



**Chairman**

Bill Horn  
County Board of  
Supervisors

December 5, 2016

6

**Vice Chairman**

Sam Abed  
Mayor  
City of Escondido

TO: Local Agency Formation Commission

FROM: Executive Officer  
Chief Analyst, Policy Research

**Members**

Dianne Jacob  
County Board of  
Supervisors

SUBJECT: "Montecito Ranch Latent Powers Sewer Expansion" (LP(E)16-12)

Andrew Vanderlaan  
Public Member

**EXECUTIVE SUMMARY**

Lorie Zapf  
Councilmember  
City of San Diego

Proposed by resolution of the Ramona Municipal Water District (MWD) is a request for Commission approval of an approximate 953.14-acre expansion of the District's activated latent powers area for sewer service. The Ramona MWD is a multi-service agency that presently provides the following services throughout its approximate 71.67 square mile authorized service area and coterminous sphere of influence: water service; structural fire protection and emergency medical services; and, park and recreation services. The MWD also provides wastewater service (sewer collection and treatment) and recycled water service (distribution) to limited LAFCO-activated latent sewer power areas located within its sphere and service area (MAP 2).

Lorraine Wood  
Councilmember  
City of Carlsbad

Jo MacKenzie  
Vista Irrigation District

Ed Sprague  
Olivenhain Municipal  
Water District

**Alternate Members**

Greg Cox  
County Board of  
Supervisors

The 48 unincorporated parcels that comprise the proposed latent sewer powers expansion area (MAP 1) are part of a proposed residential development project known as Montecito Ranch. In 2010, the San Diego County Board of Supervisors approved the Montecito Ranch Specific Plan and certified an Environmental Impact Report (EIR) for the project. The Ramona MWD has conditionally agreed to provide water service, structural fire protection, and emergency medical services, and wastewater service to the Montecito Ranch project area.

Chris Cate  
Councilmember  
City of San Diego

Racquel Vasquez  
Councilmember  
City of Lemon Grove

Harry Mathis  
Public Member

The Montecito Ranch project consists of 417 single family residences, an 8.3-acre public park, an 11.9-acre historic park site, and approximately 576.2 acres of biological open space on an approximate 935.2-acre site. The Montecito Ranch project area is presently located within the Ramona MWD sphere of influence and authorized service area, but is not located within the District's activated latent sewer powers areas.

Judy Hanson  
Leucadia Wastewater  
District

**Executive Officer**

Michael D. Ott

**Legal Counsel**

Michael G. Colantuono

The County's approvals for the Montecito Ranch Specific Plan included two different sewer service options: (1) expansion of the Ramona MWD's latent sewer power area to include the project area, and connection of the project area to the MWD's Santa Maria Wastewater Treatment Plant (WTP); or, (2) construction of an on-site wastewater reclamation facility (WRF) to collect and treat the project's effluent, accompanied with the formation of an independent Community Services District (CSD) within the Ramona MWD sphere and service area to own and operate the on-site WRF.

The Ramona MWD was comprehensively reviewed in 2014 as part of a *Five-Year Sphere of Influence and Municipal Service Review*. At that time, the Commission affirmed the MWD's coterminous sphere and designated the Montecito Ranch project area as a *Special Study Area* to reflect the undetermined governmental arrangement for the project's proposed sewer service provision.

In 2016, the Montecito Ranch property owners and the Ramona MWD negotiated a *Pre-Annexation/Pre-Latent Powers Expansion Agreement* and a *Sewer and Recycled Water System Improvements Agreement* that sets terms and conditions for the requested expansion of the latent sewer powers area; the extension of sewer service from the project to the Santa Maria WTP; and payment of costs for the required sewer and recycled water system facility improvements.

On September 16, 2016, the Ramona MWD Board of Directors approved the *Sewer and Reclaimed Water System Improvements Agreement* with the Montecito Ranch project property owner/developer, which included commitments for financing the MWD's various sewer and reclaimed water system improvements required to serve the proposed development.

These approved agreements confirm that the Montecito Ranch project will receive sewer service from the Ramona MWD per the County's approved Sewer Option No. 1, which will avoid the need for construction of a stand-alone WRF and the associated formation of an independent CSD within the Ramona MWD sphere and service area.

LAFCO staff recommends that the Commission approve the Ramona MWD's requested expansion of the latent sewer powers area to include the Montecito Ranch project area; accept the EIR approved by the County as a responsible agency under the California Environmental Quality Act (CEQA); and remove the *Special Study Area* designation for the Montecito Ranch project area. Additional background discussion follows on the Ramona MWD, the Montecito Ranch Specific Plan, and the provision of municipal services to the project area.

## **Background**

### *Ramona Municipal Water District (MWD)*

The Ramona MWD authorized service area and coterminous sphere of influence includes approximately 71.67-square miles within the unincorporated east county community of Ramona. The Ramona MWD is a multi-service special district that provides: water; fire protection and emergency medical services; and, park and recreation services throughout its service area and coterminous sphere of influence. The Ramona MWD also provides wastewater services to limited LAFCO-activated latent sewer power areas within its sphere and service area (MAP 2).

