

VALLECITOS WATER DISTRICT

ARMORLITE LOFTS WATER AND SEWER STUDY

WORK ORDER # 280223

FINAL TECHNICAL MEMORANDUM

December 12, 2023

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INTRODUCTION

The proposed project Armorlite Lofts is a 165-unit multi-family residential development with 4,500 square feet of commercial space (5 suites) on 2.44-acres, located on Armorlite Drive east of Las Posas Road (APN 219-162-26).

The Project is located within Vallecitos Water District's (VWD) boundaries for water and wastewater service. The property does not need to annex, both water and wastewater services can be provided by VWD.

All new projects undergo evaluation by VWD to determine if the current water and sewer infrastructure is sufficient to accommodate the proposed water demands and sewage generation.

This study projects water demand and sewage generation increases due to the project densification. It analyzes the following aspects of VWD's infrastructure and makes recommendations for capital improvements for impacts that are created due to the land use change:

- Water distribution system, including the need to upsize pipelines, install new pipelines, or install flow control facilities.
- Water storage, including the need for additional storage and the adequacy of existing storage tanks and reservoirs to serve the proposed development.
- Water pump stations, including the need to install new pump stations or upsize existing pump stations to serve the proposed development.
- Wastewater collection system, including the need to upsize pipelines and manholes, or the need to install new pipelines and manholes.
- Wastewater lift stations, including the need to install new lift stations or upsize existing lift stations to serve the proposed development.
- Wastewater land outfall, including the need to construct a parallel land outfall to serve this and other proposed developments.

- Wastewater treatment facilities, including the need for obtaining additional capacity at the Encina Water Pollution Control Facility (EWPCF) or for expanding the Meadowlark Water Reclamation Facility (MRF).
- Existing VWD water and/or sewer facilities not being utilized for proposed development will need to be abandoned per VWD Standards and Specifications. Asbestos cement pipe shall be properly removed and legally disposed of by the Developer.

WATER SYSTEM ANALYSIS

The proposed 2.44-acre Project lies completely within VWD's 855 Pressure Zone. Figures 1 and 2 show the development's location in relation to pressure zone boundaries, identify pipelines within the vicinity of the development, and identify storage reservoirs that supply the development area.

Water Demand Projections

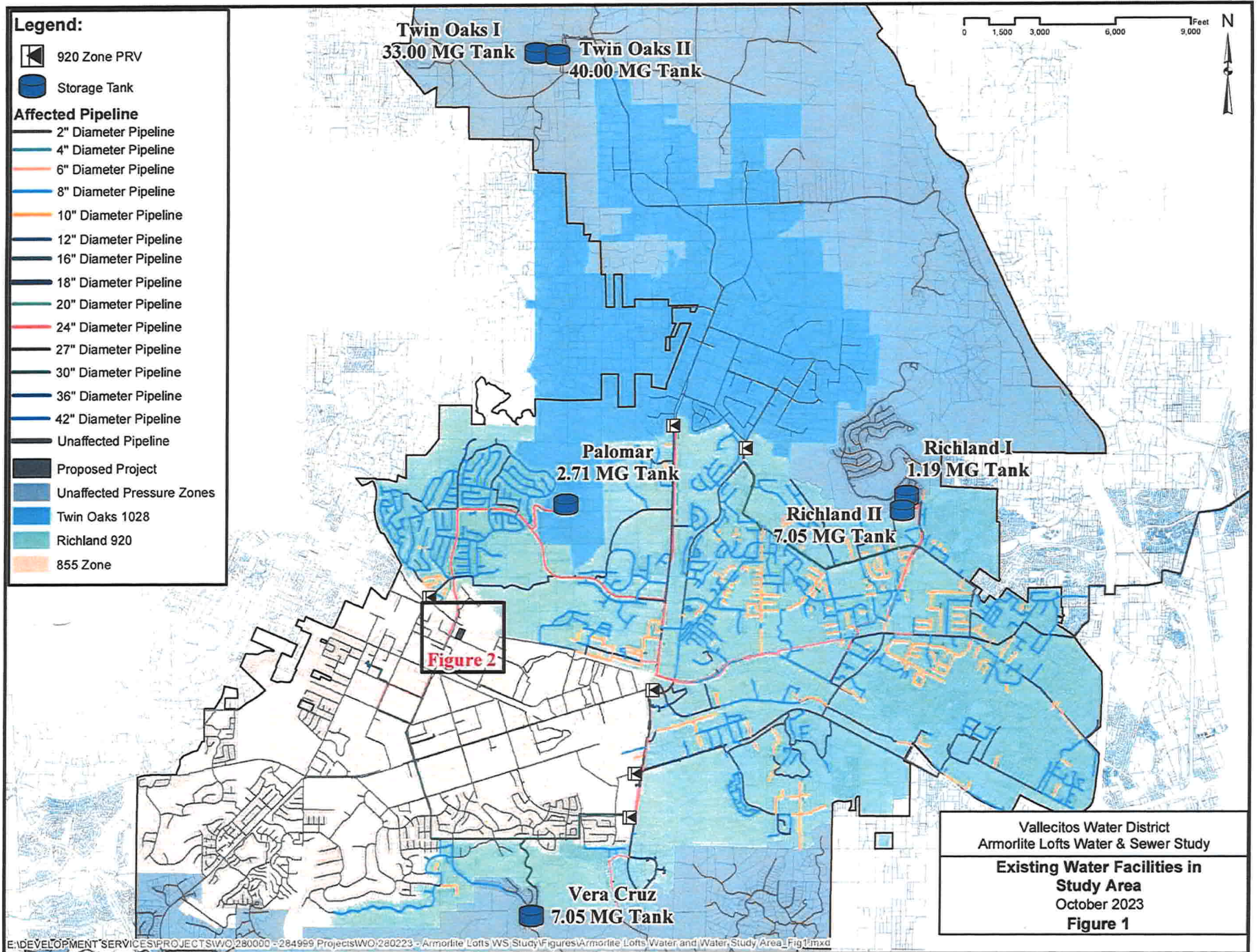
The City of San Marcos' approved land use designation for the proposed Project is Public/Institutional (PI). The 2018 Master Plan based its ultimate water demand planning on Open Space. Table 1 provides the average water demand generated both under the density planned for the 2018 Master Plan and for the proposed Project. The table shows that the Project will increase the projected average water demand from the 2018 Master Plan land use by **36,172** gallons per day.

