

Encinitas Ranch Recycled Water Project

Case # 17-092 CDP

Portions of Paseo De Las Flores, Lynwood Drive and Requeza Street

Report of Citizen Participation Plan (CPP) Meeting on June 6, 2017

A Citizen's Participation Plan (CPP) Meeting was held on Thursday, June 6, 2017 from 6:00-8:00 p.m. at the Encinitas Ranch Golf Course Club House at 1275 Quail Gardens Drive, Encinitas, CA 92024.

A presentation of the project including an outline of the Citizens Participation Program was presented by Michael T. Thornton, P.E., General Manager of the San Elijo Joint Powers Authority (SEJPA). Visuals were provided via an on-screen presentation, and a few presentation boards placed at the front of the room. A total of seven residents attended the meeting. All attendees were encouraged to ask questions, provide feedback, comments, and concerns. The following report lists the verbal and written questions, comments, and responses from the Meeting.

Technique used to notify and involve the public regarding the application

A letter and vicinity map was sent to property owners, and tenants within a 500-foot radius of the proposed project, informing them of the Citizen Participation Plan (CPP) Meeting. The letter was sent via U.S. Mail based off the list provided by the Development Services Department. A Total of 1,341 notices were mailed on May 24, 2017. A total of 57 letters were returned as undeliverable. After receiving initial comments from the City of Encinitas regarding the various complications of the installing the pipeline within the walking trail behind the Encinitas Ranch Community, the alignment was adjusted to be contained within the streets of the community. This design change prompted issuing a notice to residents within a 500-foot radius of the new alignment informing them of the design modifications. A total of 1,373 of these notices were mailed out on January 22, 2018. A total of 65 letters were returned as undeliverable.

The following is a combination of all comments received from the date of the first public notice to February 8th, 2018, the last day to submit public comments for this project.

Questions, Concerns, Comments, Issues Raised and Responses Given

Q=Question(s)

A=Answer

Q. I am concerned about the changes to the Encinitas Ranch portion of the recycled water project. The last meeting I attended and mailing I had received beforehand clearly had the pipeline being installed along the Hiking Trail once it got up Paseo De Los Flores. Now the new plan shows the installed pipeline going in Lynwood Drive almost its entire length. I have concerns about the disruption this will cause on Lynwood where all our homes enter and exit on Lynwood. I have concerns about what infrastructure exactly is under Lynwood at present and how much room the new pipeline will take up in width and depth. Our powerlines are buried. Our sewers are buried. Many of our communication lines are buried. How exactly do you envision this working? Why was the plan changed from the hiking trail to the street? I look forward to your reply. I would gladly attend any informational meeting that is again

scheduled to answer questions. At this moment you can understand why I cannot give approval to such a change?

- A. During the permit and design review process with the City of Encinitas, it was determined that the original proposed pipeline alignment (1) conflicted with existing Torrey Pines and other tree species, (2) had geotechnical concerns with bluff stability, (3) would be more difficult to maintain (requiring access of maintenance vehicles on the dirt walking trails), (4) would take longer to permit due to the requirement of additional studies and environmental findings, (5) depending on the outcome of these studies, this pipeline alignments could still be rejected by the City or State, (6) would be exposed to permit delays and protests, and (7) would likely miss grant funding due to a protracted project schedule. For these reasons, an alternate pipeline alignment was developed with input from the Encinitas Ranch Community Association that utilizes the more traditional public right of way within the roadway.

Concerns about the disruption that may occur on Lynwood (with homes that enter and exit on Lynwood) have been raised and were discussed with the Encinitas Ranch Community Association. The proposed pipelines will be constructed within the public right of way to minimize community disturbance, ingress and egress from the community will be available along Paseo de Las Verdes as well as limited access will be available on Lynwood during construction, furthermore construction hours will be limited to 7am to 4pm (except under limited special conditions).

The design of the new pipeline alignment has mapped existing underground utilities and the pipeline alignment meets industry requirements/standards for pipeline depth and separation from buried gas, sewer, water, storm water, and communications utilities.