The Ramona MWD was established in 1956 to replace the Ramona Irrigation District. The MWD is a member-agency of San Diego County Water Authority (SDCWA) and imported water provides 100 percent of the District's water supply. LAFCO adopted a sphere of influence for the Ramona MWD in 1983 that was coterminous with the District's service area boundary.

In 1971, the Ramona MWD was authorized to provide wastewater service in a restricted area as a latent power. The wastewater area was expanded in 1980 when the county-dependent Ramona Sanitation District (SD) was dissolved and service responsibility transferred to the MWD. The wastewater service area was expanded further in 1982 to include the Ramona Current Urban Development Area (CUDA); and again in 1993 to include the service area of the dissolved Mt. Woodson Ranch Sanitation District.

The Ramona MWD identifies two primary latent sewer power service areas: the Santa Maria Sewer Service Area (SSA) and the San Vicente SSA. The wastewater collected from the latent sewer power areas within the Ramona MWD sphere and service area are treated by individual wastewater treatment plants (WTP): the Santa Maria WTP serves the Santa Maria Sewer Service Area (SSA) and the San Vicente WTP serves the San Vicente SSA.

The Ramona MWD was authorized to provide park and recreation services as a latent power in 1975 and presently operates a 166-acre community park and Lake Ramona. In 1981, the Ramona Fire Protection District (FPD) was dissolved and the MWD was authorized to provide fire protection services district-wide as a latent power. The Ramona MWD has contracted with CAL FIRE for the provision of structural fire protection and emergency medical services since 1993.

### **Montecito Ranch Specific Plan**

The Montecito Ranch project involves a subdivision of approximately 935.2-acres into 435 lots; the development of 417 single-family residential units, an 8.3-acre local park, an 11.9-acre historic park site, an equestrian staging area, and a 6.8-mile multi-purpose trail system; and, includes approximately 576.2-acres of dedicated and preserved open space (62%) of the Specific Plan Area.

The Montecito Ranch project area is located within the Ramona Community Plan Area of unincorporated San Diego County. The project area is characterized by a broad valley in the central portion of the site with sloping terrain to the north. The project area includes three prominent knolls and two canyons that will be preserved as dedicated open space. There is an existing historic Ranch House that will also be preserved as part of the proposed project.

On August 4, 2010, the County of San Diego Board of Supervisors approved the Montecito Ranch Specific Plan and certified an Environmental Impact Report (EIR) for the project. The County's approvals involved a General Plan Amendment (GPA 04-013), Specific Plan (01-001), Zoning Reclassification (R-04-022), Vesting Tentative Map (VTM 20 RPL6), Site Plan (S09-019), Major Use Permit (04-045) and Major Use Permit (09-023). The major use permits were each approved for one of the project's two sewer options.

The County of San Diego General Plan and the Ramona Community Plan designates the project area as Specific Plan Area (S88; up to 1 dwelling unit per 2 acres), with zoning designated as Specific Plan Area (S88; up to 1 dwelling unit per 2 acres). The project area is surrounded by rural residential, agricultural, and open space uses, and the surrounding zoning is A-70 (Limited Agriculture).

The overall density within the Montecito Ranch SPA has been established as 0.5 dwelling unit per acre (1du/2 ac). As proposed, the project's overall density would be 0.5 dwelling unit per acre. The proposed residential lots would range in size from approximately 0.5 acre (20,000 square feet) to 1.8-acres.

#### *Montecito Ranch Special Study Area*

The Ramona MWD was comprehensively reviewed in 2014 as part of a *Five-Year Sphere of Influence and Municipal Service Review*. At that time, the Commission affirmed the MWD's coterminous sphere and designated the Montecito Ranch project area as a *Special Study Area* to reflect the undetermined governmental arrangement for the project's proposed sewer service provision (Map 2).

#### *Proposed Latent Sewer Powers Area Expansion*

In 2016, the Montecito Ranch property owners and the Ramona MWD negotiated a *Pre-Annexation/Pre-Latent Powers Expansion Agreement* and a *Sewer and Recycled Water System Improvements Agreement* that sets terms and conditions for the extension of sewer service to the Santa Maria WTP; payment of costs for the required sewer and recycled water system facility improvements; and payment of costs for the request of LAFCO approval to expand of the latent sewer powers area to include the Montecito Ranch project.

The agreements require the Ramona MWD to initiate proceedings with LAFCO to expand the District's latent sewer powers area to include the Montecito Ranch project area. In accordance with Government Code Sections 56554 and 56824.10, the District has submitted a Resolution of Application requesting LAFCO approval for expansion of its latent sewer powers area, along with a plan for services prepared pursuant to Government Code Section 56653 (Posted to the San Diego LAFCO website as Agenda Item No. 6, December 5, 2016 LAFCO Meeting).

