

PLANNING COMMISSION

ADDITIONAL ITEM ADDED AFTER
DISTRIBUTION OF PACKET

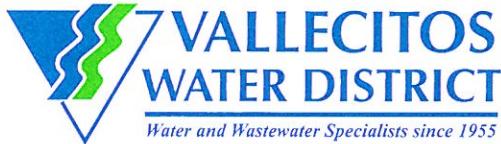
Agenda # 3

Hanson Aggregates - P13-0062

• Letter from VWD

Date 4/7/14

Time 6:10 PM



RECEIVED

APR 07 2014

CITY OF SAN MARCOS
PLANNING DIVISION

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

April 7, 2014

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

SUBJECT: Hanson Aggregates Pacific Southwest, Inc.
CASE NO.: P13-0062, SP 13-006, TSM 13-004, ND 14-001
VWD: WO #119896, PROJECT #2012100401

Mr. Koller:

The District received the Planning Commission Agenda and staff reports this morning for the above referenced project. This project relies on the relocation and construction of District facilities which are associated with the South Lake Pump Station and South Lake, including the emergency overflow channel. Those facilities, and access to the pump station and Lake, are within easements granted to the District.

In a letter dated February 25, 2014, we provided comments to the City in response to the Notice of Intent for the MND. District staff met with City staff as well as twice with the Project representatives to discuss the proposed plan and concerns. Based upon these meetings, the developer's submitted alternative is acceptable to the District and reduced scale sheets are attached for your reference.

Based on a cursory review of the material contained in the Agenda packet, it appears that the conditions identified in the staff report and both resolutions do not fully address the District's concerns and seem to "kick the can down the road" and do not reference or show the alternative designs that the District accepted. We are specifically concerned with maintaining and constructing access to and along District facilities and providing for the Lake/dam spillway and overflow. Instead of allowing an "interim" condition, we encourage the City to require the proposed "ultimate" grading plan be incorporated in this approval and the TSM/grading revised accordingly.

The proposal presented does not address our concerns and instead puts a solution off to a future time and developer. Instead of addressing the issues now, the District will be placed in an adversarial position with some future developer when construction of an adequate spillway and provisions for acceptable access are conditions of service by the District. This spillway and adequate easements/access are significant issues to the District from an operational standpoint at the pump station in question, since it provides service to the entire Coronado Hills area and parts of San Elijo Hills. Not adequately

M:\Engineering\Common\PROJECTS\WO 119896 - Rancho Coronado WS Study\Rancho Coronado PC Comments 4-7-14.docx

FAX numbers by Department: *Administration (760) 744-2738; Engineering (760) 744-3507; Finance (760) 744-5989;*
Meadowlark Water Reclamation Facility (760) 744-2435; Operations/Maintenance (760) 744-5246
e-mail: vwd@vwd.org <http://www.vwd.org>

addressing a long term solution to the reservoir emergency overflow also just delays an inevitable issue with the District as well as District support of a dam modification that must be approved by the State Division of Safety of Dams.

Lastly, as was pointed out to the developer and City staff, the proposed development and TSM assume grading and development on District property. The most recent meeting with the developer and his representatives indicated they did not intend to do any improvements or grading on District property and this issue has not been reviewed.

Please contact the undersigned if you have any questions.

