

Questions and Answers from January 8, 2020, Public Workshop on Golf Course Modernization Project

Page 1 of 4

What is a “SWRF & Turf” Facility?

- SWRF stands for “Satellite Water Recycling Facility.” A SWRF is a facility capable of (through technology improvements to membrane and disinfection equipment) converting raw sewage into high quality recycled water suitable for use in areas of unrestricted access. The SWRF facility will be capable of producing up to one million gallons of recycled water per day. Suspended solid waste produced by the SWRF is returned to the sewer system to be disposed of properly. A grit removal system would extract heavy inorganic particles (e.g., sand and grit) and materials would be discharged to an enclosed container for offsite solid waste disposal.
- The “Turf” component of the project’s title refers to the replacement, and potential relocation, of the City’s current turf maintenance facility, which houses equipment used by the Golf Course maintenance staff to manage the Golf Course turf.

Why should the City consider installing a SWRF?

- First, it is the morally right thing to do. Today, the technology is available and affordable to recycle wastewater; it is irresponsible to not use this technology and continue to irrigate turf with potable water. Second, the installation of a SWRF would allow the City to “drought-proof” its golf course, parks, and medians by providing a sustainable source of irrigation water that is not prone to the same cost and availability fluctuations as potable water. This would help protect the City’s green spaces and their visual and aesthetic values by conserving potable water for potable uses. Lastly, the potable water saved by using recycled water will assist in strengthening the sustainability of the potable water supplies throughout California-American Water’s service area, including the City of Coronado.

Instead of containing the water produced by the reclaimed water in a pond, is it possible to hold the reclaimed water in a tank below ground?

- Yes; however, because the Golf Course is in close proximity to San Diego Bay, groundwater is present at a shallow depth. Project costs would significantly increase if recycled water storage is designed below the groundwater elevation level. Storing the recycled water in a surface pond would not only reduce project costs but provide an opportunity to enhance the golf course with an additional water feature.

Does the water smell after being recycled?

- The sewage used to generate recycled water will go through an advanced filtering and reverse osmosis process and the reclaimed water generated by the project will not emit odors.

Has the project been designed/analyzed for earthquakes and the potential for soil liquefaction?

- Initial geotechnical investigations considered the possible effects of ground vibration (1”/second), however, specific designs to account for these issues have not yet begun. The design of the project will be required to meet all relevant seismic-related building code requirements, including the potential for soil liquefaction.

Questions and Answers from January 8, 2020, Public Workshop on Golf Course Modernization Project

Page 2 of 4

The technology of reclaimed water facilities has advanced significantly over the last approximately 20 years. If the technology has improved as much as it has over the past 20 years, would it be a better decision to postpone the project to allow the technology to improve even further?

- Currently, reclaimed water facilities are not a requirement for maintaining green spaces, however, the State legislature is trending toward making reclaimed water facilities a requirement. In May 2016, Governor Edmund G. Brown Jr. signed Executive Order B-37-16 to establish long-term water conservation measures and require State agencies to help Californians adopt permanent changes to use water more wisely. The Executive Order laid out a framework for moving the State away from temporary emergency water conservation, including prohibiting the *irrigation of ornamental turf on public street medians*.
- The State legislature is trending toward making reclaimed water facilities a requirement in the near future. If the project is postponed until it's deemed mandatory by State legislature, the project cost will increase significantly. By completing the project now, the City would be ahead of this likely requirement.
- Technology is constantly evolving. While it is true the technology envisioned for this project has improved with time, it is a widely used "tried and true" technology. Future advancements in the technology could be adapted into the envisioned facility.

Why is the City not completing an Environmental Impact Report (EIR)?

- The City is complying with the California Environmental Quality Act (CEQA). A CEQA Initial Study checklist has been completed and no unmitigable impacts were identified from the project. As a result, the City Council has directed the completion of a Mitigated Negative Declaration (MND) as opposed to an EIR. This document will be made available for review and comment by the public. Should the analysis find any significant impacts that cannot be mitigated, the decision to proceed with an EIR could be made.

Will the reclaimed water facility produce an odor? Will the facility be noisy?

- Multiple golf courses set among residential neighborhoods throughout the state of California and across the country are already utilizing reclaimed water facilities and are experiencing odors and noises at less than significant levels. All treatment processes are housed within a structure that can be designed/built to eliminate any significant noise and odors generated by the process. The City is hiring a third-party consultant to analyze the project for these issues in the required CEQA document, in addition to potential traffic and visual impacts. Due to successes of other reclaimed water projects in close proximity to residential neighborhoods, the City is confident the consultant's findings will conclude that the project will have no significant unmitigable impacts.