The majority of the 49 unincorporated parcels that comprise the Montecito Ranch SPA are presently located within the Ramona MWD sphere of influence and service area. Assessor Parcel Number 280-010-08 (totaling approximately 2.14-acres) is included within the SPA and the *Special Study Area*; however, the parcel is located outside of the MWD's sphere and service area (MAP 1). The Ramona MWD has confirmed that the parcel will not receive services or infrastructure and will be included in the SPA's dedicated open space. Therefore, the parcel is not proposed for inclusion in the latent sewer powers area expansion with the remainder of the Montecito Ranch SPA.

## **Municipal Services**

### *Police*

Police services in the unincorporated community of Ramona are provided by the San Diego County Sheriff from the Ramona Substation located at 1424 Montecito Road, Ramona. The Ramona Substation patrols over 130 square miles with a population of about 36,593 residents (per 2014 SANDAG estimate).

The Ramona Substation provides twenty-four hour law enforcement services to the community of Ramona, and is staffed by twenty-four deputies, five professional staff members, five sergeants, and a lieutenant.

### *Structural Fire Protection / Emergency Medical Services (EMS)*

Structural fire protection and emergency medical services is provided by the Ramona MWD operating as the Ramona Fire Department via a 1993 service contract with CAL FIRE (California Department of Forestry and Fire Protection). The Ramona Fire Department serves an estimated 40,000 residents from 3 Fire Stations:

- Ramona Station #80 - 829 San Vicente Rd, Ramona
- Ramona Station #82 - 3410 Dye Road, Ramona
- Ramona Station #81 - 24462 San Vicente Rd., Ramona

Ramona Station No. 80 is located approximately three miles from the Montecito Ranch project area. The County estimates a response time of five minutes from Ramona Station No. 80 to the Montecito Ranch project area. Ramona Station No. 80's fire protection rating is Class 4 as assigned by the Insurance Services Office.

The Ramona Fire Department reports a total of 34 paid firefighters, paramedics, and staff between the three fire stations. Ramona Station No. 80 is currently equipped with one fire engine, one medical unit, and one rescue apparatus. In addition, five firefighters/paramedics are on duty at any one time at this station. The County has stated that the Ramona Station No. 80 is equipped to serve the proposed Montecito Ranch project.

### *Sewer*

On August 4, 2010, the County of San Diego Board of Supervisors approved the Montecito Ranch Specific Plan, including approval of Major Use Permits for the two different wastewater management options:

- (1) Expansion of the Ramona MWD's latent sewer power area to include the Montecito Ranch project area, and, connection of the project area to the MWD's Santa Maria Wastewater Treatment Plant (WTP); or,
- (2) Construction of an on-site wastewater reclamation facility (WRF) to collect and treat the project's effluent, accompanied with the formation of an independent Community Services District (CSD) to own and operate the on-site WRF within the adopted sphere and authorized service area of the Ramona MWD. The WRF would treat all on-site wastewater and utilize the reclaimed water to irrigate on-site public landscaped areas, as well as private Homeowner's Association areas.

County staff preferred Wastewater Option 1 because the County's Public Facility Element Section 2, Policy 4.1 directs the County to coordinate facility planning with cities and special districts in the region. Policy 4.2 also directs the County to encourage collaboration among facility providers within the region. Finally, Policy 11 in the Montecito Ranch Specific Plan chapter of the Ramona Community Plan states, "Package Treatment Plants shall be discouraged."

Based on direction provided by these policies, County staff recommended that the Montecito Ranch project connect to Ramona MWD for sewer service for the following reasons:

- The Montecito Ranch project is located within the Ramona MWD, which has latent powers that can be activated to provide sewer service;
- Ramona MWD has issued a Sewer Facility Availability letter because providing sewer to the project is consistent with the District's regional planning objectives;
- Off-site improvements required to have the project connect to Ramona MWD will enhance the districts operations and benefit the larger Ramona Community;
- Requiring the project to connect to Ramona MWD would be consistent with LAFCO's goals and policies that discourage the duplication of public services. According to Section 56301 of the Cortese Knox Hertzberg Act, among the purposes of [LAFCO] are discouraging urban sprawl, preserving open-space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances.

At the April 2, 2010 County Planning Commission hearing, the Montecito Ranch developer stated that the operation and maintenance costs of the proposed on-site wastewater reclamation facility would be comparable to similar package treatment plants in the region if operated by a public agency other than the Ramona Municipal Water District or the Department of Public Works.

According to the Montecito Ranch developer, the annual WRF sewer fee per user would be \$2,500. County staff estimated the ongoing costs would range from \$1,200 to \$2,500 annually per user. The Montecito Ranch developer's referenced the Woods Valley water reclamation facility as having an annual cost of \$1,183 per user. Considering that the Montecito Ranch WRF would be a *state-of-the-art* facility, the Planning Commission found the projected user costs to be similar to comparable facilities in the region.