Sincerely,

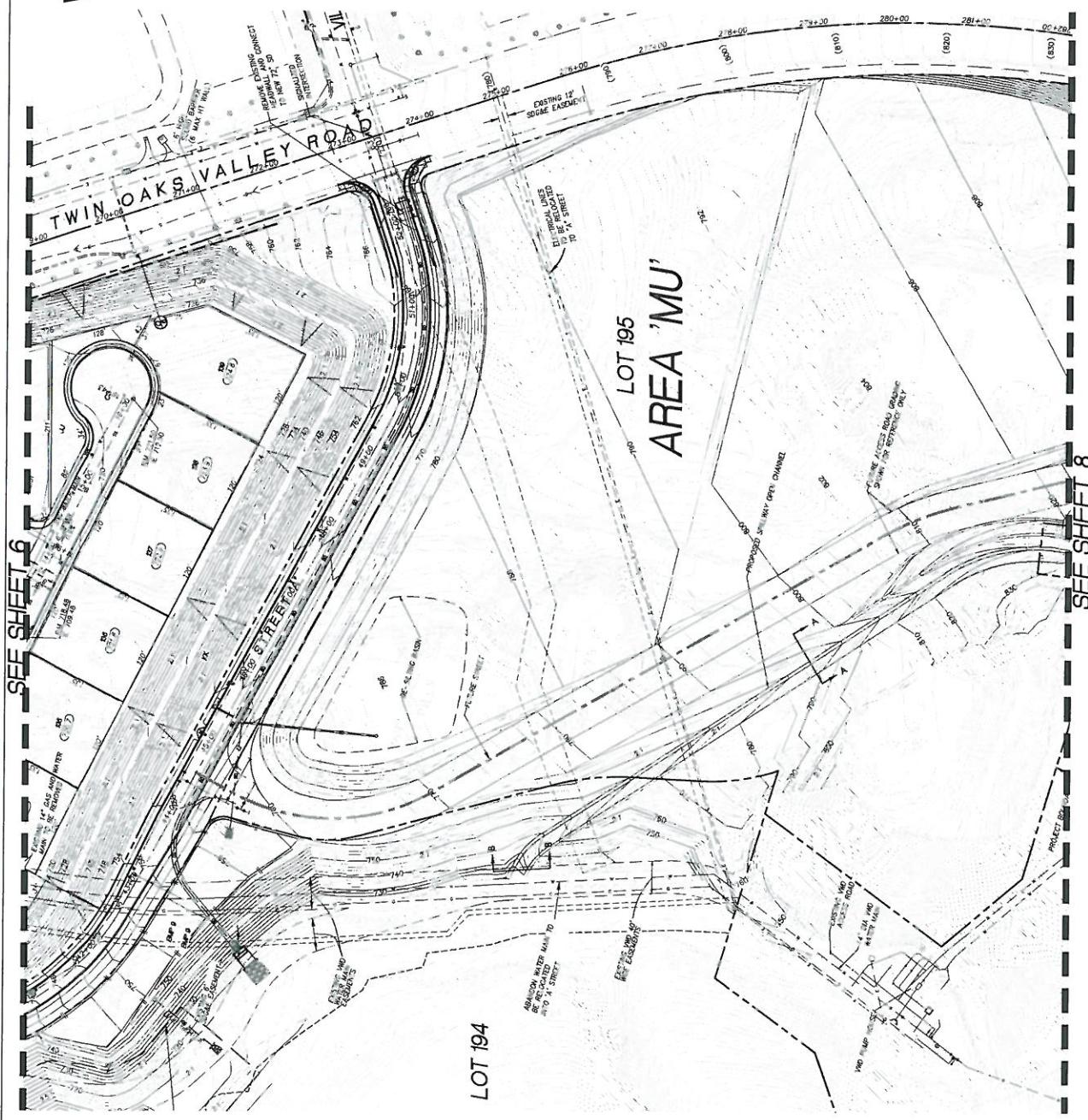


Ken Gerdes, P.E.
Director of Engineering and Operations
VALLECITOS WATER DISTRICT

