

North Central San Diego County

Sphere of Influence Update

Final

Negative Declaration

**Prepared by:
Cotton/Bridges/Associates
A Division of P&D Consultants
8954 Rio San Diego Drive, Suite 610
San Diego, California 92108**

March 2005

048178156.0000

FINAL

NEGATIVE DECLARATION

PROJECT NAME: North Central San Diego County Sphere of Influence (SOI) Update –Negative Declaration

CO-LEAD AGENCIES:

Olivenhain Municipal Water District
1966 Olivenhain Road
Encinitas, California 92024

Rancho Santa Fe Community Services District
605 Third Street
Encinitas, California 92024

STATE CLEARINGHOUSE #2004121150

PROJECT LOCATION:

The project study area is located within portions of six jurisdictions, including: County of San Diego; City of San Diego; City of San Marcos; City of Encinitas; City of Carlsbad; and City of Solana Beach (Figure 1). The project is located within the boundaries of the following service districts: Olivenhain Municipal Water District; Rancho Santa Fe Community Services District; City of San Diego; Fairbanks Ranch Community Service District; Vallecitos Water District; Leucadia Wastewater District; Whispering Palms Community Service District; Santa Fe Irrigation District; and City of Encinitas (Cardiff Sanitary Division).

PROJECT DESCRIPTION:

The project study area encompasses approximately 35,487 acres in north central San Diego County. Subject agencies located within the North Central San Diego County SOI Update study area include the Olivenhain Municipal Water District (OMWD) and the Rancho Santa Fe Community Services District (RSFCSD). Based on the North Central San Diego County MSR and SOI Update, potential sphere of influence amendments for the OMWD and RSFCSD have been identified for water, recycled water, and/or wastewater services for several Areas of Service Consideration. In addition to the SOI adjustments, the Local Agency Formation Commission (LAFCO) proposes the alteration of Special Study Area status for two areas: Vallecitos Water District Overlap Area and the Santa Fe Irrigation District Special Study Area. Figure 2 illustrate the Areas of Service Consideration and the Special Study Areas that are located within the boundaries of the project study area. The proposed SOI adjustments outlined below and summarized in Table 1 are also illustrated in Figures 3 and 4 by their proposed service providers (the OMWD and the RSFCSD, respectively). The SOI Areas of Service Consideration/Special Study Areas that are the focus of this environmental review are as follows:

- Black Mountain Ranch Phase I (Santaluz Affordable Housing)
- Black Mountain Ranch Phase II (East Clusters)
- Cielo del Norte
- Del Norte High School

- Fairbanks Ranch Country Club
- Horseman's Valley
- Santa Fe Hills
- Santa Fe Irrigation District/OMWD Special Study Area
- Vallecitos Water District/OMWD Sphere Overlap Area

A summary of each of these nine sphere of influence areas is presented below:

Black Mountain Ranch Phase I (Santaluz Affordable Housing)

The Santaluz affordable housing project consists of approximately 17.6 acres of residential development and is located within the City of San Diego. However, under a temporary services agreement between the OMWD and the City of San Diego, the OMWD currently provides water and wastewater services to the site. Under the agreement, the City of San Diego would assume water service after 10 years. LAFCO proposes to expand the OMWD water and wastewater spheres of influence by an estimated 17.6 acres to include the Black Mountain Ranch Phase I: Santaluz affordable housing project.

The Santaluz affordable housing project was analyzed in an EIR (SCH# 10181026) and approved by the City Council in 1992. The Black Mountain Ranch Subarea Plan was further analyzed in a project EIR (SCH# 97111070). The EIR concluded that implementation of the Black Mountain Ranch project would have a less than significant impact with regard to the use of excessive amounts of water, or the generation of excessive amounts of wastewater. The EIR did conclude that the Black Mountain Ranch project would have a growth-inducing impact; however, this impact is due to the project itself and not by the proposed water service.

Black Mountain Ranch Phase II (East Clusters)

The East Cluster project consists of an estimated 592 residential dwelling units to be located on approximately 589.3 acres in the City of San Diego. Currently, a portion of the new development is scheduled to be served by the OMWD for wastewater under a temporary service contract between the City of San Diego and the OMWD. (The City of San Diego is scheduled to provide water service). LAFCO proposes to expand the OMWD wastewater sphere of influence by an estimated 589.3 acres to include the Black Mountain Ranch Phase II: East Clusters.

The East Clusters was analyzed in an EIR (SCH# 10181026) and approved by the City Council in 1992. The Black Mountain Ranch Subarea Plan was further analyzed in a project EIR (SCH# 97111070). The EIR concluded that implementation of the Black Mountain Ranch project would have a less than significant impact with regard to the use of excessive amounts of water, or the generation of excessive amounts of wastewater. The EIR did conclude that the Black Mountain Ranch project would have a growth-inducing impact; however, this impact is due to the project itself and not by the proposed water service.

Cielo del Norte

The Cielo del Norte project consists of approximately 233.4 acres to be developed with 128 residential dwelling units. Two of the three parcels that comprise Cielo del Norte are located within the wastewater sphere of influence for the OMWD; the third parcel is located outside of the

OMWD's wastewater sphere of influence. (It should be noted that the Cielo del Norte project is located entirely in the OMWD water sphere of influence). LAFCO proposes to expand the OMWD wastewater sphere of influence by an estimated 203.5 acres to include the third Cielo del Norte parcel.

The portion of Cielo del Norte that is considered in the sphere change represents a portion of a project that was analyzed in the Cielo del Norte Specific Plan EIR (SCH #2000031025). This environmental impact report (EIR) was certified by the County Board of Supervisors in December 2003. The EIR analyzed the environmental impacts for the Cielo del Norte project, including water supply and sewer service. The EIR concluded in Section 6.1.5 (Utilities) that the Cielo del Norte Specific Plan would result in a less than significant impact to water and wastewater service (EIR pages 6-21 and 6-22). Additionally, the EIR determined that the Cielo del Norte Specific Plan would not be growth inducing since "the proposed project would result in development consistent with the existing General Plan ... also, the proposed utilities to serve the project would only provide services for the proposed project and therefore would not induce growth beyond the project's boundaries" (EIR page 5-2).

Del Norte High School

Approximately 20.6 acres of the Del Norte High School site are located within the OMWD's water and wastewater SOIs. However, approximately 38.7 additional acres of the proposed high school site are located in the City of San Diego, outside of the OMWD's water and wastewater SOIs. The Poway Unified School District has requested that the OMWD provide water and wastewater services for the entire proposed high school. As a result, the City of San Diego and the OMWD have agreed that the OMWD will provide permanent water and wastewater services to the Del Norte High School. LAFCO proposes an expansion to the OMWD's water and wastewater spheres of influence by approximately 38.7 acres to include the entire Del Norte High School site.

Based upon communication with the Poway Unified School District (District), the District is preparing technical and feasibility studies. The environmental analysis for the proposed High School will address all environmental issue areas, including water and sewer services. Additionally, the environmental analysis will consider cumulative impacts of the high school project.

Fairbanks Ranch Country Club

The OMWD has served the Fairbanks Ranch Country Club with potable water for a portion of the golf course that is located within the OMWD's water sphere of influence (approximately 70 acres). The estimated remaining 304 acres of the Fairbanks Ranch Country Club is located outside of the OMWD's water sphere of influence. Under an existing agreement between the City of San Diego, OMWD, and the Fairbanks Ranch Country Club dating back to 1984, the OMWD provides potable water to the club house portion of the Fairbanks Ranch Country Club. In addition, the City of San Diego, OMWD, and Fairbanks Ranch Country Club are negotiating agreements for the OMWD to provide recycled water services to a portion of the golf course outside the existing water SOI for the OMWD. The Fairbanks Ranch Country Club is located completely within the City of San Diego and the country club receives wastewater services from the City of San Diego. In response to comments raised by the Fairbanks Ranch Country Club during the public review process, LAFCO no longer proposes to expand the OMWD's water sphere of influence by approximately 304 acres to include

the entire Fairbanks Ranch Country Club property for water and recycled water services. LAFCO and the OMWD suggest that the Fairbanks Ranch Country Club seek “Special Study Area” status from LAFCO, if so desired. The potential environmental impacts associated with the previously proposed expansion of the OMWD’s water sphere to provide water services to the FRCC were analyzed in the draft negative declaration and have been maintained in the final negative declaration.

Horseman’s Valley

The Horseman’s Valley area consists of approximately 20.2 acres consisting of an estimated 17 residential parcels. The area borders the RSFCSD sphere of influence to the east and is currently served by an existing sewer truck line. Sufficient sewer capacity to serve this area is currently available from the RSFCSD through a contract with the San Elijo Joint Powers Authority. LAFCO proposes to expand the RSFCSD sphere of influence by an estimated 20.2 acres to include the Horseman’s Valley area. Impacts of the Horseman’s Valley project were analyzed in a Mitigated Negative Declaration (MND) and the project was approved in September 1999. Impacts to utilities and public services (including water and wastewater) were determined to be less than significant (Section XI of the Initial Study Form).

Santa Fe Hills

The Santa Fe Hills development consists of approximately 120 acres; the developer has requested wastewater service from the RSFCSD. The Santa Fe Hills development currently consists of 90 residential parcels; in the future one parcel will be subdivided into nine individual parcels for a total of 98 residential parcels. LAFCO proposes an expansion of the RSFCSD sphere of influence to include the estimated 120 acres of Santa Fe Hills. On November 4, 2003 a negative declaration was approved by the County of San Diego for all of the developed lots and the nine-lot subdivision included as part of Santa Fe Hills. This negative declaration did not identify any significant impacts for either the developed lots or the nine-lot subdivision included as part of Santa Fe Hills.

Santa Fe Irrigation District/OMWD Special Study Area

An estimated 14.2 acre area east of Aliso Canyon Road is currently located in both the OMWD and Santa Fe Irrigation District’s spheres of influence. Although the Santa Fe Irrigation District (SFID) has not been identified as a lead agency for the North Central San Diego County MSR/SOI Update, the area in question is located within the MSR/SOI study area boundary. This area was designated as a special study area in 1983 to facilitate a boundary adjustment between these service providers. Since no boundary adjustment has been proposed during the past 20 years, LAFCO staff proposes the deletion of the special study area status. This action will result in the realignment of the SFID’s sphere of influence, while the OMWD’s water sphere of influence will remain unchanged. It should be noted that all of the parcels located within the special study area designation currently receive water service from the OMWD.

Vallecitos Water District/OMWD Sphere Overlap Area

An estimated 64 acre parcel of undeveloped land located within the southern portion of the City of San Marcos is located in the water sphere of influence for both the Vallecitos Water District (VWD) and the OMWD. While the parcel is located within the OMWD water sphere of influence, it is not located in the water service area boundary or the wastewater sphere of influence. This sphere overlap appears to be an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify

this sphere overlap by reducing the OMWD's water sphere of influence by approximately 64 acres in this territory to coterminus status with its service area boundary. The VWD water sphere of influence will remain unchanged and the VWD will be identified as the sole water service provider for this parcel.

NEGATIVE DECLARATION PROCESS:

The draft negative declaration was prepared by the Co-Lead Agencies (Olivehain Municipal Water District and Rancho Santa Fe Community Services District). The draft negative declaration was submitted to the California State Clearinghouse (#2004121150) and the Clerk of the County of San Diego and circulated for public review from December 28, 2004 to January 27, 2005. In addition, the draft negative declaration was mailed directly to approximately 40 potentially interested persons and public agencies. The written comments and responses to the comments received during the 30-day public review period are presented in an appendix to the final negative declaration. Appropriate revisions to the draft negative declaration were made in response to the comments received.

The draft negative declaration and final negative declaration were prepared in accordance with §15070 through 15075 of the CEQA Guidelines. Prior to approving this final negative declaration, the Co-Lead Agencies shall consider the negative declaration together with the comments received during the public review period. The Co-Lead Agencies shall adopt the final negative declaration only they find on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the final negative declaration reflects the Co-Lead Agencies' independent judgment and analysis.

The final negative declaration has incorporated by reference all documents reviewed and analyzed as part of the negative declaration process. These references, as listed in the final negative declaration, are maintained on file by the Co-Lead Agencies for public review.

This final negative declaration consists of the following elements

- Final negative declaration
- Initial study and environmental checklist form
- Referenced figures and tables
- Appendix containing: public review distribution list; comment letters received during the public review period; responses to comments received.

**Initial Study/
Environmental Checklist**

Initial Study and Environmental Checklist Form

1.	Project title: North Central San Diego County Sphere of Influence (SOI) Update – Environmental Review		
2.	Co-Lead agencies names and addresses: Olivenhain Municipal Water District (OMWD) 1966 Olivenhain Road Encinitas, California 92024 Rancho Santa Fe Community Services District (RSFCSD) 605 Third Street Encinitas, California 92024 Responsible agency name and address: San Diego Local Agency Formation Commission (LAFCO) 1600 Pacific Highway, Room 452 San Diego, California 92101		
3.	Contact person and phone number: Mr. Harry Ehrlich (OMWD) – (760) 632-4208 Mr. John Pastore (RSFCSD) – (760) 479-4121		
4.	Project location: The project encompasses more than 35,000 acres of north central San Diego County and is located within the unincorporated area of the County of San Diego as well as portions of the Cities of San Marcos, Carlsbad, Encinitas, Solana Beach, and San Diego (Figure 1).		
5.	Project sponsor's name and address: Olivenhain Municipal Water District 1966 Olivenhain Road Encinitas, CA 92024 Rancho Santa Fe Community Services District 605 Third Street Encinitas, CA 92024		
6.	General plan designation: Various	7.	Zoning: Various

8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The North Central San Diego County Municipal Service Review (MSR) and Sphere of Influence (SOI) Update was completed in November 2004 and represents a combined sphere and service review to be undertaken by the San Diego Local Agency Formation Commission (LAFCO) under the provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. This California State law requires the preparation and regular update of MSRs and SOIs for all service agencies. The MSRs are important information reports that assist LAFCO, affected agencies, and the public in coordinating the efficient provision of public services to support anticipated growth. The SOI updates are also important tools that provide guidance for LAFCO in the establishment of physical boundaries and service areas of cities and special districts. (Note: This negative declaration is based solely on the findings of the SOI update for the project area, as the MSR is exempt from CEQA review per §15262 of the CEQA Guidelines).

In determining a sphere of influence, LAFCO is required to consider and make written determinations with respect to the following factors: (1) present and planned land uses in the area, including agricultural and open space lands; (2) present and probable need for public facilities and services in the area; (3) present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide; and (4) existence of any social and economic communities of interest in the area.

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Horseman's Valley

The Horseman's Valley area consists of approximately 20.2 acres consisting of an estimated 17 residential parcels. The area borders the RSFCSD sphere of influence to the east and is currently served by an existing sewer truck line. Sufficient sewer capacity to serve this area is currently available from the RSFCSD through a contract with the San Elijo Joint Powers Authority. LAFCO proposes to expand the RSFCSD sphere of influence by an estimated 20.2 acres to include the Horseman's Valley area. Impacts of the Horseman's Valley project were analyzed in a Mitigated Negative Declaration (MND) and the project was approved in September 1999. Impacts to utilities and public services (including water and wastewater) were determined to be less than significant (Section XI of the Initial Study Form).

Santa Fe Hills

The Santa Fe Hills development consists of approximately 120 acres; the developer has requested wastewater service from the RSFCSD. The Santa Fe Hills development currently consists of 90 residential parcels; in the future one parcel will be subdivided into nine individual parcels for a total of 98 residential parcels. LAFCO proposes an expansion of the RSFCSD sphere of influence to include the estimated 120 acres of Santa Fe Hills. On November 4, 2003 a negative declaration was approved by the County of San Diego for all of the developed lots and the nine-lot subdivision included as part of Santa Fe Hills. This negative declaration did not identify any significant impacts for either the developed lots or the nine-lot subdivision included as part of Santa Fe Hills.

Santa Fe Irrigation District/OMWD Special Study Area

An estimated 14.2 acre area east of Aliso Canyon Road is currently located in both the OMWD and Santa Fe Irrigation District's spheres of influence. Although the Santa Fe Irrigation District (SFID) has not been identified as a lead agency for the North Central San Diego County MSR/SOI Update, the area in question is located within the MSR/SOI study area boundary. This area was designated as a special study area in 1983 to facilitate a boundary adjustment between these service providers. Since no boundary adjustment has been proposed during the past 20 years, LAFCO staff proposes the deletion of the special study area status. This action will result in the realignment of the SFID's sphere of influence, while the OMWD's water sphere of influence will remain unchanged. It should be noted that all of the parcels located within the special study area designation currently receive water service from the OMWD.

Vallecitos Water District/OMWD Sphere Overlap Area

An estimated 64 acre parcel of undeveloped land located within the southern portion of the City of San Marcos is located in the water sphere of influence for both the Vallecitos Water District (VWD) and the OMWD. While the parcel is located within the OMWD water sphere of influence, it is not located in the water service area boundary or the wastewater sphere of influence. This sphere overlap appears to be an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this sphere overlap by reducing the OMWD's water sphere of influence by approximately 64 acres in this territory to coterminus status with its service area boundary. The VWD water sphere of influence will remain unchanged and the VWD will be identified as the sole water service provider for this parcel.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The project area is located within portions of the following jurisdictions:

- County of San Diego
- City of San Marcos
- City of Carlsbad
- City of Encinitas
- City of Solana Beach
- City of San Diego

The project area also coincides with multiple water districts:

- Olivenhain Municipal Water District (OMWD)
- Santa Fe Irrigation District (SFID)

The project area also coincides with multiple sewer districts:

- Olivenhain Municipal Water District
- Rancho Santa Fe Community Services District (RSFCSD)
- Fairbanks Ranch Community Services District
- Whispering Palms Community Services District

The majority of the project study area is within the San Dieguito Community Planning Area of the unincorporated area of the County of San Diego. Within this community planning area there are many developed communities including Olivenhain, Rancho Santa Fe, Del Dios, and Fairbanks Ranch. This area is characterized as an Estate Development Area. The existing land uses within the San Dieguito Community Planning Area include mainly Estate Residential (1 dwelling unit per 2, 4 acres) and Specific Plan land uses. The Estate Residential is mainly located within the western portion of the planning area. The eastern portion of the planning area is mainly designated for Specific Plan uses. Also present in this planning area are General Commercial, Public/Semi-Public Lands, Impact Sensitive Lands, and variety of other residential uses. According to the County General Plan, the existing population within the San Dieguito Community Planning Area is 12,527, with an existing General Plan capacity of 37,300.