Table 1 – Project Estimated Water Demands for Armorlite Lofts Mixed-Use

Land Use Type	Area (acres)	Residential Units	Duty Factor (gpd/du)	Duty Factor (gpd/ac)	Water Demand (gpd)
2018 Master Plan Land Use Demand					
Open Space	2.44			200	488
Total	2.44				488
Proposed Project Demand					
Residential/Mixed Use (68 du/ac)*	2.44	165	200		33,000
Commercial/Mixed use	2.44			1,500	3,660
Total	2.44				36,660
Water Demand Increase					36,172

* VWD's Master Plan does not have a unit water demand for density of 68 du/ac. The demand for this density was determined by converting VWD's highest density residential land use category (Residential 40-50 du/acre) from dwelling units per acre to gallons per day per unit:

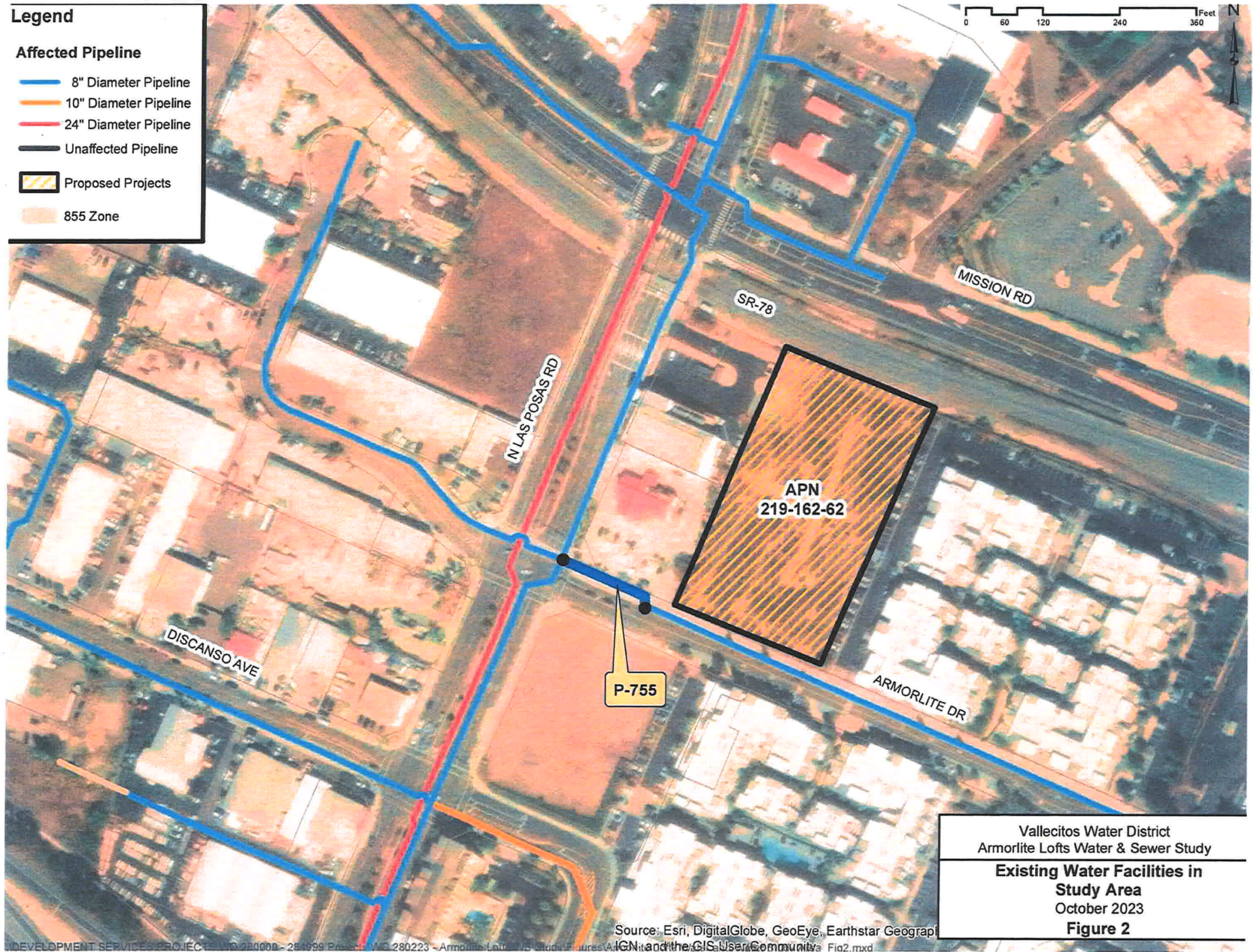
- $\frac{9,000 \text{ gpd/ac}}{45 \text{ du/ac}} = 200 \text{ gpd/du}$



Legend

Affected Pipeline

- 8" Diameter Pipeline
- 10" Diameter Pipeline
- 24" Diameter Pipeline
- Unaffected Pipeline
- Proposed Projects
- 855 Zone



Vallecitos Water District
Armormite Lofts Water & Sewer Study

**Existing Water Facilities in
Study Area**

October 2023

Figure 2

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
IGN and the GIS User Community

Water Distribution System Analysis

The 2018 Master Plan water system distribution and pressure criteria are as follows:

Water Distribution Infrastructure Criteria

The water service pressure criteria to be met by this development are as follows:

- Minimum allowable pressure at peak hour demand: 40 psi
- Minimum allowable pressure at max day plus fire demand: 20 psi
- Maximum allowable pressure: 150 psi

The City of San Marcos Fire Marshall has set the required fire demand at 2,000 gpm for the Project.