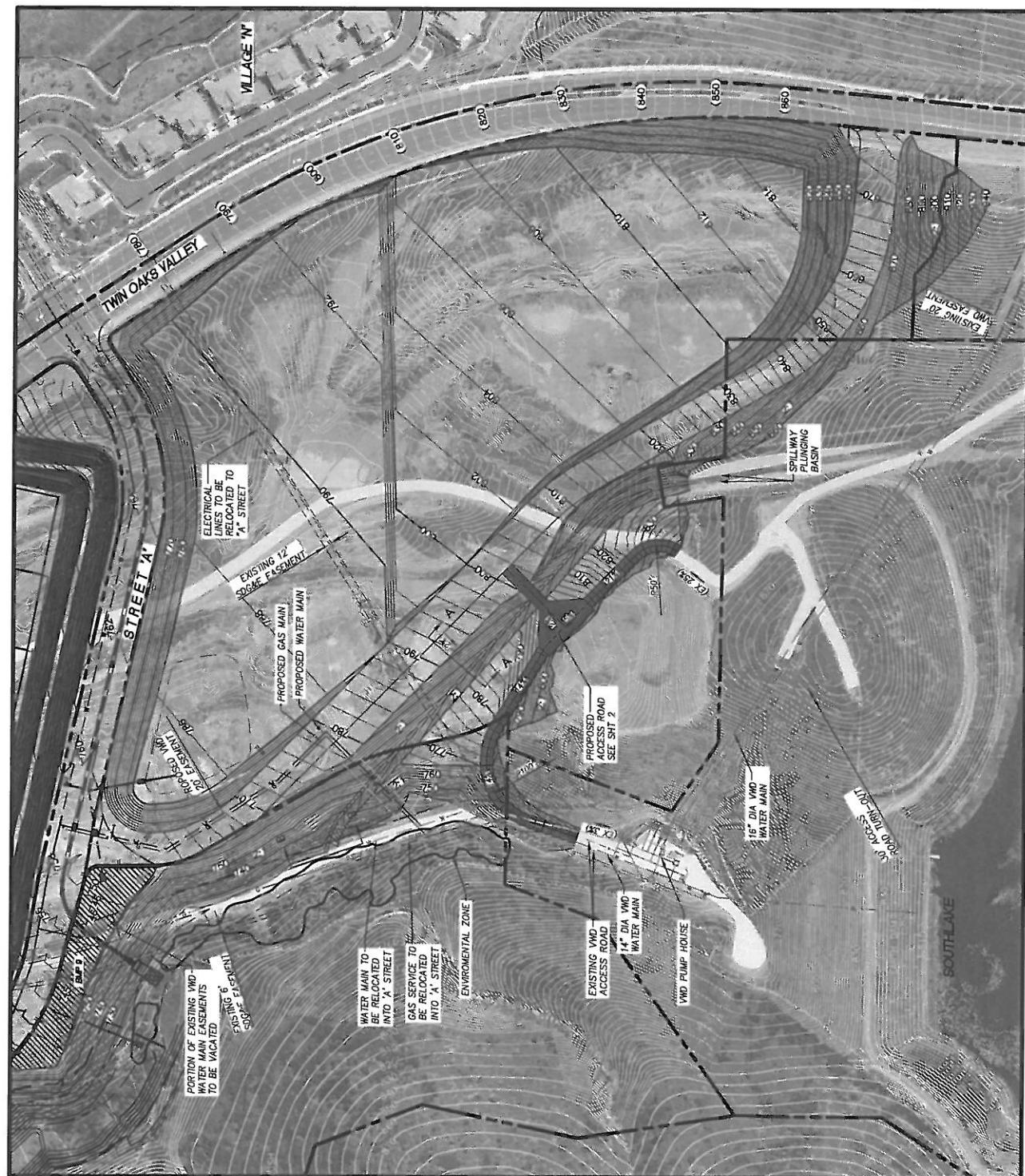
SEE SHEET 6

T.S.M. 428
VILLAGE "M" TENTATIVE MAP
(POTENTIAL ALTERNATIVE SPILLWAY DESIGN)

SHEET 7 OF 12



SEE SHEET 8



LEGEND

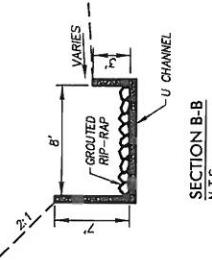
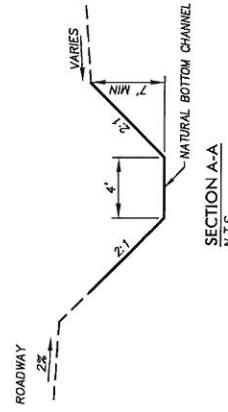
PROPOSED 20' WIDE VWD ACCESS ROAD
W/ 14' WIDE PAVED SECTION (SEE SH1 2)

EXISTING VWD ACCESS DIRT ROAD

ENVIRONMENTAL ZONE LIMITS

PROPOSED RETAINING WALL (8FT MAX)

PROPOSED VWD 20FT EASEMENT



VWD ACCESS ROAD EXHIBIT
ALTERNATIVE 2

RANCHO CORONADO

TWIN OAKS VILLAGE & VILLAGE DRIVE, SAN DIEGO COUNTY
REF. NO. 201704
6370 Greenwich Drive, Suite 170
San Diego, California 92122
SCALE 1:500
DATE 03/09/2014
SHEET 1 OF 2