The Montecito Ranch project's total sewer demand is estimated at approximately 422 equivalent dwelling units (EDUs). The Ramona MWD has stated that, as of 2016, the District has available capacity of 626 EDU's at the Santa Maria Water Reclamation Plant. The projected user costs for the on-site WRF were estimated to range from \$1,500 - \$2,500 per year, or \$125 - \$208 per month. As of 2013-14, the Ramona MWD's Santa Maria Sewer Service Area annual sewer rate per single-family residential EDU is \$637.22, or \$53.10 per month.

### *Sewer and Reclaimed Water System Improvements Agreement*

In 2016, the Montecito Ranch property owners and the Ramona MWD negotiated a *Pre-Annexation/Pre-Latent Powers Expansion Agreement* and a *Sewer and Recycled Water System Improvements Agreement* that sets terms and conditions for the extension of sewer service to the Santa Maria WTP; payment of costs for the required sewer and recycled water system facility improvements; and payment of costs for the request of LAFCO approval to expand of the latent sewer powers area to include the Montecito Ranch project.

On September 16, 2016, the Ramona MWD Board of Directors approved the *Sewer and Reclaimed Water System Improvements Agreement* with the Montecito Ranch project property owner/developer to finance various sewer and reclaimed water system improvements as part of Sewer Option No. 1.

The agreement identifies the needed sewer and reclaimed water system improvements and costs, including Ramona MWD fees; commits the District to support the formation of a Community Facilities District (CFD); and includes a reimbursement agreement for collection of future users' fair share contribution of system costs.

The sewer and recycled water facilities to be provided by the Montecito Ranch developer under the Agreement include the following:

- Wastewater Conveyance Facilities
- Wastewater Pump Stations
- Recycled Water Tertiary Treatment Facilities
- Recycled Water Pump Stations
- Recycled Water Conveyance Pipelines
- Recycled Water Spray Fields
- Recycled Water Storage Pond

The sewer system improvements include the construction of two pump stations and approximately 10,800 feet of sewer mains to service and connect the project to the Ramona MWD sewer system.

The costs identified for these needed system improvements are as follows:

Piping between Montecito Ranch and Santa Maria Plant

10,800 feet of 6" force main at \$80 per foot	\$ 864,000
10,800 feet of 8" recycled water line at \$50 per foot	\$ 540,000

Treatment Plant Improvements for Recycled Water

Disk Filters	\$ 500,000
Chlorine Contact Tank	\$ 250,000
Recycled Water Pump Station	<u>\$ 250,000</u>
Total Treatment Plant Improvements	\$1,000,000

Onsite Facilities

Sewer Lift Station	\$1,000,000
Recycled Water Pump Station	\$ 250,000
<u>Recycled Water Storage Pond</u>	<u>\$ 200,000</u>
Total District Cost	\$3,854,000

*Reclaimed/Recycled Water*

In addition to potable water, the Ramona MWD also provides reclaimed water for irrigation. Two wastewater treatment plants are currently in operation within the district producing recycled water at a capacity of 0.35 MGD and 0.50 MGD. The San Vicente Wastewater Treatment Plant (WTP) currently delivers reclaimed water to Spangler Peak Ranch, an avocado farm located adjacent to the plant, and the San Vicente Golf Course. The Santa Maria WTP currently provides reclaimed water to the Mount Woodson Golf Course. The remaining effluent from this plant is sprayed over properties owned by or leased to the Ramona MWD. These two plants were estimated to generate 1,700 acre-feet of reclaimed water in 2005 (Ramona MWD 2005). The Ramona MWD encourages the use of reclaimed water for irrigation of agriculture and landscaping, particularly within large developments.

The *Sewer and Recycled Water System Improvements Agreement* requirements provide that the Montecito Ranch developer will plan, design and construct, at its own cost, a new tertiary treatment facility at the Santa Maria Water Reclamation Plant site. The new treatment facility is required to be a minimum of 0.185 mgd tertiary facility, meeting the requirements of District standards and review requirements, as well as the requirements of Title 22, Division 4 of the California Administrative Code for unrestricted irrigation reuse. The new treatment facilities will be constructed on the existing Santa Maria Water Reclamation Plant site. Upon completion, all facilities shall be dedicated to the District. The facilities are required to be constructed prior to recycled water service being provided to the Project.



## *Water*

In 2015, the Ramona MWD delivered approximately 4,654 acre-feet (AF) of potable and non-potable water (2015 Urban Water Management Plan). The District's water delivery system consists of 209-miles of water mains, 15 treated water reservoirs with a capacity of 28 million gallons (MG), and 7 untreated reservoirs with a capacity of 13.5 million gallons (MG), and a 4.0 MGD water treatment plant (currently off-line).

The Ramona MWD's primary source of water (100%) is from the San Diego County Water Authority (CWA), which in turn receives the majority of its water from the Metropolitan Water District of Southern California (MET). Additional water supplied by Ramona MWD is provided by Lake Sutherland, which is owned by the City of San Diego. Water from Lake Sutherland is treated at the Bargar Water Treatment Plant and stored in the 2.0 million gallon Bargar Reservoir. Ramona MWD also owns three wells that provide water from the local aquifer.