To avoid excessive velocity and headloss within the distribution system, the following pipeline design criteria was also utilized:

- Maximum allowable velocity: 7 feet per second
- Maximum allowable headloss gradient: 15 feet per 1,000 feet
- Hazen-Williams C-factor: 130

Water Model Scenarios

The following scenarios were modeled to identify system impacts that may be created by the proposed water demands, and to recommend any improvements required to provide service to the Project:

- Average Day Demand with existing demands at the Project site
- Average Day Demand with the proposed Project
- Maximum Day Demand with existing demands at the Project site
- Maximum Day Demand with the proposed Project
- Peak Hour Demand with existing demands at the Project site
- Peak Hour Demand with the proposed Project
- Maximum Day Demand plus Fire Flow with existing demands at the Project site
- Maximum Day Demand plus Fire Flow with the proposed Project

Per the 2018 Master Plan, maximum day demands for this project are 300% those of average day demands, and peak hour demands are 620% those of average day demands.

Water Model Results

Modeling focused on the infrastructure in the direct vicinity of the Project. The model found that the Project did not create any distribution system deficiencies under average day demand.

System deficiencies did appear under maximum day plus fire flow demand conditions. Table 2 presents a summary of the modeling results for this analysis including proposed pipeline upsizing to meet fire flow requirements. Residual Pressure: 118.6 psi / Static Pressure: 124.4 psi.

Table 2 – Potable Water Pipeline Results under Maximum Day Demand plus Fire Flow Conditions

Pipe ID Number	Length (ft)	Existing Pipe Diameter (in)	Velocity under Average Day Demand (ft/s)	Velocity under Maximum Day + Fire Flow (ft/s)	Upsized Pipe Diameter (in)	Velocity under Maximum Day + Fire Flow w/ Upsized Pipe (ft/s)
P-755	223	8	0.19	8.79	10	6.04

- Approximately **223** feet of **8**-inch diameter water main in Armorlite Drive must be upsized to **10**-inch diameter main. (Pipe Segment P-755)

Water Storage Analysis

The 2018 Master Plan outlines VWD's potable water storage reservoirs for each pressure zone as follows:

1.5 times ADD (operational storage) + 3.0 times ADD (emergency storage) + fire flow demand = 4.5 times ADD + fire flow demand

OR

5.0 times ADD, whichever is greater.

The Project is located entirely within the VWD 855 pressure zone. Water storage for this zone is located within the 920 zone and 1028 Twin Oaks pressure zones, as shown in Figure 1. Table 3 shows the required storage in the 855, 920, and 1028 Twin Oaks pressure zones for existing and ultimate build-out (Master Plan) conditions relative to the existing storage provided within each zone.

Table 3 – Existing Reservoir Storage Capacity and Requirements

Pressure Zone	Existing ADD (MGD)	Existing Storage Requirement (MG)	Ultimate ADD (MGD)	Ultimate Storage Requirement (MG)	Existing Storage Available (MG)
855	3.74	50.05	6.79	101.25	0
920	5.61		10.40		18
1028 Twin Oaks	0.66		3.06		73
Totals	10.01	50.05	20.25	101.25	91

The Project will increase the projected average water demand by approximately **36,172** gallons per day as shown in Table 1.

The amount of additional reservoir storage required is 500% of the development's average day demand or:

$$36,172 \text{ gallons} * 500\% = 180,860 \text{ gallons}$$

The analysis finds that water storage capacity is currently available to serve the Project's increased storage requirements. Master Plan projects address and accommodate the ultimate build-out storage deficiency and Water Capital Facility Fees paid by this project will be used for the increase in storage necessitated by the Project's demand calculated above.

Water Pump Station Analysis

Since the proposed Project is located in a pressure zone that is not served by pumping, there are no impacts to existing or proposed pump stations by this Project.

WASTEWATER SYSTEM ANALYSIS

The proposed 2.44-acre Project lies completely within VWD sewer shed 22C. Figures 3 through 5 show the development's location in relation to sewer shed boundaries, identify wastewater infrastructure within the vicinity of the development, and identify the downstream collection infrastructure that will be impacted by the development.

Wastewater Flow Projections

The City of San Marcos approved land use designation for the proposed Project is Public/Institutional (PI). The 2018 Master Plan based its ultimate wastewater generation planning on Open Space. Table 4 provides the average wastewater flow generated both under the density planned for the 2018 Master Plan and with the proposed Project. The table shows that the Project will increase the projected average wastewater generation from the 2018 Master Plan land use by **32,628** gallons per day.

Table 4 – Project Estimated Wastewater Flows for Armorlite Lofts Mixed-Use

Land Use Type	Area (acres)	Residential Units	Duty Factor (gpd/du)	Duty Factor (gpd/ac)	Wastewater Flow (gpd)
2018 Master Plan Land Use Flows					
Open Space	2.44			0	0
Total	2.44				0
Proposed Project Demand					
Residential/Mixed Use (68 du/ac*)	2.44	165	180		29,700
Commercial/Mixed use	2.44			1,200	2,928
Total	2.44				32,628
Sewer Generation Increase					32,628

