

Agenda item # 2

National Community Renaissance. ND 16-002 Response to Comments

The Vallecitos Water District (VWD) indicates in their letter (dated 12/7/16) that the District currently has sewer capacity available to serve the project as proposed. Comment noted.

The VWD letter reiterates the requirements for the upsizing of sewer collection pipeline as described in the water/sewer study (dated 2/3/16). The letter also states if sewer improvements related to the commercial project currently under construction at San Marcos Boulevard and Twin Oaks Valley Road are completed and accepted by VWD, then the upgrade of 1,422 feet of sewer line along San Marcos Boulevard will not be required for the subject affordable apartment project. Comment noted.

The project will be conditioned to comply with all VWD requirements including the upsizing of sections of sewer collection line in accordance with the water/sewer study prepared for the project as determined by VWD, and all applicable fees and charges shall be paid to the satisfaction of the District prior to issuance of grading or building permit.



VALLECITOS WATER DISTRICT

A PUBLIC AGENCY

201 Vallecitos de Oro • San Marcos, California • 92069-1453 Telephone (760) 744-0460

December 7, 2016

Garth Koller
Principal Planner
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

**SUBJECT: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION NATIONAL VILLA SERENA APARTMENTS
CASE NO.: P15-0052, SP 15-004, MFSDP 15-004, GPA 15-003, R 15-002
AND ND 16-002
VWD: WO #152424, PROJECT #2015100869**

Dear Mr. Koller:

The District has completed a Final Draft Technical Memorandum Water and Sewer Study for The Villa Serena Apartments project. The project proposes a density increase to the land use identified in Vallecitos Water District's 2008 Master Plan. Based on information provided in your Notice and draft MND, as well as preliminary results of the Draft Water and Sewer Study, VWD has the following comments:

XVII. UTILITIES AND SERVICE SYSTEMS

- a) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Less than Significant Impact**

Because of the proposed increased density, the Villa Serena project will generate 7,308 gpd of additional wastewater flow over what was planned for in the District's 2008 Master Plan. The additional wastewater flow will have the following impacts to District facilities:

- An increase of 7,308 gpd in solids handling, liquids handling and ocean disposal capacity at the Encina Water Pollution Control Facility.
- An increase of 7,308 gpd in the parallel land outfall's capacity.

The District currently has sewer capacity available to serve the Project as proposed. However, the ability to provide sewer service in the future depends upon ultimate build-out of the Project and could change depending upon the timing of the build-out, as well as annexations and build-outs of other development projects, the District's treatment capacity at the EWPCF and other factors affecting growth in the District which may change over time.

c) 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? Less than Significant Impact

The Villa Serena Apartments project as proposed will generate 7,308 gpd of additional wastewater flow above that planned for in the District's 2008 Master Plan. The additional wastewater flow will have the following impacts to District facilities:

- An increase of 7,308 gpd in solids handling, liquids handling and ocean disposal capacity at the Encina Water Pollution Control Facility.
- An increase of 7,308 gpd in the parallel land outfall's capacity.
- Requirement to upsize approximately 263 feet of the existing 8-inch sewer collection pipeline to 10-inch pipeline and 600 feet of the existing 8-inch sewer collection pipeline to 12-inch pipeline to mitigate the project impacts. The existing 8-inch pipeline is located in an existing VWD easement in the alleyway north of Mission Road between Fitzpatrick Road and Pico Avenue. VWD's 2008 Master Plan has identified this section of pipeline for upsizing to 10-inch as part of CIP SP-18, which is to be completely funded by development.
- Requirement to upsize approximately 1,176 feet of the existing 8-inch sewer collection pipeline in Pico Avenue from the existing VWD easement north of Mission Road to San Marcos Boulevard to 12-inch pipeline to mitigate the project impacts. VWD's 2008 Master Plan has identified this section of pipeline for upsizing to 12-inch as part of CIP SP-8, which is to be completely funded by development.
- Requirement to upsize approximately 1,422 feet of the existing 8-inch sewer collection pipeline to 12-inch pipeline in San Marcos Boulevard from Pico Avenue west for approximately 1,422 feet until the pipeline becomes 12-inches in diameter to mitigate the project impacts. VWD's 2008 Master Plan has identified this section of pipeline for upsizing to 12-inch pipeline as part of CIP SP-7, which is to be completely funded by development.

The Corner @ 2 Oaks project is constructing a 12-inch sewer main between San Marcos Blvd. and VWD's Interceptor near the San Marcos Creek. If these improvements are completed and accepted by VWD, then the 1,422 feet of sewer main upsizing in San Marcos Blvd. will no longer be required by the Villa Serena project.

VILLA SERENA APARTMENTS

CASE NO.: P15-0052, SP 15-004, MFSDP 15-004, GPA 15-003, R 15-002 AND ND 16-002

Notice of Intent to Adopt MND

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Please contact the District if you have any questions.

Sincerely,

VALLECITOS WATER DISTRICT

A handwritten signature in cursive script, appearing to read "Eileen Koonce", written in dark ink.

Eileen Koonce

Development Services Coordinator

Cc: Robert Scholl, Development Services Senior Engineer
James Gumpel, District Engineer