There are three communities of the City of San Diego within the project study area. The first two communities are located in the southwestern corner of the project study area and are known as Flower Hill and Fairbanks Ranch. The other community is the Black Mountain Ranch, which is located in the southeastern portion of the project study area.

The Flower Hill community consists of approximately 125 acres of primarily residential and open space land uses. The residential development within this area is mostly comprised of clustered single-family residences with attached units within the interior of the community and detached units along the perimeter of the community. Approximately 62 acres of the community are located in an open space easement to preserve north/south ridges and canyons along Via de la Valle, San Dieguito River, and

	<p>the southern bluffs of the Carmel Valley Community. According to SANDAG, the Flower Hill community had a population of 451 in 2000, and the population for this community is projected to reach 611 by 2030.</p> <p>The Fairbanks Ranch community is primarily made up of large lot Estate Residential. The area also includes a golf course, as well as the San Dieguito River corridor and adjacent slopes of the valley. Through sensitive design and open space lands, this community has retained a rural and open space character. According to SANDAG, the Fairbanks Ranch community had a population of 859 people in 2000, and is projected to decrease in population by five percent to 820 people by the 2030.</p> <p>The Black Mountain Ranch (BMR) consists of approximately 5,100 acres of mostly vacant land. Approximately one-quarter of the BMR lies within the planning area of the proposed San Dieguito River Park and is located west of the 4S Ranch and Rancho Penasquitos, south of the Santa Fe Valley, east of Fairbanks Ranch, and north of Torrey Highlands. The BMR is a new community that is being developed in two phases, with the following land uses identified by SANDAG: single family residential; multi-family residential; communications and utilities; golf courses; open space; agriculture; and vacant land. Population projections for the community are as follows: 4,467 in 2010; 14,827 in 2020; and 15,291 in 2030.</p> <p>In addition to City of San Diego and unincorporated lands of the County of San Diego, the project study area includes portions of the City of Solana Beach, City of Encinitas, and City of San Marcos. The northeastern corner of the City of Solana Beach is located in the Study Area and according to the City's General Plan this area is designated Residential use.</p> <p>The northeastern portion of Encinitas is within the project study area. The City of Encinitas communities within the project study area include Cardiff by the Sea, New Encinitas, Old Encinitas, and Olivenhain. The Cardiff by the Sea community land uses include Ecological Resource/Open Space/Park and Residential. The New Encinitas and Old Encinitas communities include a variety of Residential densities. The Olivenhain community includes Residential, Ecological Resource/Open Space/Park, and Local Commercial. The City of Encinitas has a total population of 58,000, with roughly half of its population located within the Study Area.</p> <p>The southern most portion of the City of San Marcos is within the project study area. This portion is called the Questhaven/La Costa Meadows Community. The land use designations within the Questhaven/La Costa Meadows Community that are located within the project study area include Solid Waste Management and Specific Plan Area (SPA) Limited Use.</p>
<p>10.</p>	<p>Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement.) City of Carlsbad City of Encinitas City of San Diego</p>

	<p>City of San Marcos City of Solana Beach County of San Diego Fairbanks Ranch Community Services District Metropolitan Water District of Southern California San Diego County Water Authority San Diego Local Agency Formation Commission Santa Fe Irrigation District Whispering Palms Community Services District</p>
11.	<p>Persons assisting in the preparation of this Initial Study: Robert Edgerton and Sophia Habi (Cotton/Bridges/Associates)</p>

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

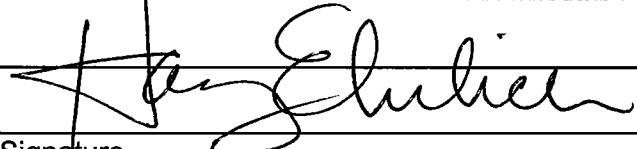
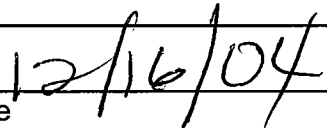
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

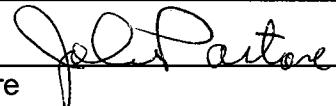
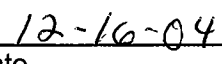
<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology /Soils
<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning
<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing
<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NOTICE OF EXEMPTION will be prepared.
<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 _____ Signature Harry Ehrlich Olivenhain Municipal Water District	 _____ Date
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 _____ Signature John Pastore Rancho Santa Fe Community Services District	 _____ Date
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EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

CHECKLIST QUESTIONS:

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Could the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Aesthetics Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review (the EIR was certified in December 2003) and impacts related to aesthetics have been analyzed and mitigated (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any aesthetic impacts, as any impacts to aesthetics would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is under construction (Cotton/Bridges/Associates, 2004). Expansion of the OMWD's water and wastewater spheres of influence to include this project will not have any aesthetic impacts, as any impacts to aesthetics would be the result of the construction of the Santaluz project, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Santaluz area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II (East Clusters)**

The Black Mountain Ranch – Phase II (East Clusters) project has completed environmental review and impacts related to aesthetics have been analyzed and mitigated (City of San

Diego, 1995 and 1998). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any aesthetic impacts, as any impacts to aesthetics would be the result of the construction of the Phase II (East Clusters) development, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD's wastewater sphere of influence does not indicate that the East Clusters area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman's Valley**

Horseman's Valley has completed environmental review and aesthetic impacts have been analyzed and mitigated (County of San Diego, 1999). Expansion of the RSFCSD sphere of influence to include this area will not have any aesthetic impacts, as any impacts to aesthetics would be the result of the construction of a project(s) in the Horseman's Valley area, not the result of the proposed sphere expansion.

- **Fairbanks Ranch Country Club**

The OMWD and LAFCO no longer propose to expand the OMWD's water sphere of influence to include the portion of the Fairbanks Ranch Country Club that is currently located outside of the OMWD's water sphere. The OMWD and LAFCO suggest that the Fairbanks Ranch Country Club seek "Special Study Area" status, if so desired. If Special Study Area status is approved by LAFCO the Fairbanks Ranch Country Club may approach the appropriate service provider independently to negotiate water services. The potential aesthetic impacts associated with the previously proposed expansion of the OMWD's water sphere to provide water services to the FRCC have been analyzed in this initial study and determined to be a less than significant.

- **Santa Fe Hills**

The Santa Fe Hills project includes developed lots, an approved nine-lot subdivision, and undeveloped lots. Additionally, an application has been submitted to the County of San Diego for a four-lot subdivision within the Santa Fe Hills area (Artesian Trails Minor Subdivision 2004b). Environmental review has been completed for the developed lots and the nine-lot subdivision, and aesthetic impacts have been analyzed and mitigated (County of San Diego, 2003a). Expansion of the RSFCSD sphere of influence to include these areas will not have any aesthetic impacts, as any impacts to aesthetics would be the result of the individual development projects, not the result of the proposed sphere expansion.

The environmental review for the Artesian Trails Minor Subdivision project is underway (County of San Diego, 2004a); therefore, the project has not been constructed. A Notice of Preparation (NOP) has not been prepared for the Artesian Trails project and impacts to aesthetics will be considered during environmental review for the project. Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, aesthetic impacts will be considered.

- **Del Norte High School**

The Del Norte High School project is in the beginning stages of environmental review (PUSD, 2004). An NOP has not been prepared for the project; however, impacts to

aesthetics will be considered during the environmental review for the project. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Del Norte High School will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in any impact to aesthetics.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would remain unchanged. Removal of this Special Study Area Designation status will not result in any impact to aesthetics.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Could the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Agriculture Resources Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review (the EIR was certified in December 2003) and impacts related to agricultural resources have been analyzed and mitigated (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any impacts to agricultural resources, as any impacts to agricultural resources would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is under construction (Cotton/Bridges/Associates, 2004). Expansion of the OMWD's water and wastewater spheres of influence to include this project will not have any impacts to agricultural resources, as any impacts to agricultural resources would be the result of the construction of the Santaluz project, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not

indicate that the Santaluz area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II (East Clusters)**

The Black Mountain Ranch – Phase II (East Clusters) project has completed environmental review and impacts related to agricultural resources have been analyzed and mitigated (City of San Diego, 1995 and 1998). Expansion of the OMWD’s wastewater sphere of influence to include this project will not have any impacts to agricultural resources, as any impacts to agricultural resources would be the result of the construction of the Phase II (East Clusters) development, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD’s wastewater sphere of influence does not indicate that the East Clusters area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman’s Valley**

Horseman’s Valley has completed environmental review and impacts related in agricultural resources have been analyzed and mitigated (County of San Diego, 1999). Expansion of the RSFCSD sphere of influence to include this area will not have any agricultural resources impacts, as any impacts to agricultural resources would be the result of the construction of a project(s) in the Horseman’s Valley area, not the result of the proposed sphere expansion.

- **Fairbanks Ranch Country Club**

The OMWD and LAFCO no longer propose to expand the OMWD’s water sphere of influence to include the portion of the Fairbanks Ranch Country Club that is currently located outside of the OMWD’s water sphere. The OMWD and LAFCO suggest that the Fairbanks Ranch Country Club seek “Special Study Area” status, if so desired. If Special Study Area status is approved by LAFCO the Fairbanks Ranch Country Club may approach the appropriate service provider independently to negotiate water services. The potential agricultural resources impact associated with the previously proposed expansion of the OMWD’s water sphere to provide water services to the FRCC have been analyzed in this initial study and determined to be a less than significant.

- **Santa Fe Hills**

The Santa Fe Hills project includes developed lots, an approved nine-lot subdivision, and undeveloped lots. Additionally, an application has been submitted to the County of San Diego for a four-lot subdivision within the Santa Fe Hills area (Artesian Trails Minor Subdivision 2004b). Environmental review has been completed for the developed lots and the nine-lot subdivision, and impacts to agricultural resources have been analyzed and mitigated (County of San Diego, 2003a). Expansion of the RSFCSD sphere of influence to include these areas will not have any agricultural resources impacts, as any impacts to agricultural resources would be the result of the individual development projects, not the result of the proposed sphere expansion.

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Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, impacts to agricultural resources will be considered.

- **Del Norte High School**

The Del Norte High School project is in the beginning stages of environmental review (PUSD, 2004). An NOP has not been prepared for the project; however, impacts to agricultural resources will be considered during the environmental review for the project. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Del Norte High School will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in any impact to agricultural resources.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would remain unchanged. Removal of this Special Study Area Designation status will not result in any impact to agricultural resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Could the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Air Quality Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review (the EIR was certified in December 2003) and impacts related to air quality have been analyzed and mitigated (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any air quality impacts, as any impacts to air quality would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

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area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II (East Clusters)**

The Black Mountain Ranch – Phase II (East Clusters) project has completed environmental review and impacts related to air quality have been analyzed and mitigated (City of San Diego, 1995 and 1998). Expansion of the OMWD’s wastewater sphere of influence to include this project will not have any air quality impacts, as any impacts to air quality would be the result of the construction of the Phase II (East Clusters) development, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD’s wastewater sphere of influence does not indicate that the East Clusters area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman’s Valley**

Horseman’s Valley has completed environmental review and air quality impacts have been analyzed and mitigated (County of San Diego, 1999). Expansion of the RSFCSD sphere of influence to include this area will not have any air quality impacts, as any impacts related to air quality would be the result of the construction of a project(s) in the Horseman’s Valley area, not the result of the proposed sphere expansion.

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pursuant to CEQA. At that time, air quality impacts will be considered.

- **Del Norte High School**

The Del Norte High School project is in the beginning stages of environmental review (PUSD, 2004). An NOP has not been prepared for the project; however, impacts to air quality will be considered during the environmental review for the project. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Del Norte High School will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Could the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Biological Resources Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review (the EIR was certified in December 2003) and impacts related to biological resources have been analyzed and mitigated (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of

influence to include this project will not have any impacts to biological resources, as any impacts to biological resources would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion.

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- **Del Norte High School**

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The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in any impact to biological resources.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would remain unchanged. Removal of this Special Study Area Designation status will not result in any impact to biological resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Could the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Cultural Resources Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review (the EIR was certified in December 2003) and impacts related to cultural resources have been analyzed and mitigated (County of San Diego, 2003b and 2003c). Expansion of the OMWD’s wastewater sphere of influence to include this project will not have any impacts to cultural resources, as any impacts to cultural resources would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is under construction (Cotton/Bridges/Associates, 2004). Expansion of the OMWD’s water and wastewater spheres of influence to include this project will not have any impacts to cultural resources, as any impacts to cultural resources would be the result of the construction of the Santaluz project, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD’s water and wastewater spheres of influence does not indicate that the Santaluz area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II (East Clusters)**

The Black Mountain Ranch – Phase II (East Clusters) project has completed environmental review and impacts related to cultural resources have been analyzed and mitigated (City of San Diego, 1995 and 1998). Expansion of the OMWD’s wastewater sphere of influence to include this project will not have any impacts to cultural resources, as any impacts to cultural resources would be the result of the construction of the Phase II (East Clusters) development, not the result of the proposed sphere expansion. It is important to note that

inclusion within the OMWD's wastewater sphere of influence does not indicate that the East Clusters area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman's Valley**

Horseman's Valley has completed environmental review and impacts related to cultural resources have been analyzed and mitigated (County of San Diego, 1999). Expansion of the RSFCSD sphere of influence to include this area will not have any cultural resources impacts, as any impacts to cultural resources would be the result of the construction of a project(s) in the Horseman's Valley area, not the result of the proposed sphere expansion.

- **Fairbanks Ranch Country Club**

The OMWD and LAFCO no longer propose to expand the OMWD's water sphere of influence to include the portion of the Fairbanks Ranch Country Club that is currently located outside of the OMWD's water sphere. The OMWD and LAFCO suggest that the Fairbanks Ranch Country Club seek "Special Study Area" status, if so desired. If Special Study Area status is approved by LAFCO the Fairbanks Ranch Country Club may approach the appropriate service provider independently to negotiate water services. The potential cultural resources impacts associated with the previously proposed expansion of the OMWD's water sphere to provide water services to the FRCC have been analyzed in this initial study and determined to be a less than significant.

- **Santa Fe Hills**

The Santa Fe Hills project includes developed lots, an approved nine-lot subdivision, and undeveloped lots. Additionally, an application has been submitted to the County of San Diego for a four-lot subdivision within the Santa Fe Hills area (Artesian Trails Minor Subdivision 2004b). Environmental review has been completed for the developed lots and the nine-lot subdivision, and impacts to cultural resources have been analyzed and mitigated (County of San Diego, 2003a). Expansion of the RSFCSD sphere of influence to include these areas will not have any cultural resources impacts, as any impacts to cultural resources would be the result of the individual development projects, not the result of the proposed sphere expansion.

The environmental review for the Artesian Trails Minor Subdivision project is underway (County of San Diego, 2004a); therefore, the project has not been constructed. A Notice of Preparation (NOP) has not been prepared for the Artesian Trails project and impacts to cultural resources will be considered during environmental review for the project. Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, impacts to cultural resources will be considered.

- **Del Norte High School**

The Del Norte High School project is in the beginning stages of environmental review (PUSD, 2004). An NOP has not been prepared for the project; however, impacts to cultural resources will be considered during the environmental review for the project. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does

not indicate that the Del Norte High School will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in any impact to cultural resources.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would remain unchanged. Removal of this Special Study Area Designation status will not result in any impact to cultural resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Could the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Be located on expansive soil, as defined in Chapter 18 of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Geology and Soils Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review (the EIR was certified in December 2003) and impacts related to geology and soils have been analyzed and mitigated (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any impacts to geology and soils, as any impacts to geology and soils would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is under construction (Cotton/Bridges/Associates, 2004). Expansion of the OMWD’s water and wastewater spheres of influence to include this project will not have any impacts to geology and soils, as any impacts to geology and soils would be the result of the construction of the Santaluz project, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD’s water and wastewater spheres of influence does not indicate that the Santaluz area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II (East Clusters)**

The Black Mountain Ranch – Phase II (East Clusters) project has completed environmental review and impacts related to geology and soils have been analyzed and mitigated (City of San Diego, 1995 and 1998). Expansion of the OMWD’s wastewater sphere of influence to include this project will not have any impacts to geology and soils, as any impacts to geology and soils would be the result of the construction of the Phase II (East Clusters) development, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD’s wastewater sphere of influence does not indicate that the East Clusters area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman’s Valley**

Horseman’s Valley has completed environmental review and impacts related to geology and soils have been analyzed and mitigated (County of San Diego, 1999). Expansion of the RSFCSD sphere of influence to include this area will not have any geology and soils impacts, as any impacts to geology and soils would be the result of the construction of a project(s) in the Horseman’s Valley area, not the result of the proposed sphere expansion.

- **Fairbanks Ranch Country Club**

The OMWD and LAFCO no longer propose to expand the OMWD’s water sphere of influence to include the portion of the Fairbanks Ranch Country Club that is currently located outside of the OMWD’s water sphere. The OMWD and LAFCO suggest that the Fairbanks Ranch Country Club seek “Special Study Area” status, if so desired. If Special Study Area status is approved by LAFCO the Fairbanks Ranch Country Club may approach the appropriate service provider independently to negotiate water services. The potential geology and soils impacts associated with the previously proposed expansion of the OMWD’s water sphere to provide water services to the FRCC have been analyzed in this initial study and determined to be a less than significant.

- **Santa Fe Hills**

The Santa Fe Hills project includes developed lots, an approved nine-lot subdivision, and undeveloped lots. Additionally, an application has been submitted to the County of San Diego for a four-lot subdivision within the Santa Fe Hills area (Artesian Trails Minor Subdivision 2004b). Environmental review has been completed for the developed lots and the nine-lot subdivision, and impacts to geology and soils have been analyzed and mitigated

(County of San Diego, 2003a). Expansion of the RSFCSD sphere of influence to include these areas will not have any impacts to geology and soils, as any impacts to geology and soils would be the result of the individual development projects, not the result of the proposed sphere expansion.

The environmental review for the Artesian Trails Minor Subdivision project is underway (County of San Diego, 2004a); therefore, the project has not been constructed. A Notice of Preparation (NOP) has not been prepared for the Artesian Trails project and impacts to geology and soils will be considered during environmental review for the project. Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, impacts to geology and soils will be considered.