- Q. The location within Encinitas Ranch is not clear. Why is this needed? After construction are the trails going to be restored?**

A. The comment is not applicable as the design has changed to be within Lynwood Drive.

- Q. What are the start and completion dates of the Requeza Street project?**

A. No hard dates have been assigned for the start and stop of the project, it is anticipated that construction would commence summer 2018 and be completed by early 2019. The construction contract will include financial penalties to the contractor for not finishing on time. The recycled water pipeline extension on Requeza Street is an optional element of the project. It may be constructed as part of this project based on favorable bid pricing and customer use commitments.

- Q. What is the project daily work schedule?**

A. Construction work schedule is typically 7am- 4pm.

- Q. How will the excavations accommodate the entry and exit of vehicles from Summer View Circle to Regal Street and Requeza Street?**

A. Construction activity and staging will be required such that it provides vehicle access during construction. Typically, single lane access with traffic control flaggers will be used.

Q. I am writing to express concern over the recent change in the plan for the Encinitas Ranch Recycled Water Extension Project Case # 17-092 CDP. The previous plan seemed to involve trenching along the existing dirt path for the installation of a recycled water line. This seemed sensible. The updated plan seems to involve trenching in the existing street for the entire length of Paseo de las Flores and most of the length of Lynwood Drive. I can't imagine how this makes sense. This revised plan seems unnecessarily destructive, disruptive and no doubt much more costly than the original plan. I have some significant concerns over noise, safety and damage to property values as a result of this revision. Is there any planned action by the Encinitas Ranch Homeowners association with respect to this project?

A. During the permit and design review process with the City of Encinitas, it was determined that the original proposed pipeline alignment (1) conflicted with existing Torrey Pines and other tree species, (2) had geotechnical concerns with bluff stability, (3) would be more difficult to maintain (requiring access of maintenance vehicles on the dirt walking trails), (4) would take longer to permit due to the requirement of additional studies and environmental findings, (5) depending on the outcome of these studies, this pipeline alignments could still be rejected by the City or State, (6) would be exposed to permit delays and protests, and (7) would likely miss grant funding due to a protracted project schedule. For these reasons, an alternate pipeline alignment was developed that utilizes public right of way within the road.

It should be noted, that the development of both the initial and final proposed pipeline alignments were developed with close coordination with representatives from the Encinitas Ranch Community Association, their landscape service provider, and the San Dieguito Water District. The final proposed pipeline alignment was developed with consideration to noise, safety, minimizing property and community disruption; and, as such, has received full support from the Encinitas Ranch Community Association (ERCA) governing body.

Furthermore, the work in the streets is not anticipated to cause any street closures. The work is expected to proceed relatively quickly in trenching the road and then in compacting it to its original condition. ERCA plans to reseal the road immediately after the project is complete and the streets will appear to be "brand new." The SEJPA will provide a warranty on its work and make repairs per the warranty if problems occur.

The project is expected to benefit the community financially by providing a drought resistant water supply that helps protect the community's investment in common area landscaping (during the last drought, the community was placed on notice for strict outdoor water restrictions that puts the health and viability of the community's landscaping at risk) and decrease fire hazards due to under-watered and stressed landscaping. In addition, recycled water is less expensive than potable water and the price difference will likely increase in the future.

Q. Who in the Encinitas Ranch community and Home Owners Association actually read and approved this original project? Were the project and the proposed changes presented before the Encinitas Ranch HOA board meeting, in a public forum? When?

- A.** The Encinitas Ranch Community Association (ERCA) has been involved in this project beginning in the spring of 2015 when the community approached SEJPA about bringing in recycled water to the south mesa. The entire Board, the Landscaping Committee and their landscaping contractor (BrightView), have been intimately involved in every step of the project and approved a formal agreement with SEJPA in 2016 that was written, reviewed and approved by legal counsel.

The community has been briefed at every monthly board meeting and there have been numerous newsletter articles, emails and website posts on the project on at least a quarterly basis. Please visit Encinitasranch.org and look under Community News on the home page for recent posts.

SEJPA hosted a citizen participation program (CPP) meeting last summer at the Encinitas Ranch Golf Course club house and all residents within 500 feet of the project alignment were invited to attend and ask questions. Approximately six residents of Encinitas attended and all questions were answered to their satisfaction.