The Ramona MWD has conditionally agreed to provide water service to the Montecito Ranch project. The Ramona MWD would provide potable water to the Montecito Ranch project area via off-site connections to existing pipelines within Montecito Road and Pine Street. The proposed connections to the MWD's existing water lines would form a loop system through the development that would provide two water lines to the project, as requested by the MWD.

One approximately 4,000-foot (0.75-mile) long, 12-inch polyvinyl chloride (PVC) water line would be extended northerly along Montecito Way to the project site from an existing 24-inch main in Montecito Road. A second 12-inch PVC water line would be extended from the existing 14-inch line in Pine Street, approximately 4,000 feet (0.75 mile) westerly within Ash Street to the project site.

The estimated water demands for the Montecito Ranch project are approximately 294,552 gallons per day (gpd). Water reservoir storage requirements for the project include operational, fire, and emergency storage, for an estimated total of approximately 1,264,054 gallons under Wastewater Management Option 1.

### *2015 Urban Water Management Plan (UWMP)*

The Ramona MWD 2015 Urban Water Management Plan (UWMP) was approved in June 2016, which updated the District's previously-approved 2010 UWMP. The goal of the 2010 UWMP was to reduce the per capita municipal water use by 20% by the year 2020. The District must determine baseline water use during their baseline period and also target water use for the years 2015 and 2020 in order to help the State achieve the 20% reduction. The UWMP was required to report the District's Base Daily per Capita Water Use (Baseline GPCD), 2015 Interim Urban Water Use Target, 2020 Urban Water Use Target, and Compliance Daily per Capita Water Use.

The 2015 update to the UWMP provides a comparison of water supplies available to the District with the projected water demand through the year 2040, as well as discusses conservation measures the District has implemented to ensure a safe and reliable water source is available to residences of the District. The UWMP will be used by the District to provide the basis for determining that sufficient water supply is available for future proposed development.

As the Ramona MWD currently imports 100-percent of its water supply from the County Water Authority, the District's 2015 UWMP projects water supply reliability over the next 25 years based on the Water Authority's draft 2015 UWMP. The County Water Authority has determined that it will be able to meet the District's water demands during normal year, single dry year and multiple dry year conditions through the year 2035.

## **Environmental Review**

The County of San Diego is the lead agency for the Montecito Ranch project's environmental review under the California Environmental Quality Act (Public Resources Code section 21000, et seq., (CEQA)). On August 10, 2010, the County certified a Final Environmental Impact Report (EIR) for the Montecito Ranch Specific Plan project (ER 09-013; Log No. 01-09-013), and filed a Notice of Determination (SCH # 2002021132) on August 10, 2010, under CEQA Guidelines Title 14, California Code of Regulations. The County determined the project, without mitigation, would have a significant impact on the environment in regards to: Transportation/Circulation; Air Quality; Land Use and Planning; Biological Resources; Noise; Cultural Resources; and, Aesthetics.

The Final EIR incorporated mitigation measures that mitigate many of the project's potentially significant environmental impacts to less than significant levels. The County adopted a *Mitigation Monitoring and Reporting Program* that will implement and monitor the identified mitigation measures. For the potentially significant and unmitigated impacts to Transportation/Circulation and Air Quality, the County adopted a *Statement of Overriding Considerations* finding that the benefits of the project outweighed the potentially significant and unmitigated impacts.

On August 15, 2014, the County adopted an Addendum to the Final EIR that covered revisions to the Montecito Ranch's Vesting Tentative Map (5250R2). These revisions concerned changes to the project's conditions of approval; however, the revisions did not involve any changes to the proposed provision of municipal services from the Ramona MWD to the Montecito Ranch project area. The County determined that the revisions were minor and did not warrant the recirculation of the Final EIR or the preparation of a Supplemental EIR.

## **Conclusion and Recommendation**

On June 2, 2014, the San Diego LAFCO adopted a *Five-Year Sphere of Influence and Municipal Service Review* for the Ramona MWD which affirmed the District's sphere of influence and established a *Special Study Area* designation for the Montecito Ranch project area. At that time, the property owner/developer of the Montecito Ranch project had been engaged in negotiations with Ramona MWD for the provision of sewer and recycled water services to the proposed project. The two parties had reached an impasse over the MWD's needed sewer infrastructure improvements and their related costs to extend sewer service to the Montecito Ranch project from the District's Santa Maria WTP.

The County of San Diego had also approved a second sewer option for the project involving the formation of an independent Community Services District (CSD) within the Ramona MWD sphere and service area to own and operate a stand-alone on-site wastewater reclamation facility (WRF) to serve the Montecito Ranch project area.

