

A-9 Vallecitos Water District

Comment Letter A-9



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

August 14, 2017

Ashley Smith
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

RE: NEWLAND SIERRA, PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, PDS2015-TM-5597, LOG NO. PDS2015-ER-08-001

General

The proposed Newland Sierra development (Project) is located on approximately 1,985 acres of unincorporated land in the County of San Diego. The Project is located north of Deer Springs Road and west of Interstate 15. The proposed Project will consist of 1,140 single-family residential units, 995 multi-family residential units, 7.4 acres of commercial property, 3.6 acres of school property, 35.9 acres of park space, 378.2 acres of fuel modification space, 1,209 acres of open space, 4.2 acres for water tanks and 34 acres of dedicated public right of way. The project site is bounded by Interstate 15 on the east, Deer Springs Road on the south and Twin Oaks Valley Road on the west, with a small portion of the northwestern edge of the site transected by Twin Oaks Valley Road. The proposed development is seeking approval from the County of San Diego.

A-9-1

Water or 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 required to provide service to the project, 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.

A-9-2

VWD has completed a water and sewer study that evaluated the Project's proposed land use and assessed the impacts of the project to determine if the existing facilities are adequately sized to provide service. This water and sewer study provided conditions of service and required improvements which will be required prior to District approval of the Project.

A-9-3

The Project is located within several pressure zones (source of water for fire protection and

A-9-4

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>

Newland Sierra
August 14, 2017
Page 2

domestic use). One zone maintains a hydraulic gradeline (HGL) of 1228, a second maintains an HGL of 1330 and the third maintains an HGL of 1608 feet above mean sea level (msl). The District requires minimum static water pressure of 40 psi at the water meter. For protection of District facilities, any areas with water pressures near or higher than 150 psi will require water pressure regulators before the meter.

↑
A-9-4
Cont.

The property is partially within the boundaries of the Vallecitos Water District for sewer service. The portion of the property not within VWD's sewer service boundary will require annexation in accordance with District Ordinance No. 200, prior to being eligible 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.

↑
A-9-5

Specific comments to the Newland Sierra June 15, 2017 Draft EIR are as follows:

2.14 Utilities and Service System

Page 2.14-14

Under the "Regional and Local Water Supply" section, the third paragraph states that one of Metropolitan Water District's primary water sources is the Colorado River via the Central Valley Project. Water from the Colorado River is via the Colorado River Aqueduct.

↑
A-9-6

Page 2.14-15

Under the "Metropolitan Water District" section, second paragraph down, again the reference should be to the Colorado River Aqueduct supply line instead of the Central Valley Project that is operated by the U.S. Bureau of Reclamation.

↑

Page 2.14-20

Under the "Vallecitos Recycled Water" section, the fourth paragraph states, "...wastewater in Vallecitos' service territory is directed to the Meadowlark Reclamation Facility where up to 74 percent of that water is converted into recycled water..." It should be clarified that some of VWD's wastewater is directed to MRF while some wastewater is also directed to the Encina Water Pollution Control Facility. Overall, up to 74% of VWD's total wastewater quantity can be recycled, which includes wastewater quantities not directed to MRF as well as those that are.

↑
A-9-7

Page 2.14-34

Under the "Deer Springs 1235 Zone" section, the first paragraph should state a Deer Springs pump station capacity of 1,550 gpm instead of 1,200 gpm.

↑
A-9-8

Page 2.14-39

Under the "Vallecitos Water Shortage Contingency Planning" section, paragraph

↑
A-9-9
↓

Newland Sierra
August 14, 2017
Page 3

starting with "In addition," please remove the word "Thus" at the beginning of the paragraph's last sentence. Starting the sentence with "Thus," implies that the District repealed Ordinance 195 because it met the 24% cut back mandate. Ordinance 195 was repealed because Executive Order B-37-16 was cancelled and VWD was no longer mandated to meet water use reduction targets by the State.

↑
A-9-9
Cont.

Page 2.14-42

Under the "Vallecitos Water District Water Conservation Best Management Practices" section, wording in the last paragraph should be modified to read that VWD can and will achieve water savings/reductions of at least 20 percent per Water Code Section 10608.16.

↑
A-9-10

Page 2.14-45

Under the "Project Water Demands – Four Methodologies" section, the fourth paragraph is missing "gpd" in first set of parenthesis following the number "1,068,220".

↑
A-9-11

Page 2.14-52

Under the "2.14.1.8 Mitigation Measures" section, the District takes issue with proposed mitigation measure M-UT-3. The District will not make revisions to its water demand factors to remove the allocation of water usage assigned to dedicated open space and non-irrigated fuel modification zones within its service area. The District currently serves several dedicated open space properties with potable water and therefore has precedence for its currently-assigned 200 gallons-per-day-per-acre water demand factor for such land uses.

↑
A-9-12

Page 2.14-56

Under the "Exceed Wastewater Treatment Requirements" section, in the first paragraph, first set of parenthesis references an incorrect table. The table referenced should be Table 2.14-9.

↑
A-9-13

Page 2.14-57

Under the "Meadowlark Water Recycling Facility" section, third paragraph should be modified following the first sentence to add the following:

"Although VWD currently has sewer capacity available to serve the proposed project, the ability to provide sewer service in the future depends upon ultimate build-out of the proposed project and could change depending upon the timing of its build-out, as well as annexations and build-outs of other development projects, the District's treatment capacity at the Encina Water Pollution Control Facility, and other factors affecting growth in the District which may change over time."

↑
A-9-14

The District adopted Ordinance No. 198 on July 6, 2018, which identifies various water

↑
A-9-15
↓

Comment Letters

Newland Sierra
August 14, 2017
Page 4

conservation measures as they relate to current and future drought conditions including the curtailment of availability letters and limiting new service connections at Drought Level 3.

This letter is issued for planning purposes only, and is not a representation, expressed or implied that the District will provide service at a future date. The Vallecitos Water District relies one hundred percent on imported water supplies. Water may not be available at the time the project is built. 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,



Robert Scholl, P.E.
Senior Engineer - Development Services
VALLECITOS WATER DISTRICT

↑ A-9-15
Cont.
|
A-9-16