- **Del Norte High School**

The Del Norte High School project is in the beginning stages of environmental review (PUSD, 2004). An NOP has not been prepared for the project; however, impacts to geology and soils will be considered during the environmental review for the project. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Del Norte High School will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in any impact to geology and soils.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would remain unchanged. Removal of this Special Study Area Designation status will not result in any impact to geology and soils.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS -- Could the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Hazards and Hazardous Materials Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review (the EIR was certified in December 2003) and impacts related to hazards and hazardous materials have been analyzed and mitigated (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any impacts related to hazards and hazardous materials, as any impacts to hazards and hazardous materials would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is under construction (Cotton/Bridges/Associates, 2004). Expansion of the OMWD's water and wastewater spheres of influence to include this project will not have any impacts related to hazards and hazardous materials, as any impacts to hazards and hazardous materials would be the result of the construction of the Santaluz project, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Santaluz area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II (East Clusters)**

The Black Mountain Ranch – Phase II (East Clusters) project has completed environmental review and impacts related to hazards and hazardous materials have been analyzed and mitigated (City of San Diego, 1995 and 1998). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any impacts related to hazards and hazardous materials, as any impacts to hazards and hazardous materials would be the result of the construction of the Phase II (East Clusters) development, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD's wastewater sphere of influence does not indicate that the East Clusters area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman's Valley**

Horseman's Valley has completed environmental review and impacts related to hazards and hazardous materials have been analyzed and mitigated (County of San Diego, 1999). Expansion of the RSFCSD sphere of influence to include this area will not have any hazards and hazardous materials impacts, as any impacts related to hazards and hazardous materials would be the result of the construction of a project(s) in the Horseman's Valley area, not the result of the proposed sphere expansion.

- **Fairbanks Ranch Country Club**

The OMWD and LAFCO no longer propose to expand the OMWD's water sphere of influence to include the portion of the Fairbanks Ranch Country Club that is currently located outside of the OMWD's water sphere. The OMWD and LAFCO suggest that the Fairbanks

Ranch Country Club seek "Special Study Area" status, if so desired. If Special Study Area status is approved by LAFCO the Fairbanks Ranch County Club may approach the appropriate service provider independently to negotiate water services. The potential hazards and hazardous materials impacts associated with the previously proposed expansion of the OMWD's water sphere to provide water services to the FRCC have been analyzed in this initial study and determined to be a less than significant.

- **Santa Fe Hills**

The Santa Fe Hills project includes developed lots, an approved nine-lot subdivision, and undeveloped lots. Additionally, an application has been submitted to the County of San Diego for a four-lot subdivision within the Santa Fe Hills area (Artesian Trails Minor Subdivision 2004b). Environmental review has been completed for the developed lots and the nine-lot subdivision, and impacts related to hazards and hazardous materials have been analyzed and mitigated (County of San Diego, 2003a). Expansion of the RSFCS sphere of influence to include these areas will not have any impacts related to hazards and hazardous materials, as any impacts to hazards and hazardous materials would be the result of the individual development projects, not the result of the proposed sphere expansion.

The environmental review for the Artesian Trails Minor Subdivision project is underway (County of San Diego, 2004a); therefore, the project has not been constructed. A Notice of Preparation (NOP) has not been prepared for the Artesian Trails project and impacts related to hazards and hazardous materials will be considered during environmental review for the project. Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, impacts related to hazards and hazardous materials will be considered.

- **Del Norte High School**

The Del Norte High School project is in the beginning stages of environmental review (PUSD, 2004). An NOP has not been prepared for the project; however, impacts related to hazards and hazardous materials will be considered during the environmental review for the project. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Del Norte High School will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in any impact related to hazards and hazardous materials.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would remain unchanged. Removal of this Special Study Area Designation status will not result in any impact related to hazards and hazardous materials.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY - - Could the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) 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 have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the surface runoff flow rates or volumes in a manner which would result in flooding on- or off-site during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Result in increased impervious surfaces and associated increase runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Result in discharges into surface waters during or following construction, or in significant alternation of surface water quality including, but not limited to temperature, dissolved oxygen, turbidity or typical storm water pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
i) Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
j) Have a potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters? Can the project impact aquatic, wetland, or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
k) Is project tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
m) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
o) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Hydrology and Water Quality Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review (the EIR was certified in December 2003) and impacts related to hydrology and water quality have been analyzed and mitigated (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any impacts related to hydrology and water quality, as any impacts to hydrology and water quality would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is under construction (Cotton/Bridges/Associates, 2004). Expansion of the OMWD's water and wastewater spheres of influence to include this project will not have any impacts related to hydrology and water quality, as any impacts to hydrology and water quality would be the result of the construction of the Santaluz project, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Santaluz area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II (East Clusters)**

The Black Mountain Ranch – Phase II (East Clusters) project has completed environmental review and impacts related to hazards and hazardous materials have been analyzed and mitigated (City of San Diego, 1995 and 1998). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any impacts related to hydrology and water quality, as any impacts to hydrology and water quality would be the result of the construction of the Phase II (East Clusters) development, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD's wastewater sphere of influence does not indicate that the East Clusters area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman's Valley**

Horseman's Valley has completed environmental review and impacts related to hydrology and water quality have been analyzed and mitigated (County of San Diego, 1999). Expansion of the RSFCSO sphere of influence to include this area will not have any hydrology and water quality impacts, as any impacts to hydrology and water quality would be the result of the construction of a project(s) in the Horseman's Valley area, not the result of the proposed sphere expansion.

- **Fairbanks Ranch Country Club**

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the nine-lot subdivision, and impacts related to hydrology and water quality have been analyzed and mitigated (County of San Diego, 2003a). Expansion of the RSFCSD sphere of influence to include these areas will not have any impacts related to hydrology and water quality, as any impacts to hydrology and water quality would be the result of the individual development projects, not the result of the proposed sphere expansion.

The environmental review for the Artesian Trails Minor Subdivision project is underway (County of San Diego, 2004a); therefore, the project has not been constructed. A Notice of Preparation (NOP) has not been prepared for the Artesian Trails project and impacts related to hydrology and water quality will be considered during environmental review for the project. Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, impacts related to hydrology and water quality will be considered.

- **Del Norte High School**

The Del Norte High School project is in the beginning stages of environmental review (PUSD, 2004). An NOP has not been prepared for the project; however, impacts related to hydrology and water quality will be considered during the environmental review for the project. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Del Norte High School will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING - Could the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Conflict with any applicable regional water quality plan or Standard Urban Storm Water Mitigation Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Land Use and Planning Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review (the EIR was certified in December 2003) and impacts related to land use and planning have been analyzed and mitigated (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any impacts related to land use and planning, as any impacts to land use and planning would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is under construction (Cotton/Bridges/Associates, 2004). Expansion of the OMWD's water and wastewater spheres of influence to include this project will not have any impacts related to land use and planning, as any impacts to land use and planning would be the result of the construction of the Santaluz project, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Santaluz area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II (East Clusters)**

The Black Mountain Ranch – Phase II (East Clusters) project has completed environmental review and impacts related to land use and planning have been analyzed and mitigated (City of San Diego, 1995 and 1998). Expansion of the OMWD’s wastewater sphere of influence to include this project will not have any impacts related to land use and planning, as any impacts to land use and planning would be the result of the construction of the Phase II (East Clusters) development, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD’s wastewater sphere of influence does not indicate that the East Clusters area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman’s Valley**

Horseman’s Valley has completed environmental review and impacts related to land use and planning have been analyzed and mitigated (County of San Diego, 1999). Expansion of the RSFCSD sphere of influence to include this area will not have any land use and planning impacts, as any impacts to land use and planning would be the result of the construction of a project(s) in the Horseman’s Valley area, not the result of the proposed sphere expansion.

- **Fairbanks Ranch Country Club**

The OMWD and LAFCO no longer propose to expand the OMWD’s water sphere of influence to include the portion of the Fairbanks Ranch Country Club that is currently located outside of the OMWD’s water sphere. The OMWD and LAFCO suggest that the Fairbanks Ranch Country Club seek “Special Study Area” status, if so desired. If Special Study Area status is approved by LAFCO the Fairbanks Ranch Country Club may approach the appropriate service provider independently to negotiate water services. The potential land use and planning impacts associated with the previously proposed expansion of the OMWD’s water sphere to provide water services to the FRCC have been analyzed in this initial study and determined to be a less than significant.

- **Santa Fe Hills**

The Santa Fe Hills project includes developed lots, an approved nine-lot subdivision, and undeveloped lots. Additionally, an application has been submitted to the County of San Diego for a four-lot subdivision within the Santa Fe Hills area (Artesian Trails Minor Subdivision 2004b). Environmental review has been completed for the developed lots and the nine-lot subdivision, and impacts related to land use and planning have been analyzed and mitigated (County of San Diego, 2003a). Expansion of the RSFCSD sphere of influence to include these areas will not have any impacts related to land use and planning, as any impacts to land use and planning would be the result of the individual development projects, not the result of the proposed sphere expansion.

The environmental review for the Artesian Trails Minor Subdivision project is underway (County of San Diego, 2004a); therefore, the project has not been constructed. A Notice of Preparation (NOP) has not been prepared for the Artesian Trails project and impacts related to land use and planning will be considered during environmental review for the project. Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, impacts related to land use and planning will be considered.

- **Del Norte High School**

The Del Norte High School project is in the beginning stages of environmental review (PUSD, 2004). An NOP has not been prepared for the project; however, impacts related to land use and planning will be considered during the environmental review for the project. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Del Norte High School will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in any impact to land use and planning.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would remain unchanged. Removal of this Special Study Area Designation status will not result in any impact to land use and planning.

X. MINERAL RESOURCES -- Could the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Mineral Resources Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review (the EIR was certified in December 2003) and impacts related to mineral resources have been analyzed and mitigated (County of San Diego, 2003b and 2003c). Expansion of the OMWD’s wastewater sphere of influence to include this project will not have any impacts to mineral resources, as any impacts to mineral resources would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is under construction (Cotton/Bridges/Associates, 2004). Expansion of the OMWD’s water and wastewater spheres of influence to include this project will not have any impacts to mineral resources, as any impacts to mineral resources would be the result of the construction of the Santaluz project, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD’s water and wastewater spheres of influence does not indicate that the Santaluz area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II (East Clusters)**

The Black Mountain Ranch – Phase II (East Clusters) project has completed environmental review and impacts related to mineral resources have been analyzed and mitigated (City of San Diego, 1995 and 1998). Expansion of the OMWD’s wastewater sphere of influence to include this project will not have any impacts to mineral resources, as any impacts to mineral resources would be the result of the construction of the Phase II (East Clusters) development, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD’s wastewater sphere of influence does not indicate that the East Clusters area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman's Valley**

Horseman's Valley has completed environmental review and impacts related to mineral resources have been analyzed and mitigated (County of San Diego, 1999). Expansion of the RSFCSD sphere of influence to include this area will not have any mineral resources impacts, as any impacts to mineral resources would be the result of the construction of a project(s) in the Horseman's Valley area, not the result of the proposed sphere expansion.

- **Fairbanks Ranch Country Club**

The OMWD and LAFCO no longer propose to expand the OMWD's water sphere of influence to include the portion of the Fairbanks Ranch Country Club that is currently located outside of the OMWD's water sphere. The OMWD and LAFCO suggest that the Fairbanks Ranch Country Club seek "Special Study Area" status, if so desired. If Special Study Area status is approved by LAFCO the Fairbanks Ranch Country Club may approach the appropriate service provider independently to negotiate water services. The potential mineral resources impacts associated with the previously proposed expansion of the OMWD's water sphere to provide water services to the FRCC have been analyzed in this initial study and determined to be a less than significant.

- **Santa Fe Hills**

The Santa Fe Hills project includes developed lots, an approved nine-lot subdivision, and undeveloped lots. Additionally, an application has been submitted to the County of San Diego for a four-lot subdivision within the Santa Fe Hills area (Artesian Trails Minor Subdivision 2004b). Environmental review has been completed for the developed lots and the nine-lot subdivision, and impacts to mineral resources have been analyzed and mitigated (County of San Diego, 2003a). Expansion of the RSFCSD sphere of influence to include these areas will not have any mineral resources impacts, as any impacts to mineral resources would be the result of the individual development projects, not the result of the proposed sphere expansion.

The environmental review for the Artesian Trails Minor Subdivision project is underway (County of San Diego, 2004a); therefore, the project has not been constructed. A Notice of Preparation (NOP) has not been prepared for the Artesian Trails project and impacts to mineral resources will be considered during environmental review for the project. Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, impacts to mineral resources will be considered.

- **Del Norte High School**

The Del Norte High School project is in the beginning stages of environmental review (PUSD, 2004). An NOP has not been prepared for the project; however, impacts to mineral resources will be considered during the environmental review for the project. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Del Norte High School will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in any impact to mineral resources.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would remain unchanged. Removal of this Special Study Area Designation status will not result in any impact to mineral resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE -- Could the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Noise Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review (the EIR was certified in December 2003) and impacts related to noise have been analyzed and mitigated (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any noise-related impacts, as any impacts from noise would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is under construction (Cotton/Bridges/Associates, 2004). Expansion of the OMWD's water and wastewater spheres of influence to include this project will not have any noise-related impacts, as any

impacts related to noise would be the result of the construction of the Santaluz project, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Santaluz area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II (East Clusters)**

The Black Mountain Ranch – Phase II (East Clusters) project has completed environmental review and impacts related to noise have been analyzed and mitigated (City of San Diego, 1995 and 1998). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any noise-related impacts, as any impacts related to noise would be the result of the construction of the Phase II (East Clusters) development, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD's wastewater sphere of influence does not indicate that the East Clusters area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman's Valley**

Horseman's Valley has completed environmental review and noise-related impacts have been analyzed and mitigated (County of San Diego, 1999). Expansion of the RSFCSD sphere of influence to include this area will not have any noise impacts, as any noise-related impacts would be the result of the construction of a project(s) in the Horseman's Valley area, not the result of the proposed sphere expansion.

- **Fairbanks Ranch Country Club**

The OMWD and LAFCO no longer propose to expand the OMWD's water sphere of influence to include the portion of the Fairbanks Ranch Country Club that is currently located outside of the OMWD's water sphere. The OMWD and LAFCO suggest that the Fairbanks Ranch Country Club seek "Special Study Area" status, if so desired. If Special Study Area status is approved by LAFCO the Fairbanks Ranch Country Club may approach the appropriate service provider independently to negotiate water services. The potential noise impacts associated with the previously proposed expansion of the OMWD's water sphere to provide water services to the FRCC have been analyzed in this initial study and determined to be a less than significant.

- **Santa Fe Hills**

The Santa Fe Hills project includes developed lots, an approved nine-lot subdivision, and undeveloped lots. Additionally, an application has been submitted to the County of San Diego for a four-lot subdivision within the Santa Fe Hills area (Artesian Trails Minor Subdivision 2004b). Environmental review has been completed for the developed lots and the nine-lot subdivision, and noise-related impacts have been analyzed and mitigated (County of San Diego, 2003a). Expansion of the RSFCSD sphere of influence to include these areas will not have any noise impacts, as any impacts related to noise would be the result of the individual development projects, not the result of the proposed sphere expansion.

The environmental review for the Artesian Trails Minor Subdivision project is underway

(County of San Diego, 2004a); therefore, the project has not been constructed. A Notice of Preparation (NOP) has not been prepared for the Artesian Trails project and impacts related to noise will be considered during environmental review for the project. Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, noise-related impacts will be considered.

- **Del Norte High School**

The Del Norte High School project is in the beginning stages of environmental review (PUSD, 2004). An NOP has not been prepared for the project; however, impacts related to noise will be considered during the environmental review for the project. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Del Norte High School will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in noise-related impacts.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would remain unchanged. Removal of this Special Study Area Designation status will not result in noise-related impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING -- Could the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Population and Housing Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review (the EIR was certified in December 2003) and impacts related to population and housing have been analyzed and mitigated (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any impacts related to population and housing, as any impacts to population and housing would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is under construction (Cotton/Bridges/Associates, 2004). Expansion of the OMWD's water and wastewater spheres of influence to include this project will not have any impacts related to population and housing, as any impacts to population and housing would be the result of the construction of the Santaluz project, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Santaluz area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II (East Clusters)**

The Black Mountain Ranch – Phase II (East Clusters) project has completed environmental review and impacts related to population and housing have been analyzed and mitigated (City of San Diego, 1995 and 1998). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any impacts related to population and housing, as any impacts to population and housing would be the result of the construction of the Phase II (East Clusters) development, not the result of the proposed sphere expansion. It is

important to note that inclusion within the OMWD's wastewater sphere of influence does not indicate that the East Clusters area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman's Valley**

Horseman's Valley has completed environmental review and impacts related to population and housing have been analyzed and mitigated (County of San Diego, 1999). Expansion of the RSFCSD sphere of influence to include this area will not have any population and housing impacts, as any impacts to population and housing would be the result of the construction of a project(s) in the Horseman's Valley area, not the result of the proposed sphere expansion.

- **Fairbanks Ranch Country Club**

The OMWD and LAFCO no longer propose to expand the OMWD's water sphere of influence to include the portion of the Fairbanks Ranch Country Club that is currently located outside of the OMWD's water sphere. The OMWD and LAFCO suggest that the Fairbanks Ranch Country Club seek "Special Study Area" status, if so desired. If Special Study Area status is approved by LAFCO the Fairbanks Ranch Country Club may approach the appropriate service provider independently to negotiate water services. The potential population and housing impacts associated with the previously proposed expansion of the OMWD's water sphere to provide water services to the FRCC have been analyzed in this initial study and determined to be a less than significant.

- **Santa Fe Hills**

The Santa Fe Hills project includes developed lots, an approved nine-lot subdivision, and undeveloped lots. Additionally, an application has been submitted to the County of San Diego for a four-lot subdivision within the Santa Fe Hills area (Artesian Trails Minor Subdivision 2004b). Environmental review has been completed for the developed lots and the nine-lot subdivision, and impacts related to population and housing have been analyzed and mitigated (County of San Diego, 2003a). Expansion of the RSFCSD sphere of influence to include these areas will not have any impacts related to population and housing, as any impacts to population and housing would be the result of the individual development projects, not the result of the proposed sphere expansion.

The environmental review for the Artesian Trails Minor Subdivision project is underway (County of San Diego, 2004a); therefore, the project has not been constructed. A Notice of Preparation (NOP) has not been prepared for the Artesian Trails project and impacts related to population and housing will be considered during environmental review for the project. Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, impacts related to population and housing will be considered.