County planning staff had previously stated that the Montecito Ranch Sewer Option No.1, involving connection to the Ramona MWD along with the expansion of the Santa Maria WTP capacity, would benefit the Ramona Valley by accommodating additional local growth in accordance with the County General Plan and the Ramona Community Plan. The Board of Supervisors subsequently approved both of the two options for sewer service to ensure that the project would receive the necessary level of services to support the approved development, while also allowing the property owner and the District to continue to negotiate the terms and conditions for extending sewer service.

In 2016, the Ramona MWD and the Montecito Ranch developer negotiated agreements to expand the capacity at the District's Santa Maria WTP and extend sewer and recycled water to the Montecito Ranch project. The Ramona MWD has also provided terms and conditions for the provision of water, structural fire protection, and emergency medical services to the project.

The successful negotiations for the improvements to the Santa Maria WTP and the expansion of tertiary treatment will provide an ongoing source of recycled water, which may serve to ultimately benefit the local community by reducing the use of potable imported water for landscaping and creating new infrastructure for future expansion of the Ramona MWD's recycled water system.

In addition, the projected user costs for the on-site WRF were estimated to range from \$1,500 - \$2,500 per year, or \$125 - \$208 per month. In comparison, the Ramona MWD's Santa Maria Sewer Service Area annual sewer rate per single-family residential EDU is \$637.22, or \$53.10 per month as of 2013-14.

Commission approval of the requested expansion of the Ramona MWD latent sewer powers area to serve the Montecito Ranch project will avoid the need for construction of an on-site WRF and the associated need to form an additional independent special district with the Ramona MWD service area and sphere. Approval of the requested latent sewer powers area expansion will also resolve the Commission's *Special Study Area* designation for the Montecito Ranch SPA. Therefore, it is:

**RECOMMENDED:** That your Commission,

1. Certify, pursuant to Section 15091 of the State CEQA Guidelines, that the Commission has reviewed and considered the EIR as posted on the San Diego LAFCO's website (Agenda Item No. 6, December 5, 2016 LAFCO Meeting: [www.sdlafco.org](http://www.sdlafco.org)). The mitigation measures approved by the County of San Diego for the impacts identified in the EIR have been adopted by the County of San Diego, and that the mitigation is under the jurisdiction of the County of San Diego and not LAFCO because the affected resources and the extension of public services will continue to be the responsibility of the County and special districts since the subject territory will remain unincorporated; and,
2. Adopt, pursuant to Section 15096(h) of the State CEQA Guidelines, the Findings of Fact and Statement of Overriding Considerations previously adopted by the County of San Diego as lead agency, as posted to the San Diego LAFCO website (Agenda Item No. 6, December 5, 2016 LAFCO Meeting); and,

3. Approve the Ramona Municipal Water District request for expansion of the District's activated latent sewer powers area to include the Montecito Ranch project area as shown in Map 1; and,
4. Remove the Special Study Area designation for the Montecito Ranch project area.

Respectfully submitted,

MICHAEL D. OTT  
Executive Officer

ROBERT BARRY, AICP  
Chief Analyst, Policy Research

MDO:RB:eb

**Attachments**

- 1) Vicinity Map
- 2) Ramona MWD Sphere and Service Map

Note: The Plan for Services (*Pre-Annexation/Pre-Latent Powers Expansion Agreement and Sewer and Recycled Water System Improvements Agreement*) and the Final EIR, CEQA Findings, MMRP, and Statement of Overriding Considerations are available for download from [www.sdlafco.org](http://www.sdlafco.org)

3. Approve the Ramona Municipal Water District request for expansion of the District's activated latent sewer powers area to include the Montecito Ranch project area as shown in Map 1; and,
4. Remove the Special Study Area designation for the Montecito Ranch project area.