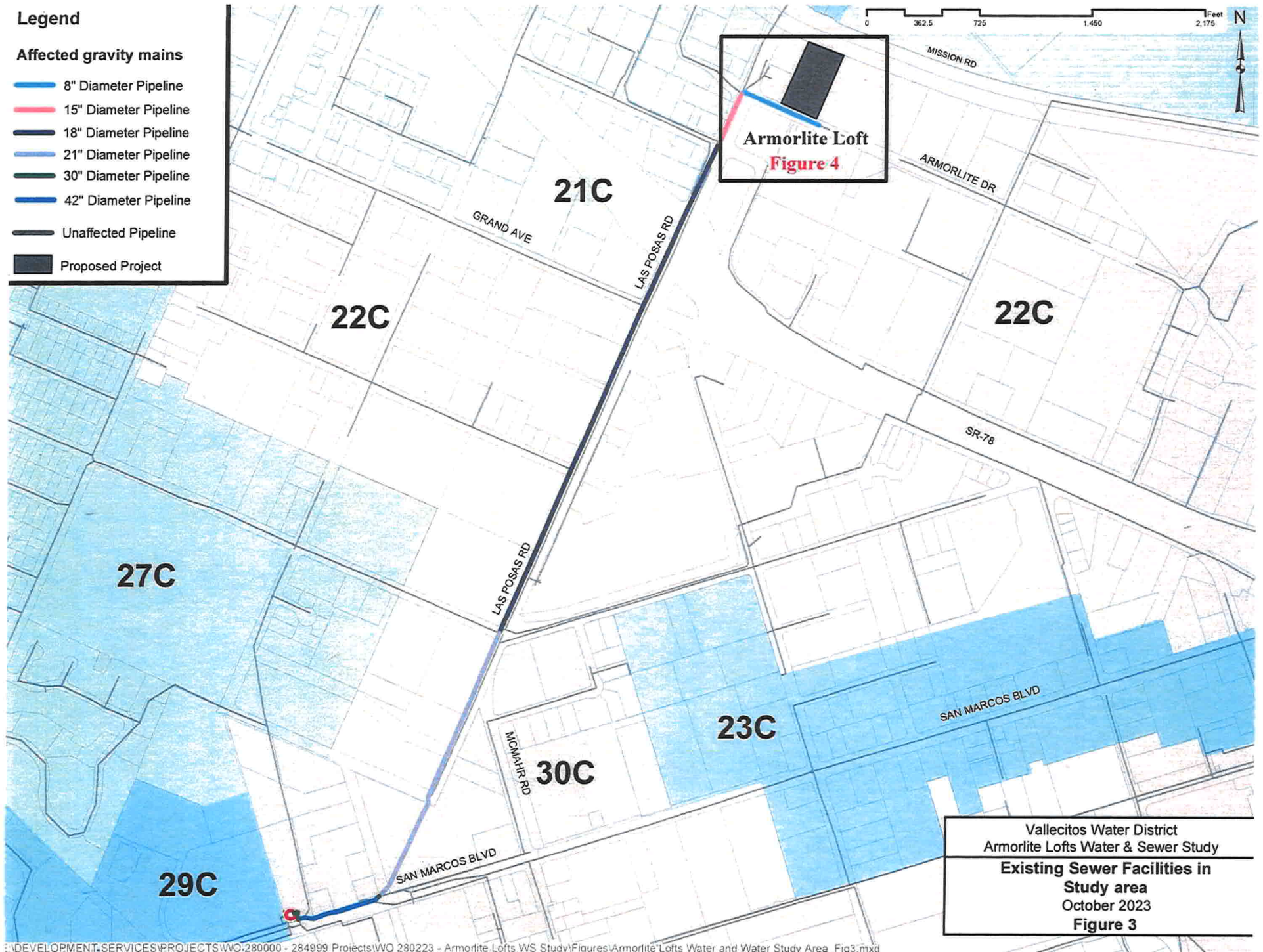
* VWD's Master Plan does not have a unit wastewater demand for density of 68 du/ac. The demand for this density was determined by converting VWD's highest density residential land use category (Residential 40-50 du/acre) from dwelling units per acre to gallons per day per unit:

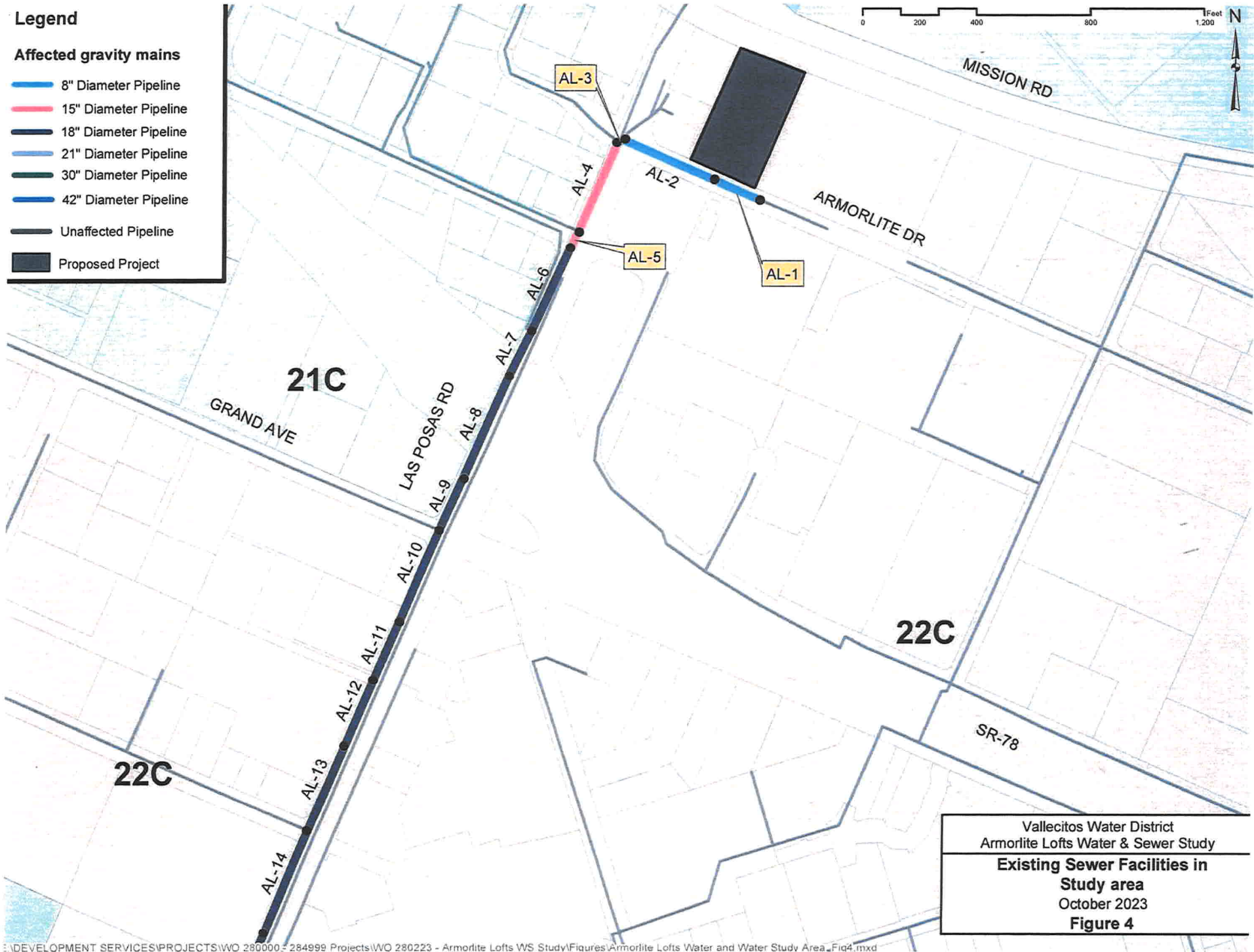
- $$\frac{8,100 \text{ gpd/ac}}{45 \text{ du/ac}} = 180 \text{ gpd/du}$$