- **Del Norte High School**

The Del Norte High School project is in the beginning stages of environmental review (PUSD, 2004). An NOP has not been prepared for the project; however, impacts related to population and housing will be considered during the environmental review for the project. It

is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Del Norte High School will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in any impact to population and housing.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would remain unchanged. Removal of this Special Study Area Designation status will not result in any impact to population and housing.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES				
a) Could the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Public Services Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review, and the EIR was certified in December 2003 (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any public service impacts, as any impacts to public services would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion. Therefore, the proposed sphere of influence expansion to include Cielo del Norte for wastewater services will not result in any impacts to fire protection, police protection, school, parks, or other public facilities.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is currently under construction (CBA, 2004). Expansion of the OMWD's water and wastewater spheres of influence to include this project will not have any impacts to public services, as any impacts to public services would be the result of the construction of the Santaluz project, not the result of the proposed sphere expansion. Therefore, the proposed sphere expansion to include Santaluz will not result in any impacts to fire protection, police protection, school, parks, or other public facilities. It is important to note that inclusion within the OMWD's water and wastewater

spheres of influence does not indicate that the Santaluz affordable housing project automatically will be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II: East Clusters**

The Black Mountain Ranch – Phase II: East Clusters project has completed environmental review (City of San Diego, 1995 and 1998). Expansion of the OMWD’s wastewater sphere of influence to include this project will not have any impacts on public services, as any impacts to public services would be the result of the construction of the East Clusters development, not the result of the proposed sphere expansion. Therefore, the proposed sphere of influence expansion to include the East Clusters in the OMWD’s wastewater SOI will not result in any impacts to fire protection, police protection, school, parks, or other public facilities. It is important to note that inclusion within the OMWD’s wastewater sphere of influence does not indicate that the East Clusters area automatically will be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman’s Valley**

Horseman’s Valley has completed environmental review and analyzed and mitigated any impacts to public services (County of San Diego, 1999). Proposed expansion of the RSFCSD’s sphere of influence to include this area will not have any impacts to public service, as any impacts to public services would be the result of the construction of a project(s) in the Horseman’s Valley area, not the result of the proposed sphere expansion. Therefore, the proposed sphere of influence expansion to include Horseman’s Valley area will not result in any impacts to fire protection, police protection, school, parks, or other public facilities.

- **Fairbanks Ranch Country Club**

The OMWD and LAFCO no longer propose to expand the OMWD’s water sphere of influence to include the portion of the Fairbanks Ranch Country Club that is currently located outside of the OMWD’s water sphere. The OMWD and LAFCO suggest that the Fairbanks Ranch Country Club seek “Special Study Area” status, if so desired. If Special Study Area status is approved by LAFCO the Fairbanks Ranch Country Club may approach the appropriate service provider independently to negotiate water services. The potential public services impacts associated with the previously proposed expansion of the OMWD’s water sphere to provide water services to the FRCC have been analyzed in this initial study and determined to be a less than significant.

- **Santa Fe Hills**

The Santa Fe Hills project includes developed lots, an approved nine-lot subdivision, and undeveloped lots. Additionally, an application has been submitted to the County of San Diego for a four-lot subdivision within the Santa Fe Hills area (Artesian Trails Minor Subdivision). Environmental review has been completed for the developed lots and the nine-lot subdivision (County of San Diego, 2003a). Proposed expansion of the RSFCSD’s sphere of influence to include these areas will not have any impacts to public services, as any impacts to public services would be the result of the individual development projects, not the result of the proposed sphere of influence expansion. Therefore, the proposed sphere of

influence expansion to include Santa Fe Hills will not result in any impacts to fire protection, police protection, school, parks, or other public facilities.

The environmental review for the Artesian Trails Minor Subdivision project is currently underway (County of San Diego, 2004a). An NOP has not been prepared for the Artesian Trails project and potential impacts to public services will be considered during the environmental review for the project. Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, potential impacts to public service will be considered.

- **Del Norte High School**

The Del Norte High School project is not currently developed, but is under environmental review. Project-level environmental analysis related to public services will be conducted, pursuant to CEQA, as part of the environmental review currently being undertaken. The inclusion of Del Norte High School within the OMWD's water and wastewater spheres of influence does not indicate that the area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in any impact to public services.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would remain unchanged. Removal of this Special Study Area Designation status will not result in any impact to public services.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION --				
a) Could the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Recreation Impacts and the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review, and the EIR was certified in December 2003 (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any recreation impacts, as any recreational impacts would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion. Therefore, the proposed sphere of influence expansion to include Cielo del Norte for wastewater services will not result in any impacts to recreation.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is currently under construction (CBA, 2004). Expansion of the OMWD's water and wastewater spheres of influence to include this project will not have any impacts to recreation, as any recreational impacts would be the result of the construction of the Santaluz project, not the result of the proposed sphere expansion. Therefore, the proposed sphere expansion to include Santaluz will not result in any impacts to recreation. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Santaluz affordable housing project automatically will be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II: East Clusters**

The Black Mountain Ranch – Phase II: East Clusters project has completed environmental review (City of San Diego, 1995 and 1998). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any impacts on recreation, as any recreational impacts would be the result of the construction of the East Clusters development, not the result of the proposed sphere expansion. Therefore, the proposed sphere of influence expansion to include the East Clusters in the OMWD's wastewater SOI

will not result in any impacts to recreation. It is important to note that inclusion within the OMWD's wastewater sphere of influence does not indicate that the East Clusters area automatically will be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman's Valley**

Horseman's Valley has completed environmental review and analyzed and mitigated any impacts to recreation (County of San Diego, 1999). Proposed expansion of the RSFCSD's sphere of influence to include this area will not have any impacts to recreation, as any recreational impacts would be the result of the construction of a project(s) in the Horseman's Valley area, not the result of the proposed sphere expansion. Therefore, the proposed sphere of influence expansion to include Horseman's Valley area will not result in any impacts to recreation.

- **Fairbanks Ranch Country Club**

The OMWD and LAFCO no longer propose to expand the OMWD's water sphere of influence to include the portion of the Fairbanks Ranch Country Club that is currently located outside of the OMWD's water sphere. The OMWD and LAFCO suggest that the Fairbanks Ranch Country Club seek "Special Study Area" status, if so desired. If Special Study Area status is approved by LAFCO the Fairbanks Ranch Country Club may approach the appropriate service provider independently to negotiate water services. The potential recreation impacts associated with the previously proposed expansion of the OMWD's water sphere to provide water services to the FRCC have been analyzed in this initial study and determined to be a less than significant.

- **Santa Fe Hills**

The Santa Fe Hills project includes developed lots, an approved nine-lot subdivision, and undeveloped lots. Additionally, an application has been submitted to the County of San Diego for a four-lot subdivision within the Santa Fe Hills area (Artesian Trails Minor Subdivision). Environmental review has been completed for the developed lots and the nine-lot subdivision (County of San Diego, 2003a). Proposed expansion of the RSFCSD's sphere of influence to include these areas will not have any impacts to recreation, as any recreational impacts would be the result of the individual development projects, not the result of the proposed sphere of influence expansion. Therefore, the proposed sphere of influence expansion to include Santa Fe Hills will not result in any impacts to recreation.

The environmental review for the Artesian Trails Minor Subdivision project is currently underway (County of San Diego, 2004a). An NOP has not been prepared for the Artesian Trails project and potential impacts to recreation will be considered during the environmental review for the project. Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, potential recreational impacts will be considered.

- **Del Norte High School**

The Del Norte High School project is not currently developed, but is under environmental review. Project-level environmental analysis related to recreation will be conducted,

pursuant to CEQA, as part of the environmental review currently being undertaken. The inclusion of Del Norte High School within the OMWD's water and wastewater spheres of influence does not indicate that the area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in any impact related to recreation.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would remain unchanged. Removal of this Special Study Area Designation status will not result in any impact related to recreation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC -- Could the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Transportation/Traffic Impacts of the SOI Update

- **Cielo del Norte**

Cielo del Norte has completed environmental review (the EIR was certified in December 2003) and impacts related to transportation/traffic have been analyzed and mitigated (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any transportation/traffic impacts, as any impacts to transportation/traffic would be the result of the construction and operation of the Cielo del Norte project, not the result of the proposed sphere expansion.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is under construction

(Cotton/Bridges/Associates, 2004). Expansion of the OMWD's water and wastewater spheres of influence to include this project will not have any transportation/traffic impacts, as any impacts to transportation/traffic would be the result of the construction and operation of the Santaluz project, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Santaluz area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Black Mountain Ranch Phase II (East Clusters)**

The Black Mountain Ranch – Phase II (East Clusters) project has completed environmental review and impacts related to transportation/traffic have been analyzed and mitigated (City of San Diego, 1995 and 1998). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any transportation/traffic impacts, as any impacts to transportation/traffic would be the result of the construction and operation of the Phase II (East Clusters) development, not the result of the proposed sphere expansion. It is important to note that inclusion within the OMWD's wastewater sphere of influence does not indicate that the East Clusters area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Horseman's Valley**

Horseman's Valley has completed environmental review and impacts related to transportation/traffic have been analyzed and mitigated (County of San Diego, 1999). Expansion of the RSFCSD sphere of influence to include this area will not have any transportation/traffic impacts, as any impacts to transportation/traffic would be the result of the construction of a project(s) in the Horseman's Valley area, not the result of the proposed sphere expansion.

- **Fairbanks Ranch Country Club**

The OMWD and LAFCO no longer propose to expand the OMWD's water sphere of influence to include the portion of the Fairbanks Ranch Country Club that is currently located outside of the OMWD's water sphere. The OMWD and LAFCO suggest that the Fairbanks Ranch Country Club seek "Special Study Area" status, if so desired. If Special Study Area status is approved by LAFCO the Fairbanks Ranch Country Club may approach the appropriate service provider independently to negotiate water services. The potential transportation/traffic impacts associated with the previously proposed expansion of the OMWD's water sphere to provide water services to the FRCC have been analyzed in this initial study and determined to be a less than significant.

- **Santa Fe Hills**

The Santa Fe Hills project includes developed lots, an approved nine-lot subdivision, and undeveloped lots. Additionally, an application has been submitted to the County of San Diego for a four-lot subdivision within the Santa Fe Hills area (Artesian Trails Minor Subdivision 2004b). Environmental review has been completed for the developed lots and the nine-lot subdivision, and transportation/traffic impacts have been analyzed and mitigated (County of San Diego, 2003a). Expansion of the RSFCSD sphere of influence to include these areas will not have any transportation/traffic impacts, as any impacts to

transportation/traffic would be the result of the individual development projects, not the result of the proposed sphere expansion.

The environmental review for the Artesian Trails Minor Subdivision project is underway (County of San Diego, 2004a); therefore, the project has not been constructed. A Notice of Preparation (NOP) has not been prepared for the Artesian Trails project and impacts related to transportation/traffic will be considered during environmental review for the project. Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, transportation/traffic impacts will be considered.

- **Del Norte High School**

The Del Norte High School project is in the beginning stages of environmental review (PUSD, 2004). An NOP has not been prepared for the project; however, impacts related to transportation/traffic will be considered during the environmental review for the project. It is important to note that inclusion within the OMWD's water and wastewater spheres of influence does not indicate that the Del Norte High School will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in any transportation/traffic-related impacts.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would remain unchanged. Removal of this Special Study Area Designation status will not result in any transportation/traffic-related impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS -- Could the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Utilities and Service Systems Impacts of the SOI Update

Utilities and service systems includes the provision of water, wastewater, and landfill services. The discussion of utility and service systems in this Initial Study focuses on the project study area as it relates to the provision of water and wastewater services. The provisions of landfill services and capacity will not be impacted by the SOI changes. Rather, individual development projects impact landfill services and capacity, and this issue is analyzed during CEQA review for these individual projects.

- **Cielo del Norte**

Cielo del Norte has completed environmental review, and the EIR was certified in December 2003 (County of San Diego, 2003b and 2003c). Expansion of the OMWD's wastewater sphere of influence to include this project will not have any utilities and service systems impacts, as any impacts to utilities and service systems would be the result of the construction of the Cielo del Norte project, not the result of the proposed sphere expansion. Therefore, the proposed sphere of influence expansion to include Cielo del Norte for wastewater services will not result in any impacts to utilities and service systems.

- **Black Mountain Ranch Phase I (Santaluz Affordable Housing)**

The Black Mountain Ranch – Phase I (Santaluz affordable housing) project has completed environmental review (City of San Diego, 1995 and 1998) and is under construction (CBA, 2004). The project site will receive water and wastewater services from OMWD through a contract with the City of San Diego. The inclusion of Santaluz affordable housing project in the OMWD's water and wastewater spheres of influence would not result in significant utilities and service systems impacts, as OMWD is already identified as the service provider.

- **Black Mountain Ranch Phase II: East Clusters**

The Black Mountain Ranch – Phase II (East Clusters) project has completed environmental review (City of San Diego, 1995 and 1998). The project site will receive wastewater services from OMWD through a contract with the City of San Diego. The inclusion of the East Clusters in OMWD's sphere for wastewater would not result in a significant utilities and service system impact, as OMWD is already identified as the service provider.

- **Horseman's Valley**

Horseman's Valley has completed environmental review and analyzed and mitigated any impacts to utilities and service systems (County of San Diego, 1999). Proposed expansion of the RSFCSD's sphere of influence to include this area will not have any impacts to utilities and service systems, as any impacts to utilities and service systems would be the result of the construction of a project(s) in the Horseman's Valley area, not the result of the proposed sphere expansion. Therefore, the proposed sphere of influence expansion to include Horseman's Valley area will not result in any impacts to utilities and service systems.

- **Fairbanks Ranch Country Club**

The OMWD and LAFCO no longer propose to expand the OMWD's water sphere of influence to include the portion of the Fairbanks Ranch Country Club that is currently located outside of the OMWD's water sphere. The OMWD and LAFCO suggest that the Fairbanks Ranch Country Club seek "Special Study Area" status, if so desired. If Special Study Area status is approved by LAFCO the Fairbanks Ranch Country Club may approach the appropriate service provider independently to negotiate water services. The OMWD has capacity to provide additional recycled water to the golf course, and infrastructure is available to transport the recycled water to the project site (OMWD, 2004). The potential utilities and service systems impacts associated with the previously proposed expansion of the OMWD's water sphere to provide water services to the FRCC have been analyzed in this initial study and determined to be a less than significant.

- **Santa Fe Hills**

The Santa Fe Hills project includes developed lots, an approved nine-lot subdivision, and undeveloped lots. Additionally, an application has been submitted to the County of San Diego for a four-lot subdivision within the Santa Fe Hills area (Artesian Trails Minor Subdivision). Environmental review has been completed for the developed lots and the nine-lot subdivision (County of San Diego, 2003a). Proposed expansion of the sphere of influence to include these areas will not have any utility or service system impacts, as RSFCDS was the identified provider for wastewater services, and will continue to provide services with the proposed SOI change. Therefore, the proposed sphere of influence expansion to include the Santa Fe Hills will not result in any impacts to utilities and service systems.

The environmental review for the Artesian Trails Minor Subdivision project is underway (County of San Diego, 2004a). An NOP has not been prepared for the Artesian Trails project, however, utilities and service systems will be considered during environmental review for the project, including the increase in wastewater generation. Additionally, future development proposed on the undeveloped lots will also be subject to environmental review pursuant to CEQA. At that time, utility and service system impacts will be considered. Finally, the inclusion of Santa Fe Hills within an agency's sphere does not indicate that the area will automatically be annexed; an adopted sphere of influence is only one of several factors that San Diego LAFCO considers.

- **Del Norte High School**

The Del Norte High School project is not currently developed, but is under environmental review. Project-level environmental analysis related to utilities and service systems will be conducted, pursuant to CEQA, as part of the environmental review currently being undertaken. The inclusion of Del Norte High School within the OMWD's water and wastewater spheres of influence does not indicate that the area will automatically be annexed; an adopted SOI is only one of several factors that San Diego LAFCO considers.

- **Vallecitos Water District Expansion**

The VWD sphere of influence overlaps with OMWD's water sphere of influence in an estimated 64-acre area in the northern portion of the OMWD. This overlap in spheres of influence is due to an inadvertent mapping error dating back to 1994. LAFCO proposes to rectify this mapping error by reducing the OMWD's water sphere of influence by an estimated 64 acres to coterminous status with its service area boundary while leaving the VWD sphere of influence unchanged. The VWD will be identified as the sole provider of water for this area in question. This proposed sphere reduction will not result in any impact to utilities and service systems.

- **Santa Fe Irrigation District Special Study Area**

LAFCO proposes to remove the designation of Special Study Area from an estimated 14.2-acre area located east of Aliso Canyon Road involving the Santa Fe Irrigation District and the Olivenhain Municipal Water District. With the removal of this Special Study Area Designation, the Santa Fe Irrigation District's sphere of influence would become coterminous with its northern service area boundary. The OMWD's water sphere of influence would

remain unchanged. Removal of this Special Study Area Designation status will not result in any impact to utilities and service systems.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Mandatory Findings of Significance of the SOI Update

The adoption of the SOI Update is not expected to result in any mandatory findings of significance. The adoption of the SOI Update, in itself, does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Nor will adoption of the SOI Update have impacts that are considered cumulative. Adoption of the SOI Update will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

City of San Diego

- 2004 Telephone communication between Dan Joyce, Black Mountain Ranch Community Planner and CBA staff member Sophia Habl. October 19.
- 1998 Black Mountain Ranch Subarea Plan EIR. June.
- 1995 Black Mountain Ranch II Amendment (Addendum to an EIR).

Cotton/Bridges/Associates

- 2004 Field visit to project sites proposed to be included in SOI Change. Conducted by Nick Larkin (CBA). October 8.

County of San Diego

- 2004a Telephone communication between Emery McCaffrey, Land Use Planner, and Sophia Habl (CBA). December 8.
- 2004b Artesian Trail Minor Residential Subdivision (TPM 20662) Project File. Available for review at the County San Diego Department of Planning and Land Use. File reviewed August.
- 2003a Addendum Number 1 to the Previously Adopted Negative Declaration for Santa Fe Meadows, TM 5116. November 4.
- 2003b Cielo del Norte (TM 5182) CEQA Findings Regarding Significant Effects of the Modified Project Alternative. October 24.
- 2003c Final Environmental Impact Report for the Cielo del Norte Specific Plan (TM 5182) August.
- 2002 Notice of Preparation for the Bridges at Rancho Santa Fe, Units 6 and 7, May 23.
- 1999 Horseman's Valley Ranch, Report to Planning and Environmental Review Board, September 2.

Eagle Aerial

- 2003 Aerial Photography Image of San Diego County. October 23. (Used to determine the extent of development within various project areas proposed for inclusion in the SOI).

Olivenhain Municipal Water District (OMWD)

- 2004 Personal Communication with Harry Ehrlich (OMWD) by Robert Edgerton (CBA). August.