Q. How much will this project cost?

- A.** SEJPA's portion of the project is estimated to cost \$2 million. ERCA's net cost for conversion to recycled water is approximately \$340,000. The agency has qualified for grant funding of more than \$500,000 for the project. ERCA is also pursuing grant funds for the conversion through the Metropolitan Water District.

Q. Who is paying for this project?

- A.** SEJPA is responsible for approximately 85% of all project costs. The remaining costs are being shared by ERCA, the City of Encinitas as well as FoxPoint Farms.

ERCA, the City of Encinitas and Fox Point Farms are all responsible to pay a connection fee and for converting over the common area sprinkler heads, valve box covers and concrete mow curbs to provide a clear separation between recycled water and potable water systems.

Q. What is the return on investment, and pay-back period of this project? How much water cost would this project really save, over what period of time, verse the cost of digging and laying new pipes?

- A.** As reported by the ERCA governing board, "Phase 1 of the project in the south mesa was completed in the summer of 2016 and converted over approximately 25% of the common areas to recycled water. The ERCA community is already seeing reduced water costs because of that conversion.

The net costs for ERCA for Phase 1 and 2 will be approximately \$340K and all of those costs will be recovered in approximately ten years. The latest estimates from the San Dieguito Water District (SDWD) are that potable water costs will increase approximately 6.5% per year while recycled water is currently 15% less expensive. By 2020, it is expected we will save about \$24K in water costs per year.

The project will not result in any higher assessment fees for any homeowner for 2018 or future years. All expenses are being managed through the operations budget and spread over multiple years to reduce the impact on other budget line items."

Q. Why can you not tap into existing lines in the neighborhood with the recycled water source, and avoid laying any new pipes altogether?

A. There is no recycled water available in the south mesa except for several streets off of Paseo de las Verdes and those areas were converted back in 2016. The only source of recycled water for un-served areas of the south mesa is from a recycled water line located within Quail Gardens Drive.

Q. It is not clear in your language, but it appears that your proposal is actually cut the PRIVATE streets of Paseo de la Flores and Lynwood Drive in order to lay the piping. These streets in Encinitas Ranch are not public, as your letter suggests, they are private.

A. Paseo de las Flores is a public street up and through the intersection with Jensen Court and Cypress Hills Drive. The other small remaining portion of Paseo de las Flores and Lynwood Drive is private. ERCA has the authority to grant an easement to a public entity for such projects and for those portions of the streets to allow for construction. ERCA has provided this authority to this project for the greater good of the community and the conservation of natural resources such as potable water.

Q. Why would you cut asphalt of a street, rather than bury to piping in the dirt path in the original proposal? Cutting and restoring asphalt will be a lot more expensive, destructive, and inconvenient.

A. During the permit and design review process with the City of Encinitas, it was determined that the original proposed pipeline alignment (1) conflicted with existing Torrey Pines and other tree species, (2) had geotechnical concerns with bluff stability, (3) would be more difficult to maintain (requiring access of maintenance vehicles on the dirt walking trails), (4) would take longer to permit due to the requirement of additional studies and environmental findings, (5) depending on the outcome of these studies, this pipeline alignments could still be rejected by the City or State, (6) would be exposed to permit delays and protests, and (7) would likely miss grant funding due to a protracted project schedule. For these reasons, an alternate pipeline alignment was developed with input from the Encinitas Ranch Community Association that utilizes the more traditional public right of way within the roadway.

Q. If you are proposing to cut the asphalt, what is your plan to restore the street to its original condition, so there is no evidence of the work having been done?

A. SEJPA will compact and fill in the trench where the pipeline will be laid and will warranty work that requires additional recompaction. Furthermore, the ERCA community has delayed resealing the streets for the past year until this project is over at which point resealing and repaving will be done such that the streets appear as if they were untouched.

Q. How long is this project going to take, and disrupt the residents of the Encinitas Ranch community?

A. The actual street work will take several months to complete. However, at no time will any street be completely blocked for traffic to flow. The pipeline work will be staged to mitigate disruption.

Issues or Concerns that cannot be resolved until a later time / Report Procedures

Any outstanding issues or concerns that could not be addressed immediately have been detailed in the responses given above.