Legend

Affected gravity mains

- 8" Diameter Pipeline
- 15" Diameter Pipeline
- 18" Diameter Pipeline
- 21" Diameter Pipeline
- 30" Diameter Pipeline
- 42" Diameter Pipeline
- Unaffected Pipeline
- Proposed Project



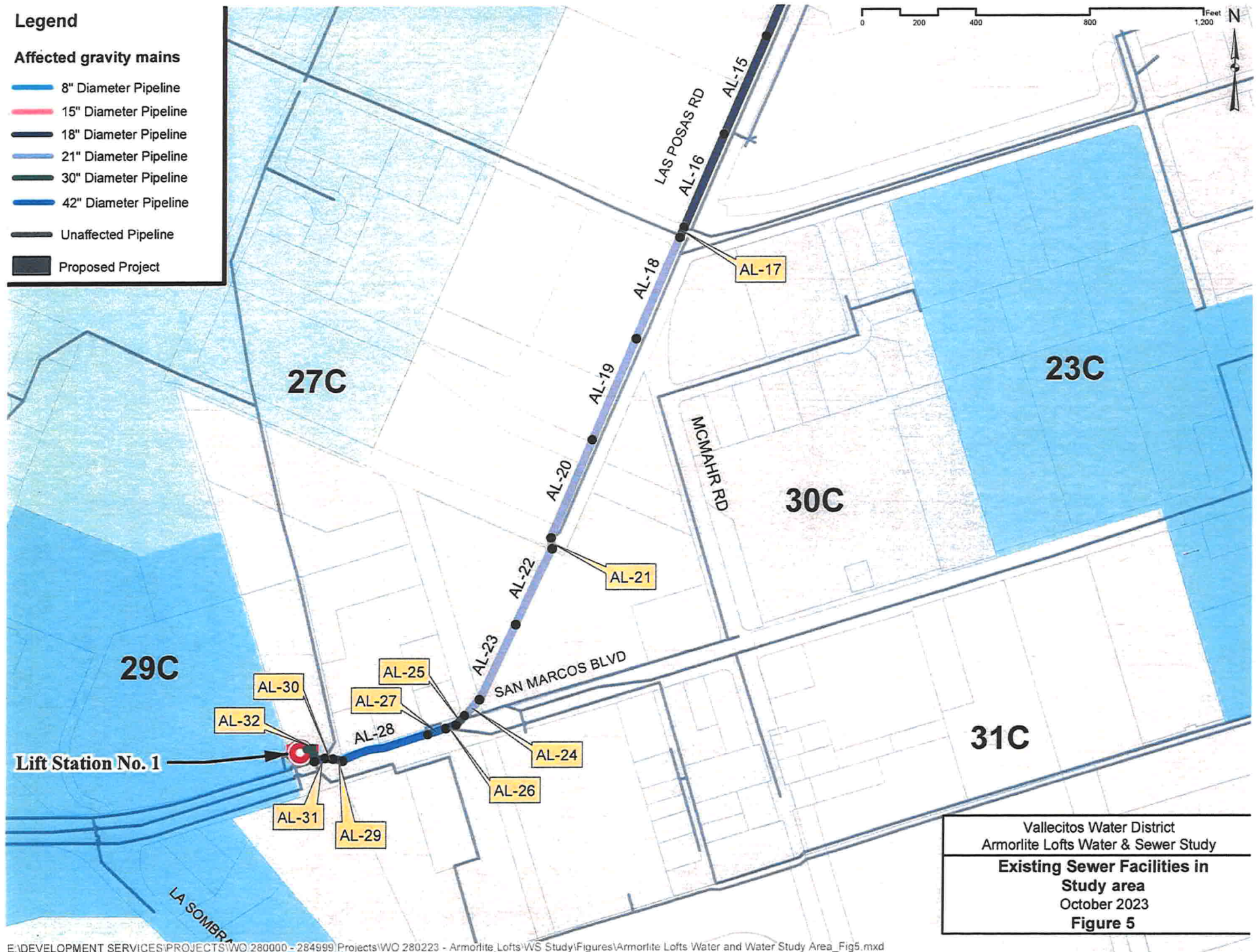


Vallecitos Water District
Armorlite Lofts Water & Sewer Study
**Existing Sewer Facilities in
Study area**
October 2023
Figure 4