Poway Unified School District (PUSD)

2004 E-mail communication from Ken Miller, Construction Project Manager to Sophia Habl (CBA). November 8.

San Diego Local Agency Formation Commission

2004 North Central San Diego County Municipal Service Review and Sphere of Influence Update, November.

The Escondido Creek Conservancy (TECC)

2004 Letter from Leonard Wittwer to Michael Ott (LAFCO). September 3.

TABLE 1
Area of Service Consideration – Environmental Information

Figure 2 Area of Concern	Development	Development Description	Community Size	Service Required	Water Flow ¹	Wastewater Flow ²	Proposed SOI Change
1	Black Mountain Ranch – Phase I (outside MSR Study Area except as noted)	A project in BMR in the northern area of the City of San Diego. Temporary water service agreement between OMWD and City of San Diego. Sewer service requested of OMWD for Santaluz (affordable housing).	Data Provided by City of San Diego. "Sewer System Analysis for Torrey Highlands Subarea" 1999	Sewer and Water ³	1,230,300 GPD	656,160 GPD	OMWD (water and wastewater)
	Santaluz (affordable housing)	Affordable housing in the Northeast portion of the development.	165 EDU Part of BMR Phase I	Sewer and Water	86,625 GPD	46,200 GPD	OMWD (water and wastewater)
2	Black Mountain Ranch – Phase II	New development; consists of East Clusters. East Clusters is considered for service from OMWD.	Data Provided by City of SD. "Sewer System Analysis for Torrey Highlands Subarea," 1999.	Sewer and water	2,250,920 GPD	1,200,490 GPD	City of San Diego (water and wastewater)
	East Clusters	New development in the Southeast portion of the MSR area.	592 EDU Part of BMR Phase II	Sewer and water	310,800 GPM	165,760 GPD	City of San Diego (water) OMWD (wastewater)
3	Bridges Project (Unit 7)	Located within the San Dieguito Community Plan	30 EDU	Sewer	15,750 GPD	8,400 GPD	No SOI change proposed. Project may seek "Special Study Area" designation from LAFCO.
4	Camelot	New development; located in the southeast corner of the study area. In the City's sphere.	300 EDU	Sewer	Included in BMR Phase I and II	Included in BMR Phase I and II	City of San Diego (wastewater)
5	Cielo del Norte	New development; consists of 128 units; one project parcel is not currently within the OMWD sewer service area or SOI	128 EDU	Sewer	67,200 GPD	35,840 GPD	OMWD (wastewater)

**TABLE 1
Area of Service Consideration – Environmental Information**

Figure 2 Area of Concern	Development	Development Description	Community Size	Service Required	Water Flow ¹	Wastewater Flow ²	Proposed SOI Change
6	Fairbanks Ranch Country Club (FRCC)	boundaries, while the other two parcels are. Requested that OMWD provide sewer service. Developed (possible expansion); located to the south and east of Flower Hill. OMWD provides potable water for the portion of the FRCC located in the OMWD. OMWD also services the FRCC clubhouse under a temporary service agreement. The City and OMWD are negotiating a recycled water agreement. Wastewater services provided by City of San Diego.	Unknown.	Water	67,000 GPD Future 192,000 GPD (with reclaimed water)	Undetermined	No SOI change proposed. Project may seek “Special Study Area” designation from LAFCO.
7	Flower Hill	Developed area located in the southwest corner of the study area. Two-thirds of the area is in the City’s sphere; one-third is on septic service.	100 EDU (55 EDUs in City of San Diego with water provided by OMWD) (total is estimated) 17 EDU	Sewer	5,800 GPD	2,800 GPD	City of San Diego (wastewater)
8	Horseman’s Valley	Located within the San Dieguito Community Plan area.	24 EDU	Sewer	8,925 GPD	4,700 GPD	RSFCSD (wastewater)
9	La Bajada Bridge	A developed area located between the City of Encinitas and the RSFCSD in the western portion of the study area.		Sewer	12,600 GPD	6,700 GPD	No SOI change proposed.
10	Open Space APN 264-510-11	Very small parcel located in the central portion of the study area.	The area is open space and owned by the Escondido Creek Conservancy and likely will never be developed.	N/A	N/A	N/A	Removed from consideration by the land owner.

**TABLE 1
Area of Service Consideration – Environmental Information**

Figure 2 Area of Concern	Development	Development Description	Community Size	Service Required	Water Flow ¹	Wastewater Flow ²	Proposed SOI Change
11	Del Norte High School	New development; Located in the southeast corner of the study area, south of Poway Middle School and north of Camelot. Partially in the OMWD sphere, partially in the City's sphere.	Included in BMR Phase I and II (2,400 students)	Sewer	Included in BMR Phase I and II	Included in BMR Phase I and II	OMWD (water and wastewater)
12	Poway Middle School	New development; Located in the southeast corner of the study area, north of Del Norte High School. In the City's sphere.	Included in BMR Phase I and II (1,400 students)	Sewer	Included in BMR Phase I and II	Included in BMR Phase I and II	City of San Diego (water and wastewater)
13	Rancho Serena	Located on border of RSFCSD SOI and City of Solana Beach.	17 EDUs (11 EDUs have been annexed and 6 remain)	Sewer	9,380 GPD	4,760 GPD	No SOI change proposed.
14	Santa Fe Hills	Located in the southeast part of RSFCSD SOI. Does not currently have sewer service; requested sewer service from RSFCSD.	98 EDU	Sewer	51,450 GPD	27,440 GPD	RSFCSD (wastewater)
15	Stone Bridge	Developed area in the western portion of the study area, north of Sun Valley.	25 EDU	Sewer	13,125 GPD	7,000 GPD	No SOI change proposed.
16	Sun Valley	Developed area located in the southwest corner of study area. Individual septic service.	284 EDU	Sewer	149,100 GPD	79,520 GPD	Due to the complexity of this area, it should be looked at more closely, in a separate study.

Notes:

- EDU = Equivalent dwelling unit
- GPD = Gallon per day
- ¹ 1 EDU = 525 gpd water demand
- ² 1 EDU = 280 gpd wastewater generated
- ³ Temporary agreement for water services

Appendix

**Draft Negative Declaration
Distribution List (Direct Mailing)**

Black Mountain Ranch LLC
Black Mountain Ranch Fire Station No. 48
Bridges Project
Cielo del Norte/San Elijo Vista Project
City of Carlsbad
City of Del Mar
City of Encinitas (Cardiff Sanitary Division)
City of Encinitas (San Dieguito Water District)
City of Escondido
City of San Diego (Water Department)
City of San Diego (Planning Department)
City of San Diego (Metropolitan Wastewater)
City of San Marcos
City of Solana Beach
City of Vista
County of San Diego (Parks and Recreation)
De Bevoise, Anne E.
Elfin Forest/Harmony Grove Town Council
Fairbanks Ranch Association
Fairbanks Ranch Country Club
Frowiss, Albert B.
Leucadia Wastewater District
Olivenhain Municipal Water District
Poway Unified School District
Questhaven Municipal Water District
Rancho Santa Fe Association
Rancho Santa Fe Community Services District
Ray Saatjian Property
Rick Engineering Company
Rincon del Diablo Municipal Water District
San Diego County Water Authority
San Dieguito Planning Group
Santa Fe Hills
Santa Fe Irrigation District
Santa Luz Affordable Housing
Sciuto, Jasper and Jeanette
Stephenson and Worley
The Escondido Creek Conservancy
Vallecitos Water District
Whispering Palms Community Council

North Central San Diego County SOI Update

Draft Negative Declaration Comment Letters

Comment Letter	Author	Organization	Date
A	Roberts, Terry	State Clearinghouse	January 27, 2005
B	Blick, C. Samuel	Fairbanks Ranch Country Club	January 27, 2005
C	DeBevoise-Abel, Anne	N/A	January 26, 2005
D	Hoppenrath, Mid	Elfin Forest/Harmony Grove Town Council	January 26, 2005
E	Mackenzie, Jo	The Mackenzie Group	January 24, 2005
F	Mann, Doug	Poway Unified School District	January 24, 2005
G	Moshref, Shahin	City of San Diego	January 27, 2005
H	Mossberg, Karen	Lennar Communities	January 18, 2005



Arnold
Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Jan Boel
Acting Director

January 27, 2005

LETTER A

Harry Ehrlich
Olivenhain Municipal Water District
1966 Olivenhain Road
Encinitas, CA 92024

Subject: North Central San Diego County Sphere of Influence (SOI) Update
SCH#: 2004121150

Dear Harry Ehrlich:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on January 26, 2005, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

A-1

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2004121150
Project Title North Central San Diego County Sphere of Influence (SOI) Update
Lead Agency Olivenhain Municipal Water District

Type Neg Negative Declaration

Description The North Central San Diego County Municipal Service Review (MSR) and Sphere of Influence (SOI) Update was completed in November 2004 and represents a combined sphere and service review to be undertaken by the San Diego Local Agency Formation Commission (LAFCO) under the provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. This California State law requires the preparation and regular update of MSRs and SOIs for all service agencies. The MSRs are important information reports that assist LAFCO, affected agencies, and the public in coordinating the efficient provision of public services to support anticipated growth. The SOI updates are also important tools that provide guidance for LAFCO in the establishment of physical boundaries and service areas of cities and special districts.

Lead Agency Contact

Name Harry Ehrlich
Agency Olivenhain Municipal Water District
Phone (760) 632-4208 **Fax**
email
Address 1966 Olivenhain Road
City Encinitas **State** CA **Zip** 92024

Project Location

County San Diego
City San Marcos, Carlsbad, Encinitas, Solana Beach, San Diego
Region
Cross Streets Multiple
Parcel No. Multiple
Township N/A **Range** N/A **Section** N/A **Base** N/A

Proximity to:

Highways I-5, I-15
Airports N/A
Railways N/A
Waterways San Dieguito River, San Marcos Creek, Escondido Creek, Lusardi Creek, and Second San Diego
Schools Aquec
Land Use
Multiple designations within project area.

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Drainage/Absorption; Geologic/Seismic; Noise; Public Services; Schools/Universities; Toxic/Hazardous; Traffic/Circulation; Water Supply

Reviewing Agencies Resources Agency; Regional Water Quality Control Board, Region 9; Department of Parks and Recreation; Native American Heritage Commission; Department of Fish and Game, Region 5; Department of Water Resources; Caltrans, District 11

Date Received 12/28/2004 **Start of Review** 12/28/2004 **End of Review** 01/26/2005

RESPONSE TO COMMENT LETTER A

Response to Comment A-1

Comment A-1 acknowledges that the draft negative declaration has complied with State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act (CEQA). According to the State Clearinghouse (SCH), no state agencies submitted comments on the draft negative declaration.



Fairbanks Ranch Country Club

January 27, 2005

President Robert Topolovac
Olivenhain Municipal Water District
1966 Olivenhain Road
Encinitas, CA 92024

**Re: NORTH CENTRAL SAN DIEGO SPHERE OF INFLUENCE (SOI)
UPDATE NEGATIVE DECLARATION (ND)**

Honorable Robert Topolovac and Board Members:

Fairbanks Ranch Country Club has taken the opportunity to review the Negative Declaration produced by OMWD as co-lead agency under the California Environmental Quality Act with Rancho Santa Fe Community Services District which analyzes the potential environmental impacts associated with the proposed sphere of influence update. This environmental SOI update is the first step required by State law towards annexation of various areas identified in your study. Fairbanks Ranch country Club is one such area. This proposed "information document" presented in the form of a California Environmental Quality Act Negative Declaration is the first public information document to inform your OMWD Board and our FRCC Board and our 450 members and taxpayers on this proposed project. Our initial request to your Board is to continue and extend the item for 60 days in order to allow FRCC more time to review the ND, the background Initial Study and all the referenced technical documents.

FRCC operates a world class Country Club and while OMWD water is a vital link to our Club's success, first understanding the intricacies of your proposal demands more of our membership's time. As a rate payer in your District and with a large Club membership who live, pay taxes and vote in your District, we believe our request on behalf of our membership and your ratepayers is reasonable.

Our staff has looked at the ND your staff provided to us and we have informed our Membership of the following "potential deficiencies": It is based on our brief review and understanding of the project and these potential deficiencies that we request the extension of time.

Potential Negative Declaration Deficiencies:

- Potential growth inducing effects;
- Reasonable foreseeable direct and indirect impacts;
- Segmentation of the project; and
- Negative economic impact.
- Significant Public Controversy

B-1

A. North Central S.D. County SOI Update- Negative Declaration

The Negative Declaration prepared for the North Central San Diego County Sphere of Influence Update was prepared for the purpose of reviewing the existing spheres of influence (SOI) for both the Olivenhain Municipal Water District (OMWD) and the Rancho Santa Fe Community Services District (RSFCSD). The Negative Declaration was prepared as an information tool for both District's and LAFCO, as a "Responsible Agency" in order to provide information to assess the potential environmental impact of updating the SOI's. The potential sphere of influence amendments have been identified for water, recycled water and/or wastewater services for nine areas. Of these nine areas, six areas are areas of expansion for the OMWD.

The six areas of OMWD expansion are:

- (1) Black Mountain Ranch Phase I
- (2) Black Mountain Ranch Phase II
- (3) Cielo del Norte
- (4) Del Norte High School
- (5) Fairbanks Ranch CC
- (6) Horseman's Valley

B-2

1. This negative declaration analyzes the environmental impact of the potential expansion of the OMWD and RSFCSD SOI's. However, this negative declaration is deficient because it does not address future foreseeable impacts which may be associated with the potential annexation of these areas. There is a definite need for additional studies that will be able to determine if the extension of water services to the 6 expansion areas could induce population growth and new commercial developments, which in return would require upgrading or expansion of existing water infrastructure. Inducing population and commercial growth under CEQA guidelines 15126 and 15130 is grounds for preparation of an EIR assessment of future impacts rather than a Negative Declaration.

2. CEQA mandates that environmental considerations do not become submerged by chopping a large project into many little ones, each with a minimal potential impact on the environment. This process is called "segmentation" and is frowned upon by CEQA. This Negative Declaration presented is segmenting a project that is much larger in scale than the project description is detailing. The intended outcome of this SOI update is the future annexation and de-annexation of these areas into various water districts or authorities. This Negative Declaration fails to recognize and analyze the foreseeable environmental impacts that this annexation will incur. This Negative Declaration does not guarantee the affected communities that new water/sewer facilities will not need to be constructed and expanded in order to provide service to these new spheres of influence. An EIR possibly necessary in order to assess the capabilities of each water district that is expanding their SOI.

B-3

3. In order to maintain and supply acceptable water service and performance for OMWD's existing service area and the proposed SOI amendment areas, the construction of new infrastructure may be necessary and could have a significant

B-4

environmental impact. This Negative Declaration fails to properly address the need for new water/ sewer infrastructure needed to supply acceptable water service for the future OMWD's jurisdiction. Under CEQA guidelines sections 15126 and 15130, the need for new water infrastructure to sustain acceptable service levels can be seen as reasonable foreseeable indirect affects and could require an EIR.

B-4

4. The Negative Declaration fails to look at alternative alignments of the SOI's and the various consequences of these alternatives. CEQA prohibits public agencies from approving projects as proposed if there are "feasible" alternatives or "feasible" mitigation measures available to the project proponent that substantially lessen the significant adverse environmental effect. One particular alternative for our Club would be to change the sphere of influence to allow Fairbanks Ranch Country Club to become fully under the City of San Diego's sphere of influence. This alternative may be a feasible alternative to the proposed SOI update, and could lessen the environmental impact even more so than the proposed SOI realignment. This alternative and we believe may be feasible and should be analyzed.

B-5

5. The Negative Declaration fails to analyze the fiscal impacts associated with the future annexation of the 6 OMWD SOI's. The various water rates paid for water services within the OMWD jurisdiction is much higher than the rates seen in other water districts in the immediate area. OMWD should disclose through the CEQA process the reason for this price difference, and any area placed under the new OMWD without negotiation of the existing water rates could be negatively impacted.

B-6

6. The substantial increase in water rates, the foreseeable indirect impacts, and the perceived segmentation of the project has made this project highly "controversial" in the minds of our 450 members. Although CEQA does not scrutinize environmental documents solely based on substantial controversy, it is important to note that CEQA can make determinations based on the "fair argument" assessment even when there is evidence that can prove otherwise. It is under this precedent that could require this project to produce an EIR.

B-7

An EIR needs to probably be produced in order to study these areas more diligently. As outlined by CEQA guidelines section 15384, substantial evidence are facts, reasonable assumptions and expert opinion used in order to make a fair argument against the project. There are reasonable foreseeable indirect and direct impacts associated with the long term outcome of this proposal which have not been discussed in this negative declaration. There is certainly substantial controversy with this first step. An EIR needs to be prepared in order to assess the intended outcome and the associated impacts that the potential annexation will incur.

B-8

B. LAFCO

1. LAFCO considers, "The effect of the proposed action and of alternative actions on adjacent areas, mutual social and economic interests, and the local governmental structure of the economy" (Curtin, 2004). The San Diego LAFCO board must consider

B-9

economic impacts pursuant to their guidelines before approving an updated sphere of influence. The OMWD SOI update and future annexation may have a significant negative economic impact on the 6 areas of expansion. Thus any person affected by this change can file a written request with the commission's executive officer requesting reconsideration of the proposed change during a "protest hearing".

Fairbanks Ranch Country Club may have to file a request for a protest hearing for this SOI update proposal. A written request (within 30 days of the adopted resolution) will insure a hearing where oral and written testimony can be presented in order to fully disclose the true economic impact of this SOI update and future annexation. Coordination with other property owners is always a possibility in order to understand and create a unified and informed public to understand this SOI update.

B-9

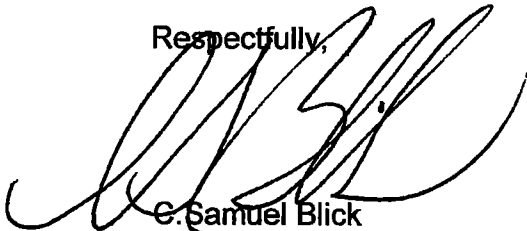
LAFCO will afterwards, then determine the value of the written protests and is able to terminate LAFCO proceedings, adopt the resolution as is or adopt a resolution making determinations and ordering the change of organization or reorganization subject to confirmation by voters.

2. LAFCO has produced a Municipal Service Review Report for the proposed SOI update.

At this time FRCC has not have the opportunity to review the Municipal Service Review Report. The document does go into a very detailed analysis of the SOI update, and we will respond to this document in the near future. Please understand that this document has not been explained to us and should be part of the subject of your Negative Declaration once we have had adequate instruction by your staff on the contents and intent. We are reminded that in our County and City much controversy has surrounded the proper fiduciary responsibility of public agencies over public funds. FRCC knows OMWD cares about the public perception toward our local public agencies. This information is difficult at best to understand and comprehend. This action could have a significant economic impact on our current and future operations. With this in mind we respectfully request your attention to our matters and continue this matter for at least 60 days for a more thorough study.

