



MEMORANDUM

TO: Dr. Mary Gay Maxwell, Chair, and Environmental Board Members

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: January 21, 2015

SUBJECT: Vaught Ranch Commercial Water SER #3524 & Wastewater SER #3525

As you know, Service Extension Requests (SERs) located in the Drinking Water Protection Zone (DWPZ) and outside of the City of Austin's Full Purpose Jurisdiction require Council approval and recommendation by the Environmental Board. Watershed Protection Department (WPD) staff has completed the review for the Vaught Ranch Commercial water and wastewater SERs and recommends approval of these items.

Site Overview

The applicant is proposing to develop a 1.93 acre tract with an office development subject to the Comprehensive Watersheds Ordinance (the code applicable at the time of site plan submittal). The site is located in the City of Austin's 2-mile Extraterritorial Jurisdiction, in the DWPZ, and in the West Bull Creek watershed. The site has a headwaters tributary located on site and drains towards nearby springs. An Environmental Assessment was conducted on the site in 2007 and no Critical Environmental Features were identified on-site.

The applicant has an existing approved plan for the proposed development that includes on-site septic and a private well. As the approved plan utilizes .363 acres of the allowable .368 acres of impervious cover, WPD staff has concluded that providing centralized service would not result in a potential significant increase in development intensity, in terms of impervious cover developed on the site.

Wastewater

The proposed septic field is located approximately 130 feet from the headwaters tributary and 1,200 feet upstream of identified seeps and springs. Providing centralized wastewater service may avoid potential negative water quality impacts associated with on-site septic treatment to these surface water resources. Potential flow path interruption associated with trenching centralized wastewater infrastructure would be subject to void mitigation that should limit

impacts. WPD staff has concluded that the potential risks associated with on-site septic treatment outweigh those associated with centralized wastewater line trenching on this site.

Water

Providing centralized water service may avoid the potential negative water quantity impacts of an on-site well and staff believes a well is a feasible method of water for the small office development. Trenching to construct centralized water lines poses a risk of potential flow path interruption. As with wastewater line construction, any voids encountered would be subject to mitigation. WPD staff has concluded that the potential risks associated with an on-site well outweigh those of water line trenching on this site.

Recommendation

Staff concludes that providing centralized service would not increase development intensity and could solve potential environmental problems. We recommend approval for Service Extension Requests #3524 & #3525

The attached information provides further detail on the applicant's request. Please feel free to contact me at 974-2699 or Kelly Gagnon at 974-9368 or Kelly.Gagnon@austintexas.gov with your questions or comments.

cc: Phillip Jaeger, Austin Water Utility
Kelly Gagnon, Watershed Protection Department