Where is the biggest source of odor from the facility?

- The biggest source of odor is the raw sewage being treated by the SWRF. Separate from the project, the City has already entered into a contract with a company that treats the City's sewage to reduce odors with positive results. The City is coordinating with the Navy for them to do the same to help further reduce odors emanating from the City's sewage system.

Questions and Answers from January 8, 2020, Public Workshop on Golf Course Modernization Project

Page 3 of 4

How many vehicles (total) will be using the new access road?

- A traffic analysis will be included in the Mitigated Negative Declaration.

Have we considered desalinization?

- Desalinization operations are expensive to operate due to the amount of energy required. In addition, several environmental concerns would need to be addressed, including the need to discharge brine. This option has been reviewed by the City and was ultimately not recommended.

What is the useful life of the project? What is its cost? How is it being paid for?

- The project cost is currently estimated at \$24 million. Theoretically, a portion of this cost could be recovered with an increase in fees to golfers, depending on the actual expense (percentage) assigned to Golf and the repayment time frame (yet to be determined). Grants and low-interest rate loans may be available to assist with the project costs. However, the City has not made a final determination on how the project will be financed.
- When considering the cost of the project it is also important to consider the cost or potential risk of not completing the project. If potable water was not available or could not be used for irrigation and the Golf Course, median, and park vegetation were to die, the cost to replace those areas would likely be millions and, in the case of the Golf Course, could result in an increased risk of the area being changed to a different land use. The impact to medians, parks, and the golf course would be devastating.

How large is the current maintenance facility vs. the new maintenance facility?

- The existing maintenance facility structure is approximately 4,500 square feet. To meet the modern-day needs of the golf course, the proposed maintenance facility structure is envisioned to be approximately 6,500 square feet. Some of this space is envisioned as being shared with the SWRF facility (bathrooms, small office space, etc.). Overall, the proposed project footprint (including pond space) is approximately 5 acres.

What is the Navy's financial involvement (including the cost of the sewer main connecting the new Coastal Campus)? What is the Port's financial involvement? What is Caltrans' financial involvement?

- The City is connecting the new Naval Coastal Campus sewer main to the Cays pump station at the City's expense separately from the recycled water project and sees their sewage coming to the City as an asset. The Navy is not financially involved in the Golf Course Modernization project.
- The Port has indicated its support of the project which is critical, as the project will be constructed on Port property. The Port is interested in the project as they want to use the recycled water in Tidelands Park. In doing so, they would become a recycled water customer of the proposed project and would pay for the water they use.
- Caltrans is not financially involved with the project. The Orange Avenue medians are currently maintained by the City and the City currently pays for irrigation water used on the Orange Avenue medians.

Questions and Answers from January 8, 2020, Public Workshop on Golf Course Modernization Project

Page 4 of 4

When water is reclaimed, will solid waste need to be removed?

- The majority of the suspended solids removed from the sewage as part of the treatment process are returned to the sewer system through underground pipelines. A small amount of treated/washed solids (an average of 2 cubic yards per week) would be bagged and collected as part of typical garbage collection.

Has the cost of decommissioning the project in 30 years been built in to the project?

- No. The golf course currently sits on Port property with a lease agreement that does not expire until 2039. There is no indication that this land will be converted or used for anything other than the golf course that is currently here. [*Port Commissioner Gary Bonelli, in the audience at the time this question was asked, agreed with this answer.*] The City has recently initiated conversations with Port staff regarding the agreement that would likely be required to address construction of the proposed project. The City believes extending the life of the lease will likely be addressed as part of this discussion rather than waiting until 2039.
- The operational life of the facility is more likely to be 40-50 years, but with proper maintenance and future recapitalization updates it could last indefinitely, making decommissioning an unlikely outcome.

Will the project allow for an increase in growth in the community?

- The full analysis of the growth-inducing impacts of the project would be addressed in the CEQA MND. Water supplies resulting from the proposed project could serve a combination of commercial, residential, and public facility-related uses within California-American Water's existing service area, including the City of Coronado. The precise combinations and types of growth that could occur in connection with the project are unknown and identification of potential growth due to the project is inherently speculative. Growth is largely a function of a variety of factors including market conditions, the type of use, footage, applicable zoning, and other land use considerations. These factors would influence the extent of potential growth in connection with the proposed project. Consequently, the proposed project does not include construction of any new potable water distribution system improvements or other physical elements that could facilitate growth in any particular area.