B-10

Respectfully,



C. Samuel Blick
Fairbanks Ranch Board Member

CC: Board of Directors, Fairbanks Ranch

RESPONSE TO COMMENT LETTER B

Response to Comment B-1

The first part of Comment B-1 describing the Fairbanks Ranch Country Club (FRCC) does not raise any environmental issues requiring a response. This comment also requests that the Co-Lead Agencies extend the period for public comment on the negative declaration. This is not feasible since the negative declaration and sphere of influence (“SOI”) update vitally affect a number of existing projects. The public comment period on the negative declaration commenced on December 28, 2004 and ended on January 26, 2005, a period of 30 days. This meets the required public review period per the Public Resources Code §21091(b) and CEQA Guidelines §15073(a).

The last portion of this comment asserts that there are “potential deficiencies” in the negative declaration in the areas of growth inducing impacts, reasonably foreseeable direct and indirect impacts, segmentation of the project, a negative economic impact, and significant public controversy. The Co-Lead Agencies do not concur with this portion of the comment. As a preliminary matter, case law has held that SOI determinations are exempt from CEQA review where the SOI amendment makes no changes to land uses within these sphere amendment areas (*City of Agouria Hills v. Local Agency Formation Co.* (1988) 198 Cal.App.3d 480, 494-495). In this case, the proposed SOI amendments do not make any change whatsoever to any uses of land within the sphere amendment areas, as the sphere amendment is limited solely to accommodating existing or planned developments permitted by current general plans and zoning ordinances or projects that have been specifically approved following environmental review. Despite the availability of this exemption, the Co-Lead Agencies have pursued a conservative course in preparing an initial study and negative declaration.

In response to the FRCC’s concerns to the potential impacts related to the proposed SOI expansion, the final negative declaration has been amended to exclude the FRCC from further SOI amendment consideration. The OMWD, in concurrence with the Local Agency Formation Commission (LAFCO), suggest that the FRCC seek “Special Study Area Status” from LAFCO if so desired. If Special Study Area Status is approved, the FRCC may approach the appropriate service provider independently to negotiate water services. The potential environmental impacts associated with the previously proposed expansion of the OMWD’s water sphere to provide water services to the FRCC were analyzed in the draft negative declaration and have been maintained in the final negative declaration.

With the exception of the Artesian Trails minor subdivision that is commencing environmental review in the County of San Diego and the Del Norte High School project which is also beginning environmental review, all of the remaining projects described in this SOI amendment have completed environmental review and the negative declaration has relied upon this completed environmental review in analyzing the impacts of both the sphere amendment and the projects described within the sphere amendment. This is expressly permitted by the CEQA Guidelines (§15153(c)). This negative declaration has

incorporated each of these documents by reference. The documents are held for public inspection at the OMWD's headquarters.

The County of San Diego certified a final environmental impact report (EIR) for the Cielo Del Norte project in December 2003. The portion of Cielo del Norte that is considered in the sphere change represents a portion of a project that was analyzed in the Cielo del Norte Specific Plan EIR (SCH #2000031025). The EIR analyzed the environmental impacts for the Cielo del Norte project, including water supply and sewer service. The EIR concluded in Section 6.1.5 (Utilities) that the Cielo del Norte Specific Plan would result in a less than significant impact to water and wastewater service (EIR pages 6-21 and 6-22). Additionally, the EIR determined that the Cielo del Norte Specific Plan would not be growth inducing since "the proposed project would result in development consistent with the existing General Plan... also, the proposed utilities to serve the project would only provide services for the proposed project and therefore would not induce growth beyond the project's boundaries" (EIR page 5-2). This EIR did not identify any significant environmental impacts of the Cielo Del Norte project, including any significant impacts caused by serving this project with wastewater from the OMWD.

An environmental impact report was certified for the Black Mountain Ranch Phase I and Phase II project by the City of San Diego in 1995. The Santa Luz (Phase I) and East Clusters (Phase II) projects are part of the larger Black Mountain Ranch Subarea. The Subarea was analyzed in an Environmental Impact Report (EIR) (SCH# 10181026) and approved by the San Diego City Council in 1992. The Black Mountain Ranch Subarea Plan was further analyzed in an addendum to an environmental impact report (SCH# 97111070) that was certified in 1995. Additional environmental review, in the form of an environmental impact report (SCH# 9711170), was certified by the City of San Diego in 1998. This EIR concluded that implementation of the Black Mountain Ranch project would not result in any significant impacts due to water or wastewater service from the OMWD. The EIR did conclude that the Black Mountain Ranch project would have a growth-inducing impact; however, this impact is due to the project itself and not by the proposed water service. The OMWD already provides water and wastewater for Black Mountain Phase I.

On November 4, 2003 a negative declaration was approved by the County of San Diego for all of the developed lots and the nine-lot subdivision included as part of Santa Fe Hills. This negative declaration did not identify any significant impacts for either the developed lots or the nine-lot subdivision included as part of Santa Fe Hills, including any significant impacts caused by wastewater service from the Fairbanks Ranch Community Services District.

Environmental review has commenced for both the Del Norte High School and the Artesian Trails minor subdivision. Both of these projects will not proceed unless this environmental review is concluded and the projects are approved. The initial study and negative declaration separately and independently determined that the sphere amendments proposed do not result in any new significant environmental impacts

consistent with the conclusions reached in prior environmental documents completed for the projects subject to the SOI. Please see the response to comments B-1 through B-10 for an additional discussion of the specific “potential deficiencies” noted in the Fairbanks Ranch Country Club letter.

Response to Comment B-2

The Co-Lead Agencies do not concur with this comment. The comment incorrectly states that the areas of Olivenhain’s proposed expansion include Horseman’s Valley. The proposed SOI amendments would include Horseman’s Valley in the sphere of influence of the Rancho Santa Fe Community Services District (RSFCSD), not the OMWD. Comment B-2 also states that there is a need for additional studies to determine if the extension of water service to the proposed expansion areas could induce population growth and new commercial developments. The Co-Lead Agencies do not concur with this comment. The SOI amendments being proposed merely designate potential service areas for the respective agencies and do not authorize any development, commercial or otherwise.

Black Mountain Ranch and Cielo Del Norte are already approved projects which have been fully analyzed for their environmental impacts. As noted in response B-1, an EIR was certified for the Black Mountain Ranch Phase I and Phase II project. This EIR concluded that the Black Mountain Ranch project would not result in any significant impacts from water or wastewater service. The final EIR for Black Mountain Ranch concluded the project itself would be growth inducing. However, this impact was caused by the size and magnitude of the Black Mountain Ranch project itself, and not water and wastewater service to the project. The final EIR for Black Mountain Ranch did not identify any growth inducing impacts of this project caused by providing it with either water or wastewater service.

The County of San Diego certified a final environmental impact report (EIR) for the Cielo Del Norte project in December 2003. The portion of Cielo del Norte that is considered in the sphere change represents a portion of a project that was analyzed in the Cielo del Norte Specific Plan EIR (SCH #2000031025). The EIR analyzed the environmental impacts for the Cielo del North project, including water supply and sewer service. The EIR concluded in Section 6.1.5 (Utilities) that the Cielo del Norte Specific Plan would result in a less than significant impact to water and wastewater service (EIR pages 6-21 and 6-22). Additionally, the EIR determined that the Cielo del Norte Specific Plan would not be growth inducing since “the proposed project would result in development consistent with the existing General Plan... also, the proposed utilities to serve the project would only provide services for the proposed project and therefore would not induce growth beyond the project’s boundaries” (EIR page 5-2).

The proposed Del Norte High School is to be located on a site already general planned and zoned for a school in the County of San Diego General Plan and zoning ordinance. This is not growth inducing, since the Del Norte High School is already permitted at the site by the County of San Diego General Plan and zoning ordinance. Based upon communication with the Poway Unified School District (PUSD), the PUSD is preparing

preliminary environmental technical and feasibility studies. The environmental analysis for the proposed Del Norte High School will address all environmental issue areas, including water and sewer services. Additionally, the environmental analysis will consider cumulative impacts of the high school project.

The FRCC project involves a service agreement for the provision of recycled water to a portion of the golf course that has already been completed. The SOI amendment for the FRCC outlined in the draft negative declaration did not propose or permit wastewater service to anything other than the portion of the Fairbanks golf course not presently being served. This would not be growth inducing since it does not permit wastewater service to Fairbanks beyond the existing golf course. In response to the FRCC's concerns to the potential impacts related to the proposed SOI expansion, the final negative declaration has been amended to exclude the FRCC from further SOI amendment consideration. The OMWD, in concurrence with the Local Agency Formation Commission (LAFCO), suggest that the FRCC seek "Special Study Area Status" from LAFCO if so desired. If Special Study Area Status is approved, the FRCC may approach the appropriate service provider independently to negotiate water services. The potential environmental impacts associated with the previously proposed expansion of the OMWD's water sphere to provide water services to the FRCC were analyzed in the draft negative declaration and have been maintained in the final negative declaration.

The Horseman's Valley project is an already approved project that completed environmental review through the County of San Diego in 1999. Impacts to utilities and public services (including water and wastewater) were determined to be less than significant. The growth inducing impacts of these projects were fully analyzed when environmental review was completed for each of them. The SOI amendment merely accommodates these existing projects that have either been approved or are permitted by the existing general plan and zoning ordinance. Accordingly, there are no growth inducing impacts of the SOI amendments beyond those fully considered in the prior environmental documents for the specific projects.

The Co-Lead Agencies have analyzed their ability to provide water service to Black Mountain Ranch, Cielo Del Norte, the Del Norte High School, and Horseman's Valley and have determined in each instance that existing water service facilities in the area can adequately serve these projects without the need for larger pipes, new reservoirs, or new or larger treatment plants. Except for nominal off-site connections to existing facilities, all water improvements are already in place capable of serving all of these projects. Accordingly, the sphere amendment is not growth inducing. In addition, case law has recognized that where prior EIRs evaluate growth-inducing impacts, a subsequent environmental document is not required to reconsider the issue of growth (*Friends of the Eel River v. Sonoma County Water Agency* (2003) 108 Cal.App.4th 859, 877). However, the initial study and negative declaration did analyze growth-inducing impacts of this project and have concluded there are none since the SOI amendment merely accommodates existing or permitted development in the sphere areas.

Response to Comment B-3

The Co-Lead Agencies do not concur with the comment. The comment asserts that the negative declaration is segmenting the project because the intended outcome of the SOI update is the future annexation and de-annexation of these areas into various water districts or authorities. As a preliminary matter, inclusion within an agency's SOI does not indicate that an affected area automatically will be annexed (as discussed in the November 2004 MSR/SOI Update on page 2.0-1). An adoptive SOI is only one of several factors that LAFCO must consider in reviewing individual proposals. None of the proposed sphere areas will be officially annexed to any of the designated service providers unless and until LAFCO receives a formal request for annexation and this annexation is approved both by the applicable service provider and LAFCO. In addition, state law requires cities and counties to meet and discuss proposed SOI updates and to explore methods to reach agreement on the boundaries, development standards, and zoning requirements within the SOI to insure that development within this sphere occurs in a manner that reflects the concerns of the affected service provider and promotes logical and orderly development (Government Code §56425(b)(d)). LAFCO must give great weight to any agreements that are reached between cities and counties. Accordingly, it is speculative to assume at this time that potential service boundaries identified in this sphere amendment will ever result in a successful annexation of these areas to one or more of the service providers.

In addition, even if all of these SOI amendment areas were ultimately annexed to the respective service providers, this would not alter the project analyzed in the negative declaration. The annexations would affect the very same projects that have been analyzed in the negative declaration for this sphere amendment. The November 2004 MSR/SOI Update analyzed the ability of the agencies to serve the areas described in this sphere amendment and it was determined that all of the affected service agencies could serve these projects with existing infrastructure. Please refer to the November 2004 MSR/SOI Update and the discussion in response to Comment B-2 for a more detailed discussion of service issues. As noted in the response to Comment B-2, each of the projects described in this SOI amendment can be accommodated by nominal off-site connections to existing facilities. For these reasons, the project has not been segmented and properly analyzes the potential environmental impacts of both the SOI amendments and any potential future annexation.

Response to Comment B-4

The Co-Lead Agencies do not concur with this comment. The construction of larger pipelines, reservoirs or treatment plants is not necessary to serve the Black Mountain, Cielo Del Norte, Del Norte High School, or Horseman's Valley projects. Please refer to the responses to Comments B-1 through B-3 for a more detailed discussion of this issue. The CEQA Guidelines recognize that an indirect physical change is to be considered only if it is reasonably foreseeable. A change that is speculative or unlikely to occur is not reasonably foreseeable (CEQA Guidelines §15064(d)(3)). In addition, an EIR is required only where a project will result in reasonably foreseeable indirect physical changes that may have a significant adverse effect on the environment (*Heninger v. Board of Supervisors* (1986) 186 Cal.App.3d 601). As noted previously, the SOI amendment

merely accommodates existing development already approved or development permitted by existing general plans and zoning ordinances. It does not permit any of the service providers to serve any other projects or areas not already within their service jurisdictions. It is clearly speculative at this time to assume that LAFCO would permit a subsequent SOI amendment or annexation extending to other territories not included in this SOI amendment. In addition, for the reasons previously noted in the responses to comments B-2 and B-3, no larger pipelines, new reservoirs or new/expanded treatment plants are necessary to support any of the projects described in this SOI amendment. Consequently, there are no significant indirect impacts associated with this project.

Response to Comment B-5

The Co-Lead Agencies do not concur with this comment. A negative declaration is not required to analyze alternatives. The CEQA Guidelines provide that an initial study shall contain in brief form a description of the project, an identification of the environmental setting, an identification of the environmental impacts of the project, a discussion of the ways to mitigate the significant effects identified, if any, and an examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls (CEQA Guidelines §15063(d)). The initial study adopted by the CEQA Guidelines and included as part of Appendix “G” does not require that an initial study or negative declaration analyze alternatives to a project. This is consistent with the provisions of CEQA itself which recognize that an EIR, and not a negative declaration, must identify feasible mitigation measures and feasible alternatives that could avoid or substantially lessen the project’s significant environmental impacts (Public Resources Code §§21002, 21002.1(a), 21100(b)(4), 21150). Nothing in CEQA or case law construing CEQA requires an alternative analysis for an initial study and negative declaration.

The sole alternative noted in Comment B-5 is the possibility that the Fairbanks Ranch Country Club could be served by the City of San Diego rather than the OMWD. For many years, approximately 70 acres of the FRCC golf course has been served by the OMWD and this portion of the golf course is already located within the OMWD’s water sphere of influence. The OMWD has also been serving the Fairbanks Ranch Country Club clubhouse for many years as a result of an agreement executed between the OMWD and the City in 1984. Approximately 304 acres of the FRCC golf course is presently located outside the OMWD’s water SOI. At present, the City of San Diego does not have water facilities in this area capable of serving the FRCC or golf course. As a result, on December 1, 2004 the City and the OMWD entered into a written contract where the City agreed that the FRCC golf course could be served by the OMWD. The lack of City water infrastructure in the area makes it presently infeasible for the FRCC to be served by the City of San Diego. In response to the FRCC’s concerns to the potential impacts related to the proposed SOI expansion, the final negative declaration has been amended to exclude the FRCC from further SOI amendment consideration. The OMWD, in concurrence with the Local Agency Formation Commission (LAFCO), suggest that the FRCC seek “Special Study Area Status” from LAFCO if so desired. If Special Study Area Status is approved, the FRCC may approach the appropriate service provider independently to negotiate water services. The potential environmental impacts

associated with the previously proposed expansion of the OMWD's water sphere to provide water services to the FRCC were analyzed in the draft negative declaration and have been maintained in the final negative declaration.

Response to Comment B-6

The Co-Lead Agencies do not concur with this comment. The comment asserts that the negative declaration was required to analyze the fiscal impacts associated with the future annexation of the projects into the SOI for the OMWD. The CEQA Guidelines and the case law do not require a negative declaration to analyze the economic impacts of a project. CEQA Guidelines §15064(e) provides that "economic and social changes resulting from a project shall not be treated as significant effects on the environment". The CEQA Guidelines further provide that evidence of economic impacts that do not contribute to physical changes in the environment is not substantial evidence that the project may have a significant effect on the environment (CEQA Guidelines §15064(f)(6); Public Resources Code §21080(e)). CEQA cases have likewise recognized that the economic and social impacts of a project do not need to be analyzed in a negative declaration or EIR (*Goleta Union School Dist. v. Regents of University of California* (1995) 37 Cal.App.4th 1025, 1031).

However, the November 2004 North Central San Diego County MSR/SOI Update did extensively analyze both potable and recycled water rates of the OMWD, the City of San Diego, and the RSFCSD (pages 1.2-5 – 1.2-13). This analysis concluded that rate increases reported by both the OMWD and the City of San Diego for recycled water during the study period of 2001 – 2003 "were below San Diego County Consumer Price Index (CPI) increases for the same period" (page 1.2-11). In addition, the OMWD has recently completed a water cost of service 2004 rate study for both its potable and recycled water. This water cost of service study does not support the conclusion that the OMWD is charging either potable water rates or recycled water rates exceeding the reasonable cost of providing these services.

Response to Comment B-7

The Co-Lead Agencies do not concur with this comment. The comment asserts that the substantial increase in water rates, the foreseeable indirect impacts, and the perceived segmentation of the project has made the project highly "controversial" in the minds of the 450 members of the FRCC. The comment suggests that this may require preparation of an EIR. As a preliminary matter, it is important to note that this particular project has not been controversial. A total of seven comment letters have been received on the draft negative declaration. Of these seven comment letters, only the comment letter from the FRCC and one from the Elfin Forest/Harmony Grove Town Council raised any questions about the adequacy of the negative declaration. For the most part, the remaining letters either support the project or provide purely clarifying information about particular information in the negative declaration.