www.fuscoe.com

LEGEND

PROPOSED 20' WIDE VWD ACCESS ROAD
W/ 14' WIDE PAVED SECTION

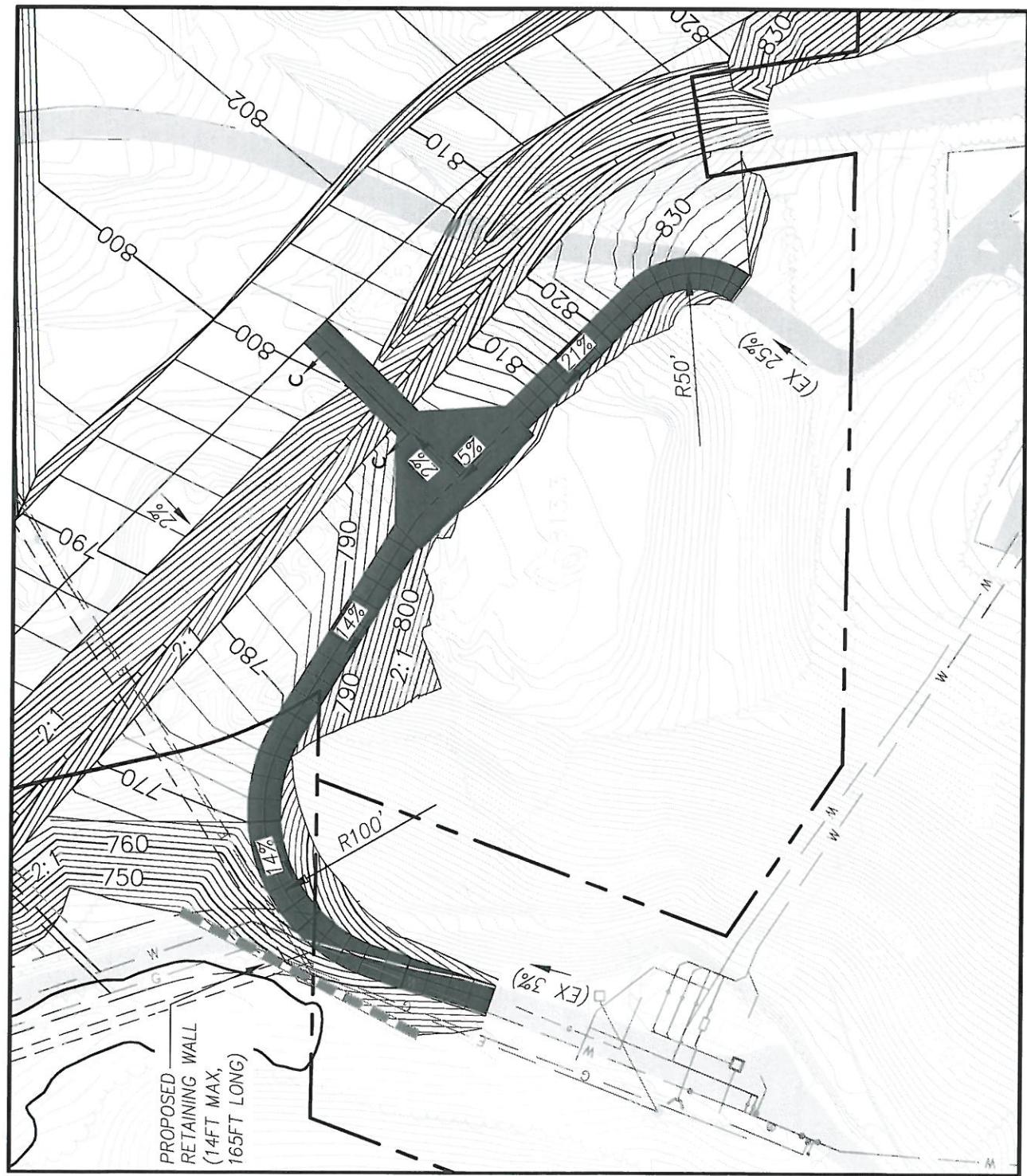
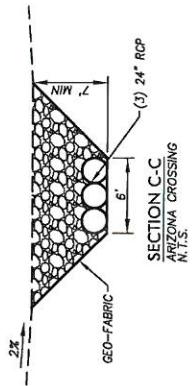
EXISTING VWD ACCESS DIRT ROAD

ENVIRONMENTAL ZONE LIMITS

PROPOSED RETAINING WALL (8FT MAX)

PROPOSED VWD 20FT EASEMENT

ACCESS ROAD	WIDTH	MAX SLOPE	RADIUS
EXISTING WEST RD	(15'/20')	(1.5%) (2.5%)	(30') (30')
EXISTING EAST RD	(15')		
PROPOSED WEST RD	20'	14%	100'
PROPOSED EAST RD	20'	21%	50'



VWD ACCESS ROAD EXHIBIT
ALTERNATIVE 2

FUSCO
RANCHO CORONADO
7111 CROWN VALLEY & VILLAGE DRIVE, SAN DIEGO, CALIFORNIA 92122
6370 Greenwich Drive, Suite 170
San Diego, California 92122
Project Number: 050000000004
Scale: 1:480
Sheet 6 of 10
Rev. 05/23/2014
Ref. 05/23/2014

REF ID: 59730325
SHEET 2 OF 2