Legend

Affected gravity mains

- 8" Diameter Pipeline
- 15" Diameter Pipeline
- 18" Diameter Pipeline
- 21" Diameter Pipeline
- 30" Diameter Pipeline
- 42" Diameter Pipeline
- Unaffected Pipeline
- Proposed Project



Wastewater Collection System Analysis

The 2018 Master Plan outlines VWD's wastewater system design criteria which are as follows:

Wastewater Collection Infrastructure Criteria

The wastewater pipeline criteria to be met both within and downstream of the development are as follows:

- Pipes 12 inches in diameter and smaller: $\frac{1}{2}$ full maximum at peak flow
- Pipes over 12 inches in diameter: $\frac{3}{4}$ full maximum at peak flow
- Minimum velocity: 2 feet per second
- Maximum velocity: 10 feet per second
- Manning's n for gravity pipes: .013
- Hazen-Williams C-factor for force mains/siphons: 120
- Slope for pipes 8 inches in diameter and smaller: 0.4% minimum
- Slope for pipes over 8 inches in diameter: to be determined by VWD

When flow depth in gravity pipes exceeds maximum levels as stated above, a pipe upsize will be specified.

Wastewater Model Scenarios

The following scenarios were modeled to identify system impacts that may be created by the proposed sewer generation, and to recommend any improvements required to provide service to the Project:

- Average Dry Weather Flow with existing flows at the Project site
- Average Dry Weather Flow with the proposed Project
- Peak Dry Weather Flow with existing flows at the Project site
- Peak Dry Weather Flow with the proposed Project
- Peak Wet Weather Flow with existing flows at the Project site
- Peak Wet Weather Flow with the proposed Project

The peak dry weather curve is:

$$\text{Peak Dry Weather Factor} = 2.16 \times (\text{Average Dry Weather Flow Rate})^{-0.1618}$$

The wet weather peak curve is:

$$\text{Peak Wet Weather Factor} = 2.78 \times (\text{Average Dry Weather Flow Rate})^{-0.087}$$

Wastewater Model Results

Modeling focused not only on the sewer collection infrastructure in the direct vicinity of the Project, but also on all downstream infrastructure from the development to Lift Station No. 1 on San Marcos Boulevard that would be impacted by the proposed Project flows (see Figures 3 - 5).

Table 5 presents a summary of the modeling results from this analysis. The modeling results showed no deficiencies have been identified under the 2018 Master Plan land use density. The modeling results also showed the proposed Project resulted in new deficiencies under peak wet weather flows during ultimate build-out conditions.

- Approximately **539** feet of **8-inch** diameter sewer main in Armorlite Drive must be upsized to **10-inch** diameter main. (Pipe Segments AL-1 through AL-3)

Armorlite Lofts Table 5 - Wastewater Model Results and Recommended Gravity Main Improvements

				Wastewater Flows with Existing Density				Wastewater Flows with Proposed Density			
Pipe ID Number	Length (ft)	Diameter (in)	Slope	Peak Wet Weather Flow (gpm)	PWWF Depth-to-Diameter Ratio	Replacement Diameter (in)	Replacement PWWF Depth-to-Diameter Ratio	Peak Wet Weather Flow (gpm)	PWWF Depth-to-Diameter Ratio	Replacement Diameter (in)	Replacement PWWF Depth-to-Diameter Ratio
AL-1	173	8	0.001	22	0.25			109	0.58	10	0.37
AL-2	356	8	0.004	99	0.37			186	0.53	10	0.38
AL-3	10	8	0.12	112	0.17			199	0.22	10	0.17
AL-4	342	15	0.017	1,600	0.46			1,687	0.47		
AL-5	25	15	0.01	1,613	0.54			1,700	0.56		
AL-6	325	18	0.011	1,623	0.40			1,710	0.41		
AL-7	180	18	0.007	2,173	0.53			2,260	0.55		
AL-8	389	18	0.008	2,176	0.51			2,263	0.53		
AL-9	204	18	0.005	2,178	0.59			2,265	0.61		
AL-10	281	18	0.006	2,239	0.57			2,326	0.58		
AL-11	280	18	0.004	2,241	0.65			2,328	0.67		
AL-12	226	18	0.003	2,243	0.73			2,330	0.75		
AL-13	363	18	0.004	2,249	0.65			2,336	0.67		
AL-14	381	18	0.008	2,251	0.52			2,338	0.54		
AL-15	380	18	0.008	2,259	0.53			2,346	0.54		
AL-16	357	18	0.008	2,261	0.53			2,348	0.54		
AL-17	23	18	0.008	2,909	0.62			2,996	0.63		
AL-18	385	21	0.005	3,419	0.61			3,506	0.62		
AL-19	312	21	0.003	3,424	0.73			3,511	0.75		
AL-20	380	21	0.005	3,427	0.61			3,514	0.62		

PROPOSED DENSITY: **87** GPM

Armorlite Lofts Table 5 (cont'd) - Wastewater Model Results and Recommended Gravity Main Improvements

				Wastewater Flows with Existing Density				Wastewater Flows with Proposed Density			
Pipe ID Number	Length (ft)	Diameter (in)	Slope	Peak Wet Weather Flow (gpm)	PWWF Depth-to-Diameter Ratio	Replacement Diameter (in)	Replacement PWWF Depth-to-Diameter Ratio	Peak Wet Weather Flow (gpm)	PWWF Depth-to-Diameter Ratio	Replacement Diameter (in)	Replacement PWWF Depth-to-Diameter Ratio
AL-21	33	21	0.018	3,701	0.44			3,788	0.44		
AL-22	297	21	0.005	3,703	0.64			3,790	0.65		
AL-23	295	21	0.006	3,705	0.61			3,792	0.61		
AL-24	112	21	0.014	3,710	0.47			3,797	0.48		
AL-25	15	30	0.023	4,204	0.27			4,291	0.27		
AL-26	38	42	0.018	4,205	0.18			4,292	0.19		
AL-27	100	42	0.018	13,928	0.33			14,015	0.33		
AL-28	347	42	0.018	13,935	0.33			14,022	0.33		
AL-29	18	42	0.018	13,937	0.33			14,024	0.33		
AL-30	10	42	0.02	13,939	0.32			14,026	0.32		
AL-31	10	42	0.012	14,130	0.37			14,217	0.37		
AL-32	73	42	0.004	14,699	0.51			14,786	0.52		

PROPOSED DENSITY: **87** GPM

Wastewater Lift Station Analysis

Lift stations are sized for peak wet weather flow with manufacturer's recommended cycling times for pumping equipment. Since the proposed Project is not located in a sewer shed that is served by a lift station, there are no lift station upgrade requirements for this project.