Both CEQA itself and case law construing CEQA have clearly held that the existence of public controversy by itself is not enough to require an EIR unless there is also substantial evidence of a significant impact from the project. Public Resources Code

§21082.2(b) provides “the existence of public controversy over the environmental effects of a project shall not require preparation of an environmental impact report if there is no substantial evidence in light of the whole record before the lead agency that the project may have a significant effect on the environment”. CEQA Guidelines §15064(f)(4) notes that “the existence of public controversy over the environmental effects of a project will not require preparation of an EIR if there is no substantial evidence before the agency that the project may have a significant effect on the environment”. Case law has consistently held that an EIR is not required unless there is also substantial evidence of a significant impact (*Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337, 1359; *Citizens for Responsible Dev. v. City of W. Hollywood* (1995) 39 Cal.App.4th 490, 501). It should be noted that the FRCC originally requested that the service area of the OMWD be extended to include the portion of its golf course not already served by the OMWD. However, in response to the FRCC’s concerns to the potential impacts related to the proposed SOI expansion, the final negative declaration has been amended to exclude the FRCC from further SOI amendment consideration. The OMWD, in concurrence with the Local Agency Formation Commission (LAFCO), suggest that the FRCC seek “Special Study Area Status” from LAFCO if so desired. If Special Study Area Status is approved, the FRCC may approach the appropriate service provider independently to negotiate water services. The potential environmental impacts associated with the previously proposed expansion of the OMWD’s water sphere to provide water services to the FRCC were analyzed in the draft negative declaration and have been maintained in the final negative declaration.

Response to Comment B-8

The Co-Lead Agencies do not concur with this comment. This comment indicates that an EIR may need to be prepared to study the areas raised in the letter further and suggests that the letter constitutes substantial evidence to support preparation of an EIR. For the reasons noted in responses to Comments B-1 through B-7 the areas noted in the letter have been adequately studied. The Co-Lead Agencies do not concur that unsubstantiated opinions and speculation in this letter constitute substantial evidence to support the preparation of any EIR.

The Co-Lead Agencies note that this comment letter does not include any evidence indicating that the proposed SOI changes will result in any significant impacts on the environment. To constitute substantial evidence, the statements must be supported by an adequate factual foundation. If this foundation is not established, the Lead Agency must disregard the comment (*Gabric v. City of Rancho Palos Verdes* (1977) 73 Cal.App.3d 183, 199; Public Resources Code §21082.2(c)). CEQA generally recognizes that argument, speculation, unsubstantiated opinions, and evidence which is clearly inaccurate or erroneous is not substantial evidence (Public Resources Code §21082.2(c)). In general, California courts have concluded that subjective concerns and unsubstantiated opinions are not substantial evidence (*Leonoff v. Monterey County Bd. of Supervisors* (1990) 222 Cal.App.3d 1337 [subjective concerns and unsubstantiated opinions about dangerous traffic conditions were not substantial evidence]; *Citizens in Action to Serve All Students v. Thornley* (1990) 222 Cal.App.3d 748 [speculation and generalizations about traffic, parking, economic effects, and earthquake safety did not constitute

substantial evidence]; *Pala Band of Mission Indians v. County of San Diego* (1998) 68 Cal.App.4th 556, 580 [comment letter submitted by counsel for opponents consisted of argument and opinion and did not constitute substantial evidence]). None of the opinions or comments in this particular letter contain any substantiated facts permitting the Co-Lead Agencies to determine any substantial evidence exists to support preparation of an EIR.

Response to Comment B-9

In preparing a municipal service review, LAFCO evaluates infrastructure needs or deficiencies, growth and population projections for the affected area, financial constraints and opportunities, cost avoidance opportunities, opportunities for rate restructuring, opportunities for shared facilities, government structure options, evaluation of management efficiencies, and local accountability and governance (Government Code §56430). Each of these issues were discussed in detail in the North Central San Diego County MSR/SOI Update completed in November 2004. Please refer to this report for a detailed discussion of each of these issues.

Comment B-9 indicates that the SOI update may have a significant negative economic impact on the areas of proposed SOI expansion but fails to indicate in any manner how this will occur. The November MSR/SOI Update did not document any negative economic impacts to any of the project areas and did not document that any of the rates or charges of any of the service providers were unreasonable. Comment B-9 indicates that the FRCC may have to file a request for a protest hearing for the SOI update. While a request for a reconsideration of an amended sphere change may be submitted to LAFCO up to 30 days after a SOI amendment has taken place, LAFCO is the sole authority for determining, adopting, and amending a sphere of influence.

In response to the FRCC's concerns to the potential impacts related to the proposed SOI expansion, the final negative declaration has been amended to exclude the FRCC from further SOI amendment consideration. The OMWD, in concurrence with the Local Agency Formation Commission (LAFCO), suggest that the FRCC seek "Special Study Area Status" from LAFCO if so desired. If Special Study Area Status is approved, the FRCC may approach the appropriate service provider independently to negotiate water services. The potential environmental impacts associated with the previously proposed expansion of the OMWD's water sphere to provide water services to the FRCC were analyzed in the draft negative declaration and have been maintained in the final negative declaration.

Response to Comment B-10

Comment B-10 indicates that the FRCC has not had the opportunity to review the Municipal Service Review Report. A copy of the draft MSR report was mailed by LAFCO in September 2004 directly to the FRCC for their information and comment and none is known to have been submitted at this time (public comment was accepted from August 18, 2004 to September 19, 2004). This final MSR has been available for public review since November 2004. A copy of this report is available at both LAFCO (and on their website) and the OMWD. The comment correctly notes that the OMWD cares

about the public perception of it. It should be noted that there has never been any controversy over the OMWD's proper handling of public funds and the OMWD has won a number of awards over many years for its financial accounting as documented in the November 2004 MSR/SO1 (Appendix A, pages 13-14). The comment states that this action could have a significant economic impact on current or future operations of the FRCC. In response to the FRCC's concerns to the potential impacts related to the proposed SOI expansion, the final negative declaration has been amended to exclude the FRCC from further SOI amendment consideration. The OMWD, in concurrence with LAFCO, suggest that the FRCC seek "Special Study Area Status" from LAFCO if so desired. If Special Study Area Status is approved, the FRCC may approach the appropriate service provider independently to negotiate water services. The potential environmental impacts associated with the previously proposed expansion of the OMWD's water sphere to provide water services to the FRCC were analyzed in the draft negative declaration and have been maintained in the final negative declaration. Please see the response to Comment B-1 explaining why an extension cannot be granted of the public review period on the negative declaration.

Anne DeBevoise-Abel

5072 San Joaquin Drive

San Diego, CA 92109

(858) 274-5354

Harry Ehrlich
Olivenhain Municipal Water District
1966 Olivenhain Road
Encinitas, CA 92024
FAX 760-753-1638
Pages: 1

January 26, 2005

Re. Notice of intent to adopt a negative declaration for the North Central San Diego sphere of influence

Dear Mr. Ehrlich,

While I understand that most people do not respond to these documents, I do want to take a moment to thank you, Michael Ott, John Pastore and Robert Edgerton for answering my questions regarding this study. I especially want to thank Mr. Ott and you for checking the records and determining that my parent's property was included in this study. This was good news.

We are glad to know that our land, on the northern edge of the City of San Diego (APN 312-010-16) can be included in, and serviced by the Olivenhain Municipal Water District. This is a logical decision for both our land and all the neighboring properties in our valley. I think that service from Olivenhain will be safer and more ecologically sound. In the long run, this decision certainly will save a lot of money for the City, County and the future homeowners.

C-1

While I never spoke with Mr. Duane Danielson, I do want to thank him on behalf of our family for funding the initial study that included our property in this review. This was kind and we appreciate it.

Thank you for keeping me on your mailing list. I look forward to speaking with you in the future.

Sincerely,



Anne E. DeBevoise-Abel

RESPONSE TO COMMENT LETTER C

Response to Comment C-1

Comment C-1 states general support for the findings as outlined in the negative declaration in regards to a private property parcel located within the Study Area boundaries. It should be noted that findings of the draft negative declaration were developed irrespective of the landownership status of individual parcels within the Study Area boundaries.



2004-5 Board Members:

- Mid Hoppenrath (chair)
- Jan Denny (vice-chair)
- Evelyn Alemanni
- Patti Newton
- Eric Anderson
- Robert McGurk
- Arie Franken

20223 Elfin Forest Rd. Elfin Forest, CA 92029

Harry Ehrlich
 Olivenhain Municipal Water District
 1966 Olivenhain Road
 Encinitas, CA 92024

January 26, 2005

Re: Notice of Intent to Adopt a Negative Declaration

Dear Mr. Ehrlich,

The Elfin Forest Harmony Grove Town Council wishes to comment on the Notice of Intent to Adopt a Negative Declaration for the North Central San Diego County Sphere of Influence (SOI) Update. We believe that the proposed extension of the Olivenhain Municipal Water District's Sphere of Influence to include an estimated 203.5 acres of a third Cielo del Norte residential project will result in significant negative impacts to the environment.

D-1

This project is within the boundary of CSA107, and is part of Elfin Forest, an unincorporated community of interest in the area. It is expected that all development will conform to Elfin Forest community character guidelines (http://www.efhgtc.org/community_standards.htm). Please note the section on "Wastewater," which states "The Elfin Forest Community is on septic systems for all waste management." Extending sewer service to this area that is served by septic systems would require construction and maintenance of associated support facilities that could cause significant **Aesthetic** impacts to the rural community. Said facilities could also have an impact on the potential for future **Conversion from Agricultural Uses** and this effect should be studied. The aforementioned community standards, on record with the San Diego Department of Planning and Land Use, specifically disallow habitat modifications required to extend sewer into this area and any impacts of this extension on **Biologic Resources** should be studied. In addition, any impact of this SOI extension on **Utilities and Service Systems** in Elfin Forest should be studied. Perhaps most importantly, this SOI extension could have significant cumulative effects that will encourage urban sprawl, and therefore its cumulative impact on **Land Use and Planning, Population and Housing, and Transportation/Traffic** in the Elfin Forest community should be studied.

D-2

Because there is significant evidence that this extension of the SOI substantially conflicts with local policies protecting biological resources and establishing community character. We think that a negative declaration is wholly inappropriate and adequate studies must be undertaken to identify and quantify all the impacts of this project.

Sincerely,

Mid Hoppenrath, Chair, Elfin Forest Harmony Grove Town Council
 Cc: Sue Varty; Doug Dill, San Dieguito Planning Group; Mike Ott, Executive Director, LAFCO

RESPONSE TO COMMENT LETTER D

Response to Comment D-1

Comment D-1 states that the Elfin Forest/Harmony Grove Town Council is of the opinion that implementation of the SOI Update for North Central San Diego County would result in significant environmental impacts associated with the inclusion of the Cielo del Norte project. As outlined in the draft negative declaration, the Cielo del Norte project has completed environmental review (EIR certified in the December 2003) and all impacts from that project have been analyzed and mitigated to below a level of significance. The proposed expansion of the OMWD's wastewater SOI to include the Cielo del Norte project will result in environmental impacts that are less than significant. The Cielo del Norte project has been reviewed and approved by the County Board of Supervisors.

Response to Comment D-2

The draft ND considered the potential environmental impacts of expanding the OMWD's wastewater sphere to include the Cielo del Norte project and other projects for the following issue areas: aesthetics; agricultural resources; air quality; biological resources; cultural resources; geology/soils; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation/traffic; utilities and service systems; and mandatory findings of significance. Specific impacts of expanding the OMWD's wastewater SOI to include the Cielo del Norte project was previously analyzed in an EIR (SCH#2000031025). According to the EIR, all significant impacts were mitigated to below a level of significance. The EIR was certified, and the project approved by the County of San Diego, in December 2003.

The
MacKenzie
Group

Entitlement Processing
Governmental Coordination
Project Feasibility Studies
Project Management

Land Planning Consultants

(760)743-7969
FAX (760)743-0143

January 24, 2005

Harry Ehrlich
OMWD
1966 Olivenhain Road
Encinitas, CA 92024

John Pastore
RSFCSD
605 Third Street
Encinitas, Ca 92024

RE: NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR NORTH CENTRAL SAN DIEGO COUNTY SPHERE OF INFLUENCE UPDATE

Dear Sirs:

I represent Mr. Ray Saatjian, owner of Assessor Parcel 264-130-63. It is a 40 acre parcel located north of Detwiler Road, southwest of Mt. Israel Road and south of Rancho Cielo' Parcel "M". Tentative Map 5204 is presently being processed through the County of San Diego. The Tentative Map is an eight lot subdivision proposing to record in two phases.

Phase I is one 17.75 acre parcel adjacent to Rancho Cielo. Connection to all utilities---water, sewer, electric, gas and cable---- along with road access will be through Rancho Cielo (Connemara Road to Avenida Apice through Rancho Cielo to Del Dios Highway). An agreement between Rancho Cielo and Mr. Saatjian has been recorded which sets forth the terms for this one lot to connect to utilities and take access through Rancho Cielo. All other lots within Mr. Saatjian's TM 5204 will be served by private septic systems and take access from Detwiler Road and Mount Israel to Del Dios Highway. The entire 40 acre parcel is within the Olivenhain Municipal Water District service area.

E-1

We request that a portion of APN 264-130-63, the southerly 17.75 acres, be included in Olivenhain Municipal Water District's proposed expanded Sphere of Influence in order to serve this one parcel

E-2

in Phase 1 with sewer service. The distance from the proposed location of the house on Lot 1 of TM 5204 to connect with utilities in Avenida Apice is approximately 300 feet. The other parcels on the tentative map are at a lower elevation and can not be easily served with a public sewer system. To serve the seven lower lots, sewer would have to be extended approximately 3,000 feet northerly along Mt. Israel Road, through the APN 264-130-61, crossing an open space easement, passing underneath Via Ambiente, and connecting with the gravity sewer within Rancho Cielo. It was determined that serving the lower lots with a public sewer was not economically feasible. Serving the one lot adjacent to Rancho Cielo Parcel "M" remains a viable alternative to septic because of the physical constraints of Lot 1 and the cooperation of Rancho Cielo; therefore, we are requesting inclusion in the sphere update of proposed Lot 1 of TM 5204.

E-2

I am enclosing for your review a location map and the tentative map showing Phase 1 with the one lot proposed to be served by sewer and Phase 2 with the additional seven lots. Also a map of the area showing the entire parcel's relationship to Rancho Cielo.

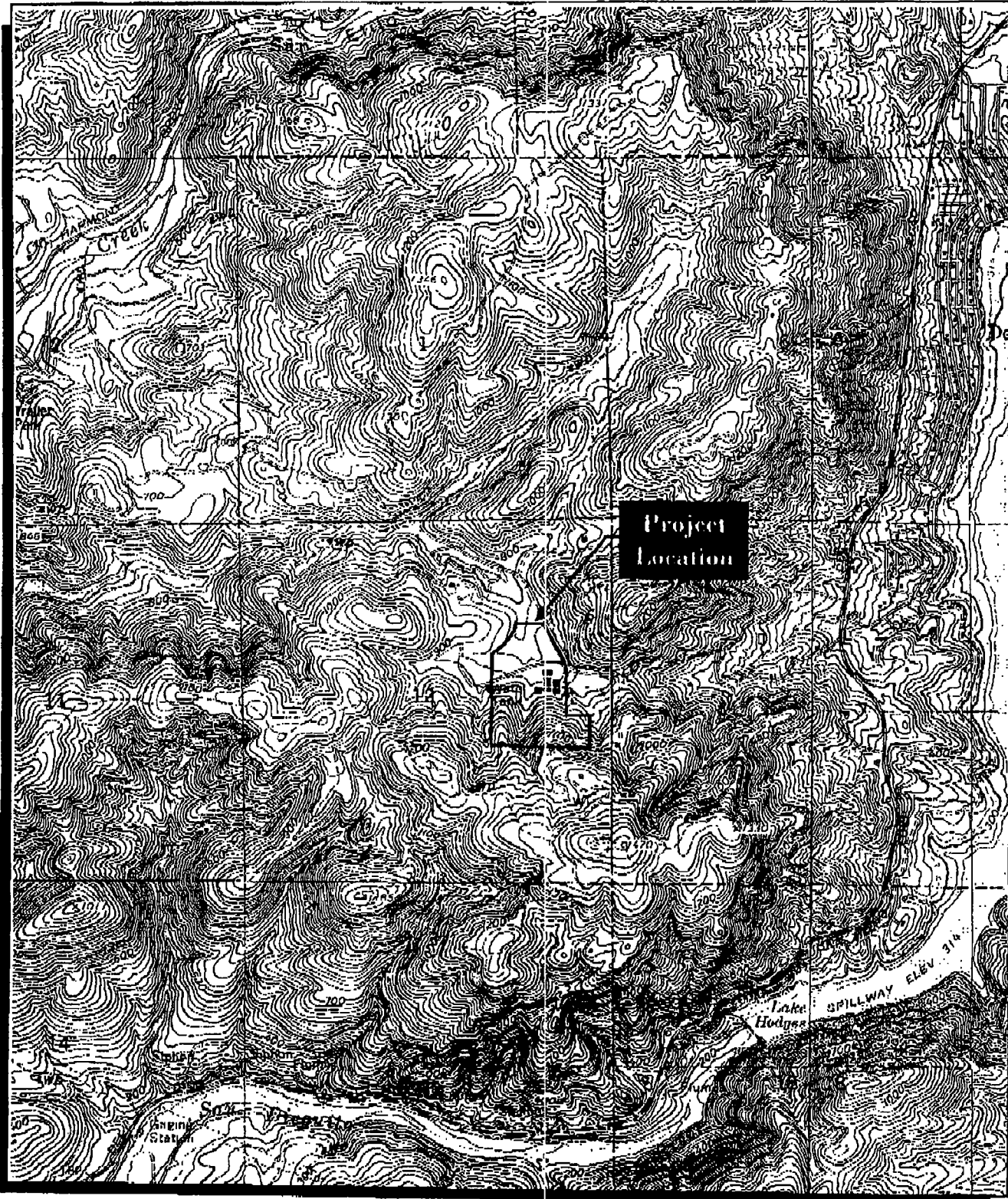
Your consideration of this request will be greatly appreciated.

