (**Impact UT-6**). The adopted General Plan policies and 2011 PEIR mitigation measures, in addition to compliance with applicable regulations such as the SDCWA, California Water Code, California Drinking Water Standards, SB 610, SB 221, Urban Water Management Planning Act, Water Conservation Projects Act, and San Diego Groundwater Ordinance, would reduce impacts to water supplies but not to a level below significant. **Impacts would remain significant and unavoidable (Impact UT-4 and Impact UT-6).**

2.16.6.5 Issue 5: Adequate Wastewater Facilities

The development of future land uses as designated in the Proposed Project would result in an increase in wastewater generation in the PSR Analysis Areas and the former CGSP Area. Wastewater districts that service the PSR Analysis Areas and the former CGSP Area could decide to expand service in the future to areas not already in sewer service areas. Any expansion of wastewater district infrastructure to service a PSR Analysis Area or former CGSP Area in the

future would be subject to environmental review and impacts related to adequate wastewater facilities would need to be addressed. Therefore, the Proposed Project would result in potentially significant impacts associated with adequate wastewater facilities (**Impact UT-5**). However, compliance with adopted General Plan policies and 2011 PEIR mitigation measures would reduce the impact to a level below significant. Additionally, the Proposed Project would not contribute to a significant cumulative impact associated with adequate wastewater facilities.

2.16.6.6 Issue 6: Sufficient Landfill Capacity

The development of future land uses as designated in the Proposed Project would result in an increase in solid waste generation; however, landfills that service the PSR Analysis Areas and the former CGSP Area have been determined to have adequate capacity. Therefore, the Proposed Project would result in less than significant impacts associated with sufficient landfill capacity. Additionally, the Proposed Project would not contribute to a significant cumulative impact associated with sufficient landfill capacity.

2.16.6.7 Issue 7: Solid Waste Regulations

The development of future land uses as designated in the Proposed Project would be required to comply with federal, State, and local statues and regulations related to solid waste. Therefore, the Proposed Project would not result in a significant impact. Additionally, the Proposed Project would not contribute to a significantly cumulative impact associated with solid waste regulations.

2.16.6.8 Issue 8: Energy Conservation

The development of future land uses as designated in the Proposed Project would result in an increase in energy consumption; however, compliance with adopted General Plan policies and regulations will reduce energy consumption per capita and avoid wasteful energy use throughout the PSR analysis Areas and the former CGSP Area. Therefore, the Proposed Project would result in less than significant impacts associated with energy conservation. Additionally, the Proposed Project would not contribute to a significant cumulative impact associated with energy conservation.

Table 2.16-1 Member Water Districts Serving PSR Analysis Areas and former CGSP Area

SDCWA Member Water Districts	PSR Analysis Areas/ Former CGSP Area Served	Connections	Volume of Water Supplied (AF)	Percentage of Water Use by Sector	Proposed Project DU Increase
Fallbrook Public Utility District	FB21+	9,215	11,849	Single Family – 40% Multi Family – 6% Commercial – 5% Agricultural – 43% Landscape – 0% Institutional/Governmental – 2% Other - 6%	7
Helix Water District	CD14	56,008	31,145	Single Family – 49% Multi Family – 31% Commercial – 12% Agricultural – 0% Landscape – 6% Institutional/Governmental – 2%	7
Olivenhain Municipal Water District	SD15	22,295	21,477	Single Family – 75% Multi Family – 4% Commercial – 4% Agricultural – 4% School – 1% Irrigation – 12%	301
Padre Dam Municipal Water District	CD14	23,379	10,460	Single Family – 60% Multi Family – 19% Commercial – 10% Agricultural – 3% Landscape – 6% Institutional/Governmental – 2% Other – 3%	7
Rainbow Municipal Water District	BO18+, FB2+ (portion - 17 parcels), FB17, FB19+, CG1, CG6, CG8	7,838	20,062	Single Family – 22% Multi Family – 2% Commercial – 11% Agricultural – 62%	BO18+ - 67 FB2+ - 16 FB17 - 33 FB19+ - 1 CG1, CG6, CG8 - 7
Rincon del Diablo Municipal Water District	NC18A, NC3A (portion - 27 parcels)	7,884	5,744	Single Family – 61% Multi Family – 10% Commercial – 19% Agricultural – .8% Landscape – 6% Other – 3%	NC18A – 34 NC3A - 11

Table 2.16-1 Member Water Districts Serving PSR Analysis Areas and former CGSP Area

SDCWA Member Water Districts	PSR Analysis Areas/ Former CGSP Area Served	Connections	Volume of Water Supplied (AF)	Percentage of Water Use by Sector	Proposed Project DU Increase
Vallecitos Water District	NC37, NC38+ (portion - 3 parcels), CG7	21,932	4,349	Single Family – 46% Multi Family – 16% Commercial – 6% Industrial – 1% Institutional/Governmental – 3% Agricultural – 7% Landscape – 14% Other – 7%	NC37 - 12 NC38+ - 38 –CG7 - 0
Valley Center Municipal Water District	NC3A (21 parcels), VC51, VC57+, VC67, VC7+, CG2, CG3, CG4, CG5	10,761	24,511	Single Family – 19% Multi Family – 2% Commercial – 7% Institutional/Governmental – 1% Agriculture – 66% Other – 5%	NC3A – 11 VC51 – 13 VC57+ - 231 VC67 – 0 CG2, CG3, CG4, CG5 - 24
Vista Irrigation District	NC22, NC38+ (portion 5 parcels)	28,649	17,833	Single Family – 49% Multi Family – 16% Mobile Home – 2% Commercial – 7% Industrial – 4% Institutional/Governmental – 2% Agricultural – 5% Irrigation – 11% Other – 4%	NC22 – 52 NC38+ - 38

AF = acre feet; DU = dwelling unit

Table 2.16-2 Groundwater Dependent Water Districts Servicing PSR Analysis Areas

Groundwater Dependent Districts	PSR Analysis Areas Served	Proposed Project Dwelling Units
Borrego Water District	DS8, DS24	542
Pauma Municipal Water District (this district does not deliver water)	PP30	122
San Luis Rey Municipal Water District (this district does not deliver water)	FB18 (portion)	16

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