Parallel Land Outfall Analysis

VWD's existing land outfall is shown in Figure 6. The outfall is approximately 8 miles in length and consists of 4 gravity pipeline sections and 3 siphon sections varying in diameter from 20 inches to 54 inches. VWD maintains the entire pipeline from Lift Station No. 1 to the Encina Water Pollution Control Facility (EWPCF). From Lift Station No. 1 to El Camino Real, VWD is the sole user of this pipeline. From El Camino Real to the EWPCF, the ownership capacity is as shown in Table 6 below:

Table 6 – Land Outfall Capacity Ownership by Agency

Agency	Ownership Percentage	Capacity (MGD)
Carlsbad	23.98%	5.00
Vista	17.99%	3.75
VWD	58.03%	12.10
Totals	100.00%	20.85

The Meadowlark Water Reclamation Facility (MRF) has a capacity of 5.0 MGD with a peak wet weather capacity of 8.0 MGD. Therefore, VWD has a combined peak wet weather wastewater collection capacity of 20.10 MGD (12.10 MGD + 8.0 MGD).

VWD's 2014 average daily wastewater flow through the land outfall was 7.5 MGD. This corresponds to a peak wet weather flow of 17.5 MGD, which falls within VWD's combined peak wet weather collection capacity.

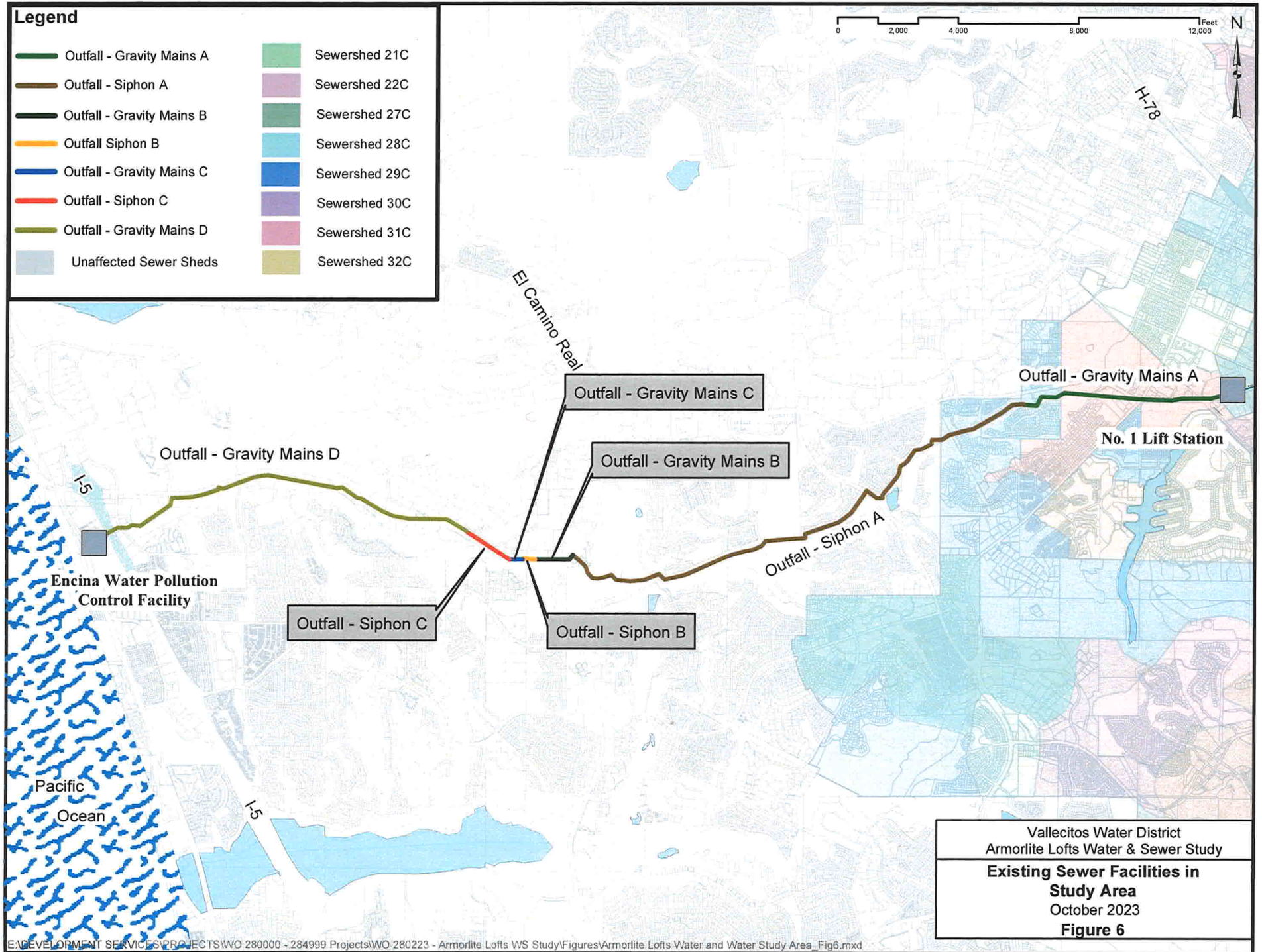
The 2018 Master Plan estimated that, under approved land uses, VWD has an ultimate build-out average dry weather flow of 14.4 MGD. This corresponds to a peak wet weather flow of 31.7 MGD, which exceeds VWD's combined peak wet weather collection capacity. To accommodate additional wastewater flows from planned development, the 2018 Master Plan recommended conveyance of peak flows to the EWPCF through a parallel land outfall.