Respectfully submitted,



MICHAEL D. OTT  
Executive Officer



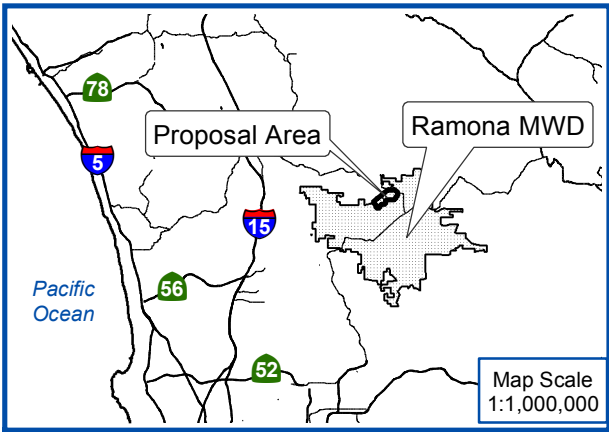
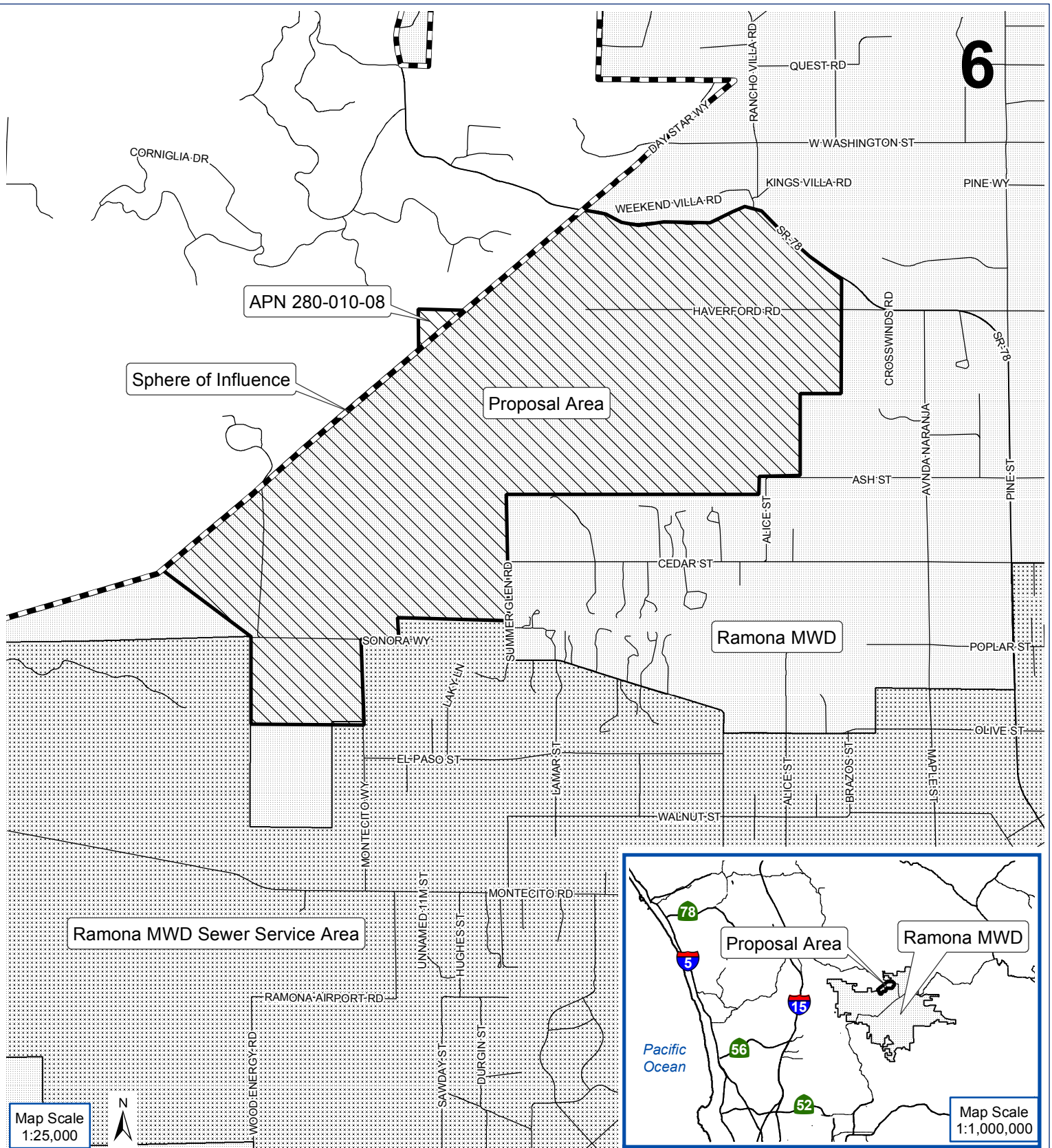
ROBERT BARRY, AICP  
Chief Analyst, Policy Research

MDO:RB:eb

**Attachments**

- 1) Vicinity Map
- 2) Ramona MWD Sphere and Service Map





Note: The Plan for Services (*Pre-Annexation/Pre-Latent Powers Expansion Agreement and Sewer and Recycled Water System Improvements Agreement*) and the Final EIR, CEQA Findings, MMRP, and Statement of Overriding Considerations are available for download from [www.sdlafco.org](http://www.sdlafco.org)



