

Neufeld, Darin From: Williams, Dave Sent: Thursday, December 31, 2015 2:31 PM To: Neufeld, Darin Cc: Brogadir, Daniel; Bosvay, Jeff; Smyser, Jeffrey Subject: FW:Lake Jennings Marketplace - Draft Environmental Impact Report (DEIR) Attachments: SDCSD Review 3.0_Effects Found Not Significant.pdf; SDCSD Preliminary Grading Plan Sheets 1 and 2.pdf Follow Up Flag: Follow up Flag Status: Flagged Categories: Green Category Darin as requested by Planning and Development Services. SANITATION REPORT – DEIR PDS2014-ER-14-013, PDS2014-TM-5590, PRELIMINARY GRADING PLAN – ASSESSOR PARCEL NUMBERS 398-110-09, 10 AND 75 San Diego County Sanitation District (District) has reviewed the Lake Jennings Marketplace DEIR and related proposed plans and has the following comments: 1. No comments relative to 3.2.25 and 3.2.26 and 3.2.27 DEIR statements. D-1 2. The existing District sewer facilities and easements on site (APN 398-110-09) will be significantly impacted by the proposed above ground structures, bio retention basin and underground stormwater storage system. D-2 3. Delineate and identify on the proposed Preliminary Grading Plan the location of the existing District sewer easement over APN 398-110-09. D-3 Thank you, David Williams San Diego County Sanitation District Department of Public Works, Wastewater Management (858) 694-2678 5500 Overland Avenue, Suite 315 (Corner of Overland and Farnham) San Diego, CA 92123 1	Response to Comment Letter D San Diego County Sanitation District December 31, 2015 D-1 Comment noted. D-2 As stated on Final EIR page 1-15, existing sewer lines would continue to be used in conjunction with new sewer alignments. More specifically, there is an existing sewer line that traverses the site in a north to south direction. The majority of this line is no longer being used, and would be removed as part of project construction. However, the southern portion of this line would be retained, and would serve as a connection point for the new sewer system proposed as part of the project. Because the existing sewer line is no longer in use, it would be abandoned, and the project would not impact sewer flow or capacity of this line. The proposed sewer system is a public sewer system, and appropriate easements will be maintained for the portion of the sewer system on-site (including the small portion of the existing sewer line that will be maintained as part of the project) so as to not impact maintenance of the system. The biofiltration basins and stormwater storage system will be sealed and will not allow exfiltration out into surrounding soils and therefore will not affect either the existing or proposed sanitary sewer lines. Above ground structures will not affect the existing or proposed new sewer lines. The existing and proposed sanitary sewer lines will be designed and located to observe code minimum clearance/separation with the stormwater devices.
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3.0 Environmental Effects Found Not to be Significant

southwest of the project site. The proposed project is not located within a one-mile vicinity of a private airstrip. The closest private airstrip is located approximately 11 miles southeast in Alpine, California. Therefore, the project would not expose people residing or working in the project area to excessive airport-related noise levels.

3.2.20 Population and Housing – Substantial Population Growth

The project proposes a General Plan Amendment and Rezone of the subject property to allow a commercial development comprised of six buildings totaling 76,100 square feet and a gasoline station with car wash. However, this physical and regulatory change would not induce substantial population growth in the area, because the site and surrounding area already have water and sewer service. Thus, the project would not need to extend infrastructure into previously unserved areas. In addition, commercial and residential development currently exist in close proximity to the north, east and south of the project site.

3.2.21 Population and Housing – Displacement of Housing or People

The proposed project would not displace a substantial number of people because the site currently does not house residents.

3.2.22 Public Services – Expansion of or Required New Public Service Facilities

Based on the service availability forms received for the project, the proposed project would not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate services are available to the project from the following agencies/districts: water service from Padre Dam Municipal Water District, sewer service from San Diego County Sanitation District, and fire service from the Lakeside Fire Protection District. No new or physically altered facilities are required such as a new water or wastewater treatment plants or fire station.

3.2.23 Recreation – Use or Expansion of Recreational Facilities

The project does not propose the development or construction of any residential use that would increase the use or expansion of existing neighborhood and regional parks or other recreational facilities in the vicinity.

3.2.24 Transportation and Traffic – Air Traffic Patterns

The proposed project would result in the development of a commercial center and would not involve air traffic. In addition the project site is located outside of an Airport Influence Area and is not located within 2 miles of a public or public use airport; therefore, the project would not result in a change in air traffic patterns.

No comments relative to 3.2.25 EIR statement.

3.2.25 Utilities and Service Systems – Wastewater Treatment Requirements

The project proposes to discharge domestic waste to the San Diego County Sanitation District sewer system that is permitted to operate by the San Diego RWQCB. A project facility availability form has been received from the Sanitation District that indicates the district would serve the project. Since the

D-3 The County requires that the public sewer easement be shown on the proposed Tentative Map, rather than the Grading Plan as requested in this comment; therefore, no change to the proposed grading plan is necessary. The location of the existing San Diego County Sanitation District sewer easement over APN 398-110-09 is shown on the project’s Tentative Map. The Tentative Map is a large scale exhibit in which the sewer easement is easily discernible. The Tentative Map is available for review at the County Planning and Development Services Department.

No comments relative to 3.2.25 and 3.2.26 and 3.2.27 EIR statements. 3.0 Environmental Effects Found Not to be Significant project would be discharging wastewater to a RWQCB permitted community sewer system, the project would be required to satisfy any applicable District conditions, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan. 3.2.26 Utilities and Service Systems – New or Expanded Water or Wastewater Treatment Facilities The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Based on the service availability forms received, the project would not require construction of new or expanded water or wastewater treatment facilities. Service availability forms have been provided by the Padre Dam Municipal Water District and San Diego County Sanitation District which indicates adequate water and/or wastewater treatment facilities are available to the project. 3.2.27 Utilities and Service Systems – Available Wastewater Treatment Capacity The project requires wastewater service from the San Diego County Sanitation District. A Service Availability Letter from the District has been provided, indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the project would not interfere with any wastewater treatment provider’s service capacity. 3.2.28 Utilities and Service Systems – Solid Waste Implementation of the project would generate solid waste. There are five permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project’s solid waste disposal needs. The project occupants would contract with a licensed waste hauler that would deposit all solid waste at a permitted solid waste facility and therefore, would comply with Federal, State, and local statutes and regulations related to solid waste. Impacts associated with this issue are anticipated to be less than significant.  Lake Jennings Market Place Draft EIR 3-79 South Coast Development November 2015	
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