The Project proposes to generate **32,628** gallons per day of additional average wastewater flow that was not accounted for in the Land Outfall's capacity studied in the 2018 Master Plan.

The analysis finds that outfall capacity is currently available to serve the Project's proposed wastewater generation. Wastewater Capital Facility Fees paid by this Project will be used toward design and construction of a parallel land outfall to be sized to accommodate ultimate build-out wastewater flows.

Legend

Outfall - Gravity Mains A	Sewershed 21C
Outfall - Siphon A	Sewershed 22C
Outfall - Gravity Mains B	Sewershed 27C
Outfall Siphon B	Sewershed 28C
Outfall - Gravity Mains C	Sewershed 29C
Outfall - Siphon C	Sewershed 30C
Outfall - Gravity Mains D	Sewershed 31C
Unaffected Sewer Sheds	Sewershed 32C



Vallecitos Water District
Armorlite Lofts Water & Sewer Study

**Existing Sewer Facilities in
Study Area**

October 2023

Figure 6

Wastewater Treatment Facility Analysis

VWD utilizes two wastewater treatment facilities to treat wastewater collected within its sewer service area.

- The Meadowlark Reclamation Facility (MRF) has liquids treatment capacity of up to 5.0 MGD with a peak wet weather capacity of 8.0 MGD. MRF does not have solids treatment capacity, and therefore all solids are treated at the Encina Water Pollution Control Facility (EWPCF).
- The EWPCF is located in the City of Carlsbad. This is a regional facility with treatment capacity of up to 40.51 MGD. VWD's current ownership capacity is noted below.

Solids Treatment Capacity

VWD currently owns 10.47 MGD of solids treatment capacity at EWPCF. VWD's 2014 average daily wastewater flow was 7.5 MGD. Therefore, the analysis finds that adequate solids treatment capacity exists at this time to serve the Project.

The ultimate average wastewater flow identified in the 2018 Master Plan is 14.4 MGD, resulting in a projected solids treatment capacity deficiency of 3.93 MGD. Wastewater Capital Facility Fees paid by this Project will be used towards the deficiency to accommodate the solid treatment capacity wastewater flow.

Liquids Treatment Capacity

VWD currently owns 7.67 MGD of liquids treatment capacity at the EWPCF in addition to the liquid's treatment capacity of 5.0 MGD at MRF for a total of 12.67 MGD of liquids treatment capacity. VWD's 2014 average daily wastewater flow was 7.5 MGD. Therefore, the analysis finds that adequate liquids treatment capacity exists at this time to serve the Project.

The ultimate average wastewater flow identified in the 2018 Master Plan is 14.4 MGD, resulting in a projected liquids treatment capacity deficiency of 1.73 MGD. Wastewater Capital Facility Fees paid by this Project will be used towards the deficiency to accommodate the ultimate average wastewater flow.

Ocean Disposal Capacity

VWD currently owns 10.47 MGD of ocean disposal capacity at the EWPCF. VWD's 2014 average daily wastewater flow was 7.5 MGD. Therefore, the analysis finds that adequate ocean disposal capacity exists at this time to serve the Project.

The ultimate average wastewater flow identified in the 2018 Master Plan is 14.4 MGD, resulting in an ocean disposal deficiency of 3.93 MGD. Wastewater Capital Facility Fees paid by this Project will be used towards the deficiency to accommodate the ocean disposal wastewater flow.

The District has determined that adequate wastewater treatment and disposal capacity exists for the proposed Project at this time subject to the qualifications referenced in the Conclusions.

CONCLUSION

The proposed Project is expected to increase average daily water demands by **36,172** gallons per day and wastewater flows by **32,628** gallons per day over the ultimate flows projected in the 2018 Master Plan.

The study concludes the proposed Project will result in the following impacts:

- An increase of **36,172** gallons per day in water demand for proposed project.
- An increase of **180,860** gallons of potable water storage requirement.
- An increase of **32,628** gallons per day in solids handling, liquids handling and ocean disposal capacity requirements at Encina Water Pollution Control Facility.
- An increase of **32,628** gallons per day in the parallel land outfall's capacity requirement.

The following are required for providing service to the proposed Project:

- Payment of all applicable Water and Wastewater Capital Facility Fees in affect at the time service is committed in accordance with District rules and regulations.
- Construction and Board acceptance of all water and sewer facilities prior to service.
- Construction and acceptance of all on-site water and sewer facilities prior to service being provided including but not limited to the following:
 - Approximately **223** feet of **8-inch** diameter water main in Armorlite Drive must be upsized to **10-inch** diameter main. (Pipe Segment P-755)
 - Approximately **539** feet of **8-inch** diameter sewer main in Armorlite Drive must be upsized to **10-inch** diameter main. (Pipe Segments AL-1 through AL-3)

The District currently has water and sewer capacity available to serve the Project as proposed. However, the ability to provide water and sewer service in the future depends upon ultimate build-out of the Project and could change depending upon the timing of the build-out, as well as build-outs of other development projects, continued reliable water supplies from the San Diego County Water Authority, the District's treatment capacity at the EWPCF and other factors affecting growth in the District which may change over time.

This Study is based on the current adopted land use utilized in VWD's 2018 Master Plan. The study addresses the incremental facility impacts of this Project only and does not include or consider any additional projects within VWD's service area that have deviated from adopted Master Plan land uses. Any land use changes upstream and/or downstream of the Study area may necessitate a revision of any onsite and offsite studies. VWD shall determine if and when revisions to the Study are necessary. Costs for revising this Study shall be borne by the Developer. The results of this study are not the accepted conditions for the development, final conditions shall be part of the construction agreement process or issued separately by the District.