# MAP 1

LP(E)16-12






## PROPOSED "MONTECITO RANCH LATENT POWERS SEWER EXPANSION" TO THE RAMONA MWD

-  Proposal Area
-  Ramona MWD
-  Sphere of Influence
-  Sewer Service Area

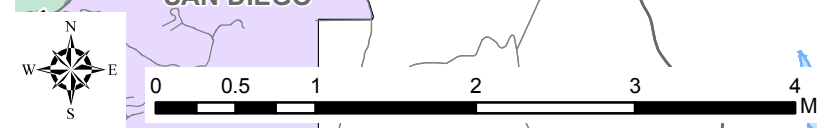
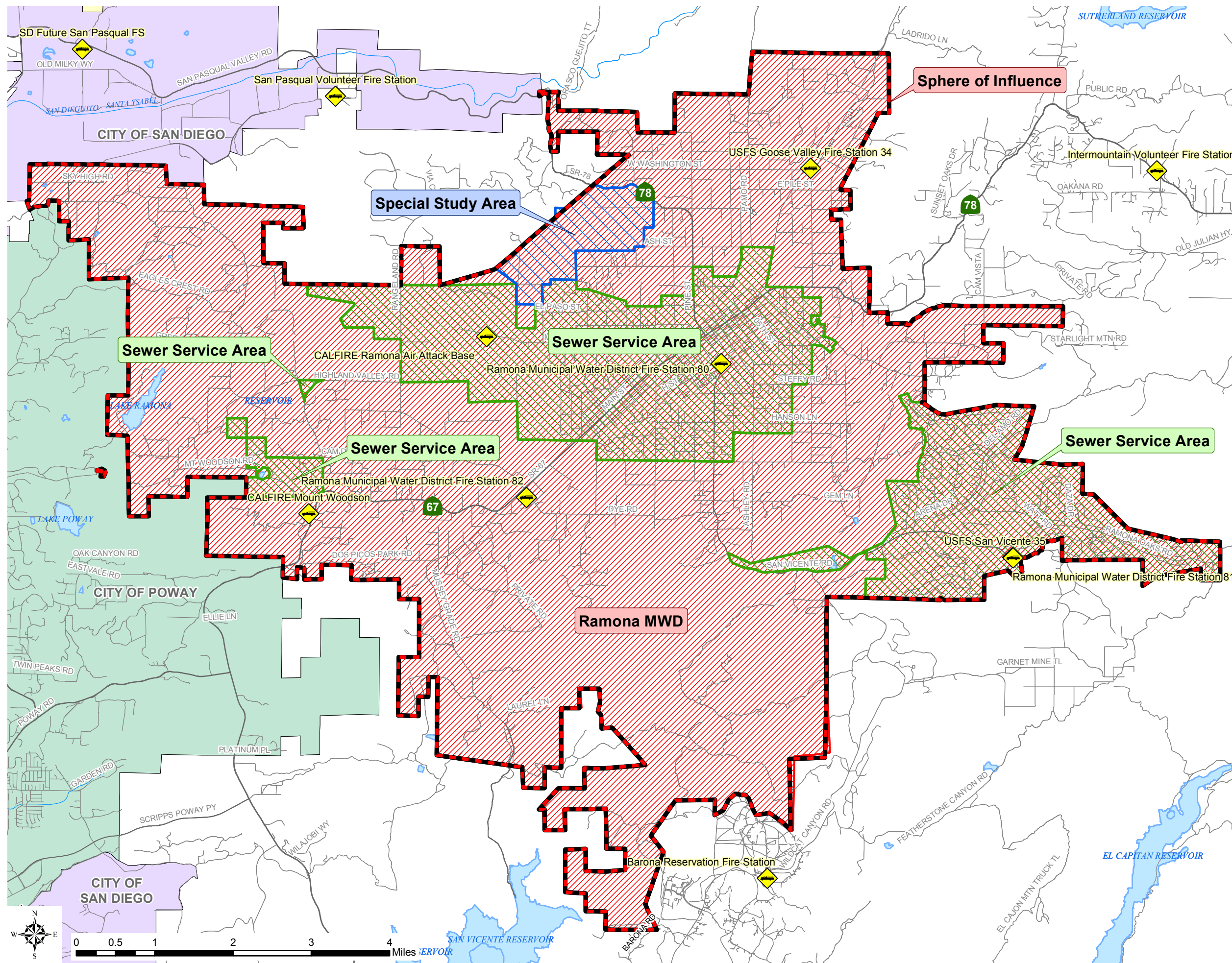
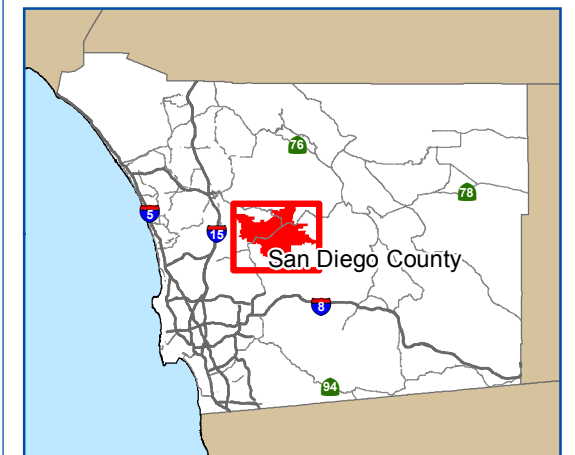
# MAP 2 Ramona MWD

*For Illustrations Only  
Not for Recordation*

## LEGEND

-  Ramona MWD
-  Sphere of Influence (SOI)
-  Sewer Service Area
-  Special Study Area
-  Fire Stations

SOI Adopted: 4 / 4 / 83  
 SOI Affirmed: 5 / 7 / 07  
 SOI Affirmed: 8 / 6 / 07  
 SOI Affirmed: 6 / 2 / 14



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