



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **August 4, 2016**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager

**SUBJECT: Review and Possible Action Concerning
Questions Received from Resist Density in
Regards to Sierra 1.**

At the past two meetings members of Resist Density posed questions to the Board in Regards to the suggested Sierra 1 project. The Board instructed staff to address the questions in a separate agenda item. Following Resist Density Questions are *italic*, MWSD staff responses below each question.

Is there enough sewer capacity to manage all this?

Per Local Coastal Program (LCP) policies, MWSD is required to set aside sewer and water capacity for priority uses before serving non priority connections. Table 2.31 of the LCP designates 32,708 gallons for specific developments on designated sites containing affordable housing. Current dry weather flows for MWSD are below 0.25 mgd. Combined flows of 0.28 mgd would be significantly below MWSD's treatment capacity of roughly 0.55mgd.

MWSD was required to reserve water capacity through the Districts Publics Work Plan process, monitored by the California Coastal Commission and San Mateo County.

Can the existing infrastructure handle a large number of units coming online at once? Who pays for any expansion of infrastructure should it be needed? How will the required sewer service for the new development effect potential blockages and SSO's for existing downhill customers?

This question will be addressed by the District's sewer engineer once an application has been received. Any needed upgrades will have to be paid in full by the developer. The location of sewer and water connections will also be assessed through the sewer and water engineer. High Capacity sewer and water mains are located in the vicinity of the project.

How will the required water service for the new development effect water pressure, water quality and frequency of outages for existing downhill customers?

As the MWSD system is a gravity fed water system, there will be no effect to water pressure in the relevant zone. While water flows through MWSD mains would slightly increase and potentially benefit water quality, the effects are minimal. No change in water quality is expected. Temporarily shutting off water service to neighboring residents might be a necessity during construction.

How will these risks, if any, be mitigated?

Risks will be assessed by the District. Mitigation measures, if any, will be implemented and paid for by the developer.

Will sewer and water rates for current customers be effected by the new development?

Additional water sales and sewer service charges collected from the project could positively affect the rates for other customers in the District.

TABLE 2.7

SEWAGE TREATMENT CAPACITY TO BE RESERVED FOR PRIORITY LAND USES¹
MONTARA SANITARY DISTRICT

ALLOCATION OF RESERVED CAPACITY TO PRIORITY LAND USES	PHASE I		BUILDOUT	
	Units	Gallons/Day	Units	Gallons/Day
<u>Coastal Act Priorities</u>				
Marine-Related Industrial	—	—	—	—
Commercial Recreation	.56 acres	840	.82 acres	1,230
Public Recreation	282 persons	2,820	408 persons	4,080
<u>Local Coastal Program Priorities</u>				
Specific Developments on Designated Sites Containing Affordable Housing	148	32,708	365	66,430 to 94,900
(1) North Moss Beach Site (11 acres)				
(2) South Moss Beach Site (12.5 acres)				
Total Sewage Treatment Capacity for Priority Land Uses		36,368		71,740 to 100,210
Percent of Total Sewage Treatment Capacity for Priority Land Uses		9.1%		9.0 to 17.3%
Percent of Buildout Allowed by Phase		50 to 69%		100%
Total Sewage Capacity		400,000		580,090 to 794,080

2.31