

# PLANNING COMMISSION

10/6/14

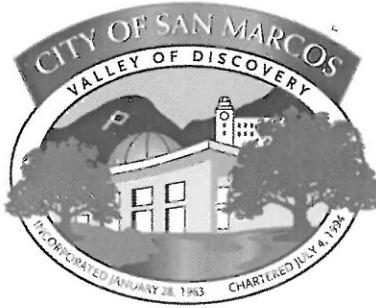
ADDITIONAL ITEM ADDED AFTER  
DISTRIBUTION OF PACKET

**Agenda # 2**  
St. Joseph's Academy

- 1). Staff Memo dated 10/3/14
- 2). Letter from Vallecitos Water District dated 10/1/14
- 3). Staff's Response to VWD Letter/ND 14-008

Date 10/3/14

Time 12:05 pm



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# Memorandum

TO: Planning Commission  
FROM: Planning Division  
DATE: 10/3/14  
SUBJECT: P13-0056, Resolution PC 14-4433 (CUP 13-005)  
Saint Joseph's Academy

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Revise the following conditions:

Delete Condition G23:

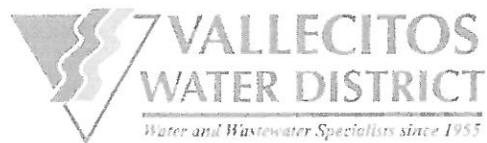
~~The proposed new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district to obtain building permits from the City.~~

Condition N:

This Conditional Use Permit shall expire on October 6, 2016 unless a building permit is obtained by this date and construction has begun in accordance with the submitted plans.

shall be revised to:

This Conditional Use Permit shall expire on October 6, 2016 unless a building permit is obtained by this date ~~and construction has begun~~ in accordance with the submitted plans or this CUP is administratively extended by the Planning Division Director.



201 Vallecitos de Oro • San Marcos, California • 92069-1453

Telephone (760) 744-0460

October 1, 2014

City of San Marcos  
Attn: Norm Pederson  
1 Civic Center Drive  
San Marcos, CA, 92069

RE: Case #: P13-0056: CUP 13-005, ND 14-008  
St. Josephs Academy; APN(s): 219-061-55

General

The above referenced project is within the boundaries of the Vallecitos Water District and is eligible for service. Service will be provided under the rules and regulations of the District, under normal operating conditions after all required fees have been paid and all conditions of the District have been satisfied.

The project, as submitted, proposes to modify Phase 2 of a previously approved Conditional Use Permit (CUP) to allow for the construction of a 21,299 square foot, 2-story building at an existing private school. The proposal will increase the area of the future Phase 2 building by 3,499 square feet over the previously approved 17,800 square feet. The current land use is considered Estate Residential (R-1-20) Zone. The District's 2008 Master Plan designation is 2-4 du/ac. The proposed land use is School, which is considered a change in density for this area. A sewer study will be required to assess the impacts of the development and provide any necessary mitigation measures. The sewer study will be required prior to District approval of the project.

Any existing District pipelines located within the boundaries of the project that are in conflict with the proposed development will require relocation within the public right-of-way or District easements. District policy requires that all newly created parcels have frontage on the District main and extensions of facilities to serve each newly created parcel will be required. The exact location of the main line extensions and relocation will be determined during the design phase of the project.

Sewer facilities not within the public right-of-way will require a minimum 20-foot easement granted to the District. The District may require additional easements through the project or private properties for future extensions. The owner of the project is responsible for obtaining any easements including expenses incurred. Joint use of these easements is not allowed by the District and easements for storm drain and other facilities should be analyzed early so that adequate sizing of easements for all facilities and various agencies is provided.

No structures will be allowed over District facilities. This includes but is not limited to, walls, entrance medians, landscaping, gates, guard house structures, curbs and gutters, or driveways

October 1, 2014

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that will be constructed over District facilities.

Water Service

The property is located within the Vallecitos Water District Sphere of Influence. However, water service for this area is provided by the Vista Irrigation District (VID). The property is currently served by VID and inquiries regarding water service availability should be directed to VID.

Sewer Service

The property is within the boundaries of the Vallecitos Water District for sewer service. Sewer service will only be provided under the rules and regulations of the District, under normal operating conditions and after all required fees have been paid and all conditions of the District have been satisfied.

There are existing District sewer facilities currently available on the north and south frontages of the parcel in the proposed project. There is an existing sewer easement along the southern property line of the proposed project. This project will require a plan check showing the proposed Phase 2 building footprint in relation to the District's easement. An easement survey and an engineer-stamped footing detail may be required based on the proposed Phase 2 building footprint. There is an existing Las Floras sewer payback agreement due to expire in October 2014; however, the payback portion of this agreement was satisfied with the primary sewer connection by Sierra Madre Academy in approximately 2008.

Conclusion

All pipe clearances and crossings must adhere to the standard utility rules per the State of California, County of San Diego - Department of Environmental Health.

Commitments to provide service are made by the District Board of Directors and are subject to compliance with District fees, charges, rules and regulations.

Sincerely,



VALLECITOS WATER DISTRICT

Ingrid Stichter

Engineering Technician II

cc: Ken Gerdes, Director of Engineering and Operations  
James Gumpel, District Engineer  
Rob Scholl, Sr. Engineer Development Services

Agenda item # 2

Saint Joseph's Academy ND 14-008 Response to Comment

The City is in receipt of a letter for response to ND 14-008 dated October 1, 2014 from the Vallecitos Water District (VWD). The City Planning Division offers the following response to comment:

The Mitigated Negative Declaration (ND 14-008) includes the following mitigation measure and PC Resolution 14-4433 is conditioned as such:

The project is subject to the approval of the Vallecitos Water District (VWD) for sewer services and all applicable fees and charges shall be paid to the satisfaction of the District prior to issuance of grading or building permit.