Sincerely,



Jo MacKenzie
Consultant

cc: Greg Garratt
Mike Ott
Ray Saatjian



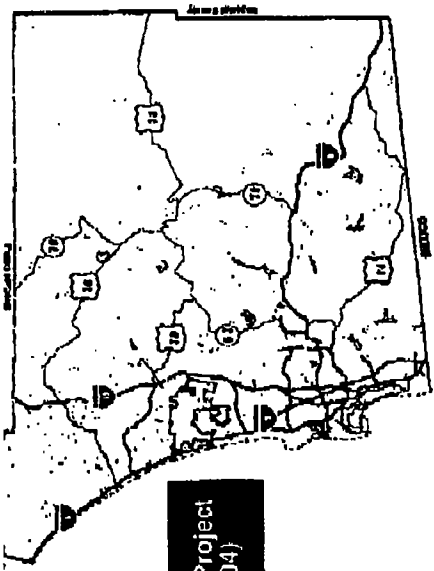
SOURCE: USGS 7.5' Quad Map (Rancho Santa Fe)



0 1000' 2000'

Project Location
Figure 2

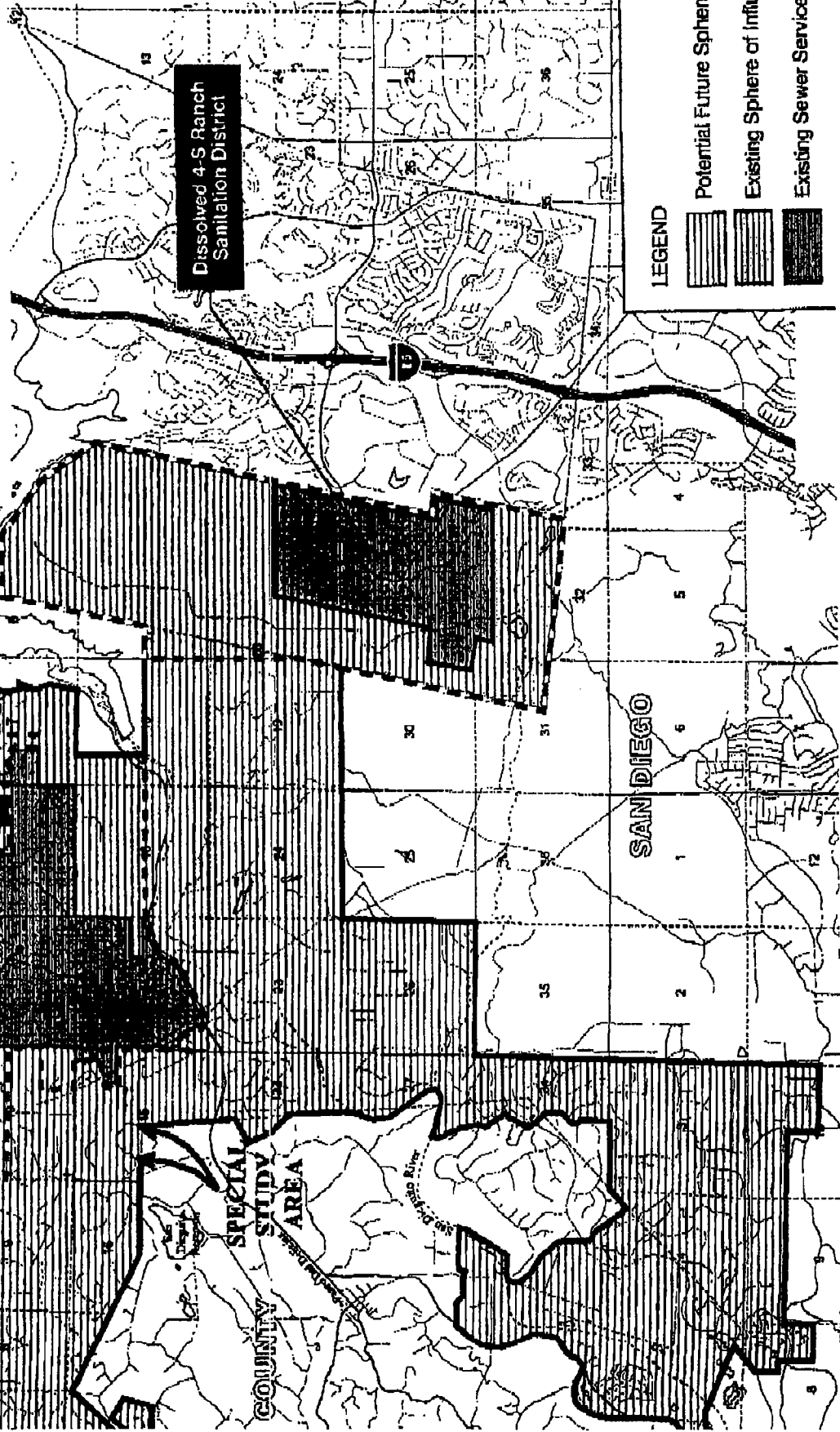
SAN JUAN BAPTISTA



Proposed Project
(TM 5204)

Dissolved
Rancho Cielo
Sanitation District

Dissolved 4-S Ranch
Sanitation District



LEGEND

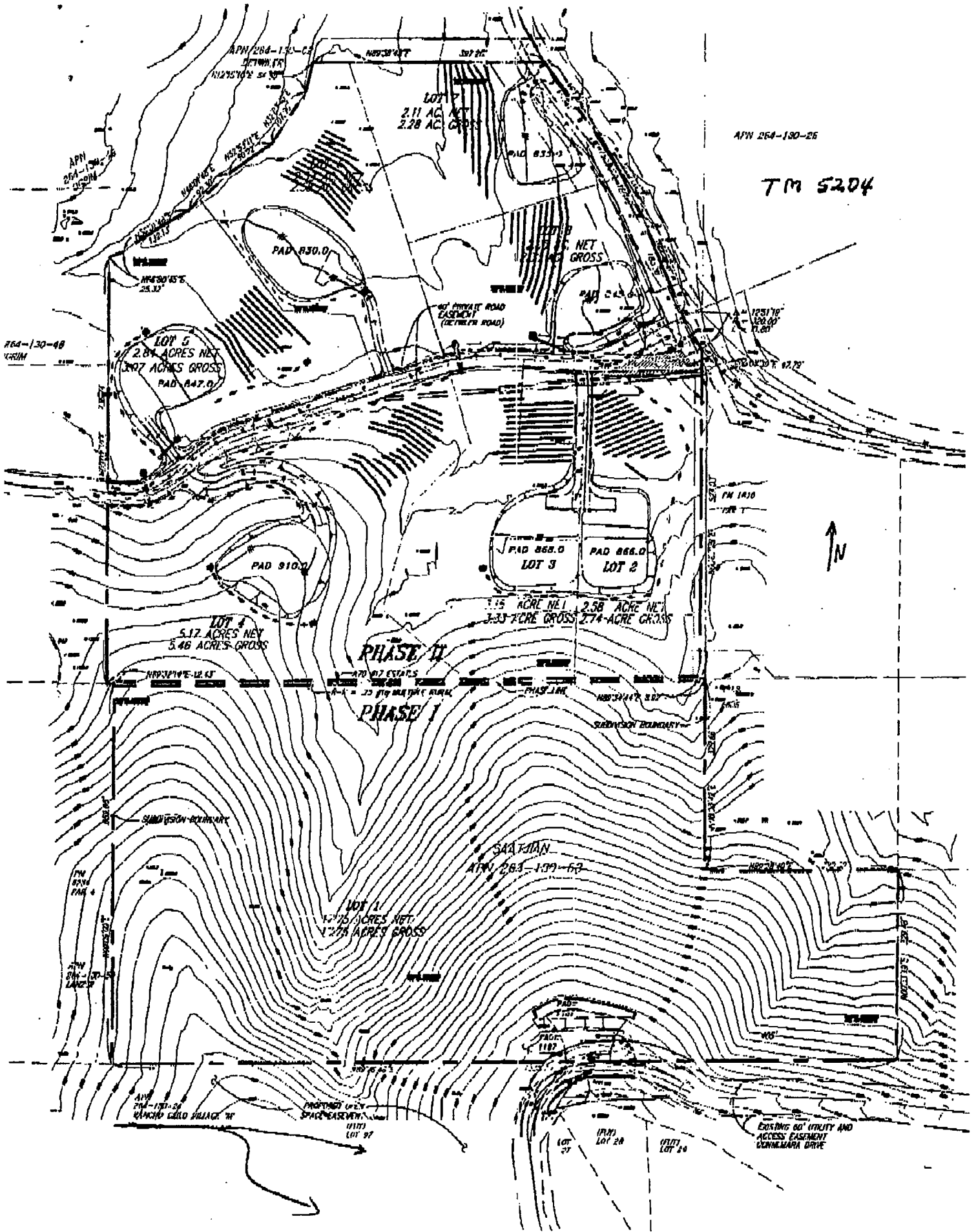
- Potential Future Sphere of Influence
- Existing Sphere of Influence
- Existing Sewer Service Area

SAN DIEGO

COUNTY
SPECIAL
STUDY
AREA

APN 264-130-25

TM 5204



RESPONSE TO COMMENT LETTER E

Response to Comment E-1

Comment E-1 provides background information about a 40-acre private parcel of land located within the SOI Update Study Area boundaries. The commenter correctly notes that the parcel is currently located within the OMWD water sphere of influence.

Response to Comment E-2

Comment E-2 requests that a portion of the 40-acre private parcel be included in the OMWD's proposed SOI expansion for wastewater services. However, the parcel in question was not designated as an "Area of Service Consideration" in either the final MSR/SOI Update or the draft negative declaration for the proposed sphere of influence expansion. As a result, the wastewater service requirements for the parcel were not calculated and it is not known whether the OMWD would have the capacity or infrastructure necessary to provide wastewater services to the parcel. Consequently, the draft negative declaration cannot be amended at this time to include the parcel in question. The San Diego Local Agency Formation Commission (LAFCO) recommends that the landowner of the parcel in question seek a "Special Study Area Status" designation from LAFCO, and approach the OMWD on an individual basis to see if its wastewater service requirements can be met.



POWAY UNIFIED SCHOOL DISTRICT

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SUPERINTENDENT OF SCHOOLS
Donald A. Phillips, Ed.D.

FACILITIES
Doug Mann, Executive Director

*All Students Learning
Whatever It Takes*

January 24, 2005

Mr. Harry Ehrlich, General Manager
Olivenhain Municipal Water District
1966 Olivenhain Rd.
Encinitas, CA. 92024

Subject: North Central San Diego County Sphere of Influence Environmental Review - Notice of Intent to Adopt a Negative Declaration

Dear Mr. Ehrlich:

Please accept the following comments from the Poway Unified School District regarding the proposed Negative Declaration:

We concur with all references to the proposed Del Norte High School and are in the design development stage.

Please be advised regarding references to Poway Middle School on Page 68 (Table 1 – Area of Service Consideration – Environmental Information; Figure 2 Area of Concern Number 12). Poway Unified School District has an option to purchase this property. That option expires in 2006. A decision as to whether this school will be necessary depends upon further demographic and economic study.

F-1

If you have further questions, please do not hesitate to contact me at the number above, or Mr. Ken Miller, project manager, (858) 679-2518.

Sincerely,

Doug Mann
Executive Director of Facilities

cc: John Pastore, Rancho Santa Fe Community Services District
ref: 619.05.04

RESPONSE TO COMMENT LETTER F

Response to Comment F-1

Comment F-1 provides support for the findings of the draft negative declaration as they pertain to the proposed SOI expansion for the OMWD wastewater sphere of influence; the draft negative declaration proposes the expansion of the OMWD's wastewater and water spheres of influence to provide both services to the Del Norte High School (Area of Service Consideration #11).

Comment F-1 also provides clarification on the ownership status of the Poway Middle School (Area of Service Consideration #12). It should be noted that findings of the draft negative declaration were developed irrespective of the landownership status of individual parcels within the Study Area boundaries.



LETTER G

THE CITY OF SAN DIEGO

January 27, 2005

Mr. Harry Ehrlich
Olivenhain Municipal Water District
1966 Olivenhain Road
Encinitas, Ca 92024

Dear Mr. Ehrlich:

Subject: North Central San Diego County Sphere of Influence (SOI) Update –
Negative Declaration

The Water Review Section of the City of San Diego has reviewed the subject Negative Declaration dated December 28, 2004. We have the following comments:

- Approximately 38.7 acres of the proposed Del Norte High School site are located within the boundaries of the City of San Diego and outside of the Olivenhain Municipal Water District's (OMWD) sphere of influence. The Poway Unified School District has requested that the OMWD provide water service for the entire high school site.
- The City of San Diego and the OMWD have agreed that the OMWD will provide permanent water services to the Del Norte High School provided that OMWD is able to provide a level of service to meet standard fire flow requirements of the City of San Diego Water Department.

G-1

If you have any questions regarding the above comments, please contact me at 619-533-5150 or Associate Engineer Chris Gascon at 619-533-7417.

Sincerely,

Shahin Moshref, P.E.
Senior Civil Engineer

cc: Chris Gascon, Associate Civil Engineer, Development Services

05-77-22-7



RESPONSE TO COMMENT LETTER G

Response to Comment G-1

Comment G-1 provides support for the findings of the draft NEGATIVE negative declaration as they pertain to the proposed SOI expansion for the OMWD water sphere of influence; the draft negative declaration proposes the expansion of the OMWD's wastewater and water spheres of influence to provide both services to the Del Norte High School (Area of Service Consideration #11). The Water Department of the City of San Diego agrees to support the proposed expansion of the OMWD's water SOI based on the Water District's ability to provide a level of service to meet standard fire flow requirements of the City's Water Department. This agreement is subject to the approval of the City Council. The OMWD shall provide confirmation to the City of San Diego of the Water District's ability provide a level of service to meet standard fire flow requirements prior to initiating water service to the Del Norte High School (Area of Service Consideration #11).



January 18, 2005

John Pastore
 Rancho Santa Fe Community Services District (RSFCSD)
 605 Third Street
 Encinitas, CA 92024

Harry Ehrlich
 Olivenhain Municipal Water District (OMWD)
 1966 Olivenhain Road
 Encinitas, CA 92024

Subject: Comments to Negative Declaration for the North Central San Diego County Sphere of Influence Update.

Dear Mr. Pastore and Mr. Ehrlich:

The purpose of this letter is to provide you with comments to the Negative Declaration for the North Central San Diego County Sphere of Influence Update. As discussed with staff from LAFCO and the Rancho Santa Fe Community Services District (RSF CSD), we are concerned that the Bridges - Unit 7 has not been included in the district's proposed Sphere of Influence. We believe the property should be included in the district's sphere or alternatively placed in a special study area and considered in the environmental review for a variety of reasons:

H-1

- Units 1 through 6 of The Bridges are built or under construction as part of an approved Specific Plan, Tentative Maps, and Major Use Permits. The Community receives sewer service from the RSF CSD. Only Unit 7, which is the last phase of the project, is beyond the current district sphere and jurisdictional boundaries.

H-2

- It has always been intended the RSF CSD would provide sewer service to Unit 7. In February 1997, the RSF CSD signed an agreement with the developer to construct certain improvements. Attached to the agreement was a graphic noting that Unit 7 would receive service from the District, pending LAFCO approval. Sewer lines to serve the project could readily be extended from within the existing Bridges at Rancho Santa Fe development to the south. Lennar and Staff from the CSD are currently discussing methods of partially financing the expansion costs of an existing treatment plant.

H-3

- The only true option to provide a public sewer system for the site is through the RSF CSD. The Cardiff Sanitation District/City of Encinitas, which is discussed in the MSR/SOI, isn't truly an option as excessive pumping and extension of sewer lines would be required. It would also be illogical for the last 30 homes to use individual septic systems (regardless of lot size) because the RSF CSD public system is available.

H-4



In conversations with the RSF CSD, their Staff acknowledges that they will be the service providers for this community and there isn't another truly viable economical or engineering option. To reflect this fact and because of the comments above, we request that Unit 7 is included in both the North Central San Diego County Sphere of Influence Update and environmental review. If this isn't an option, we request that the report is updated to show that Unit 7 would be considered as a special study area. We suggest revising Figure 4 "Proposed SOI Expansion For The Rancho Santa Fe Community Water District" In this exhibit the Bridges – Unit 7 is shaded as "Other Service Provider of Not Applicable". If the site is included in the sphere it should be revised to light purple – Rancho Santa Fe Community Service District or if the site is considered a special study area we would request that the exhibit add another item to the legend with the special study area description.

H-5

In actuality, this community will help contribute to the economics of a limited treatment plant expansion and will provide capital to fulfill an existing sewer need in the RSF CSD. It is our expectation this project will go to public hearing in Summer 2005 and that a proposal for annexation would be submitted shortly thereafter. As such, it is critical that the Sphere of Influence, as an advance-planning tool, recognizes and considers a project that has been in the County of San Diego development review process for over several years. If you have any questions, please feel free to call me.

H-6

Sincerely,



Karen Mossberg
Project Manager

CC: John Slatton, Lennar Communities

RESPONSE TO COMMENT LETTER H

Response to Comment H-1

Comment H-1 requests that the SOI Update be amended to include the Bridges Project (TM No. 5239 RPL2-Unit 7) (Area of Service Consideration #3) in the Rancho Santa Fe Community Services District's wastewater sphere of influence. Alternatively, the commenter requests that the area in question be given "Special Study Area Status" designation by LAFCO and be analyzed in the draft negative declaration.

LAFCO recommends that the Bridges Project seek "Special Study Area Status" with LAFCO. If Special Study Area Status is approved, the Bridges Project may approach the RSFCSD independently to negotiate wastewater services. It should be noted that the RSFCSD Board of Directors stated on December 13, 2004 that the District would be willing to provide wastewater services to the Bridges Project, subject to obtainment by the developer of the necessary approvals from the County and LAFCO for the Bridges Project.

Response to Comment H-2

Comment H-2 correctly states that the Bridges Project (TM No. 5239 RPL2-Unit 7) is beyond the current SOI for the RSFCSD. At this time, the SOI will not be amended to include the Bridges Project.

Response to Comment H-3

As identified in the MSR/SOI Update, the Bridges Project (TM No. 5239 RPL2-Unit 7) could receive wastewater services from either the RSFCSD or the Cardiff Sanitary Division of the City of Encinitas. Under either scenario, the necessary wastewater infrastructure (including piping and pumping stations) would have to be installed, the costs of which would be borne by the developer. Should the RSFCSD be willing to provide future wastewater services to the Bridges Project (TM No. 5239 RPL2-Unit 7), it is likely that the existing wastewater treatment plant would have to be expanded. The EIR currently being completed for the Bridges Project (TM No. 5239 RPL2-Unit 7) should consider the environmental impacts of this potential treatment plant expansion and installation of wastewater infrastructure.

Response to Comment H-4

Please refer to the response to Comment H-3.

Response to Comment H-5

Please refer to responses to Comments H-1 through H-3. LAFCO maintains that the proposed SOI Update for the RSFCSD will not be amended to include the Bridges Project (TM No. 5239 RPL2-Unit 7) at this time.

Response to Comment H-6

The MSR/SOI Update for the North Central San Diego County area considered and reviewed the status of the Bridges Project (TM No. 5239 RPL2-Unit 7). The proposed SOI expansion for the RSFCSD does not include the Bridges Project at this time. It

should be noted that the MSR/SOI Update and associated draft negative declaration does not provide for annexation of any properties/parcels considered in the MSR/SOI Update. Annexation will be considered by LAFCO in the near future.