

PC 7/23/15
#2
7 pages

Charlene Tim <charlene.tim@edcgov.us>

Fwd: Cameron Glen Estates TM

Roger Trout <roger.trout@edcgov.us>

Wed, Jun 24, 2015 at 3:01 PM

To: Charlene Tim <charlene.tim@edcgov.us>, Aaron D Mount <aaron.mount@edcgov.us>, Lillian M MacLeod <lillian.macleod@edcgov.us>

Aaron,

See email and attachment. Char: attachment is for the file and Planning Commission.

----- Forwarded message -----

From: **Brink, Mike** <mbrink@eid.org>

Date: Wed, Jun 24, 2015 at 2:57 PM

Subject: Cameron Glen Estates TM

To: Roger Trout <roger.trout@edcgov.us>

Cc: "planning@edcgov.us" <planning@edcgov.us>

Roger –

See attached. Original in the mail.

Mike Brink

–

Roger Trout

Development Services Division Director

County of El Dorado

Community Development Agency

Development Services Division

2850 Fairlane Court

Placerville, CA 95667

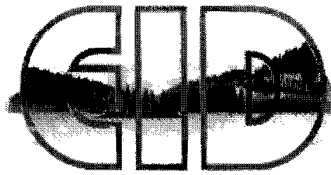
(530) 621-5369 / FAX (530) 642-0508

roger.trout@edcgov.us

CONFIDENTIALITY NOTICE: This electronic communication with its contents may contain confidential and/or privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, or authorized to receive for the intended recipient, please contact the sender and destroy all copies of the communication. Thank you for your consideration.

**EEO2015-0770 TAC EDCDA Cameron Glen Estates APN 083-031-13.pdf**

1673K



El Dorado Irrigation District

Letter No.: EEO 2015-0770

June 24, 2015

VIA FIRST-CLASS MAIL

El Dorado County Community Development Agency
Development Services Division
Attention: Roger Trout, Executive Secretary
2850 Fairlane Court
Placerville, CA 95667

Subject: Notice of Public Hearing – TM14-1518
PD14-0002- Cameron Glen Estates Phase 5, Cameron Park, APN 083-031-13


Dear Mr. Trout:

The El Dorado Irrigation District (District) is in receipt of your notice of public hearing related to the tentative map for the subject project. As documented in the attached Facility Improvement Letter (FIL) dated May 1, 2014 that issued for the project, the District has a major 18-inch water transmission main within the northern boundary of the proposed project. Based on District records this waterline is located within the public right of way behind the sloped bank. An air relief valve is also located within the proposed project limits.

Per Attachment 2 of the hearing notice, portions of the slope easement within the property are proposed to be abandoned. In addition, the project is requesting a design waiver to reduce the sidewalk width from 6 feet to 4.5 feet along Green Valley Road. Both of these items may negatively impact the waterline. A tentative map shall be developed to avoid any impacts to the waterline. Relocation of the waterline (at the developer's expense) is an expensive and difficult option as it is a major water source for that area and beyond. Past projects in the area were required to relocate, or design around, the waterline.

A representative from the District will plan to attend the meeting at 8:30 a.m. on July 23, 2015. Please contact me at (530) 642-4054 if you have any questions.

Sincerely,



Michael J. Brink, P.E.
Senior Engineer

Attachment: Facility Improvement Letter (FIL) dated May 1, 2014

Letter No.: EEO 2015-0770
To: EDC Community Development Agency



June 24, 2015
Page 2 of 2

cc: Joe Jaoudi
2216 Via Subria
Visa, CA 92084

El Dorado Irrigation District:
Elizabeth Dawson Wells, P.E., Engineering Manager
Marc Mackay, P.E., Associate Engineer
Development Services Division

Alan Day – *President*
Division 5

George W. Osborne – *Director*
Division 1

Greg Prada – *Director*
Division 2



Bill George – *Director*
Division 3

Dale Coco, MD – *Director*
Division 4

Jim Abercrombie
General Manager

Thomas D. Cumpston
General Counsel

In Reply Refer To: EEO 2014-015

May 1, 2014

VIA FIRST-CLASS MAIL

Joe Jaoudi
2216 Via Subria
Vista, CA 92084

Subject: Facility Improvement Letter (FIL), Cameron Glen Phase 5
Assessor's Parcel No. 083-031-13 (Cameron Park)

Dear Mr. Jaoudi:

This letter is in response to your request dated February 24, 2014. This letter is valid for a period of three years. If facility improvement plans for your project have not been submitted to the District within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This project is a 15-lot residential subdivision on 1.64 acres. Water service, sewer service and fire hydrants are requested. The property is within the District boundary. This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply

In terms of water supply, as of January 1, 2013, there were 1,935 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 15 EDUs of water supply.

Water Facilities

An 8-inch water line exists in Winterhaven Drive and an 18-inch water transmission line (Gold Hill Intertie) is located along the northern property boundary (see enclosed System Map). A meeting will be required in order to discuss the impact of the project on the Gold Hill Intertie. The District has concerns regarding potential conflicts with the proposed subdivision map. The Cameron Park Fire Department has determined that the minimum fire flow for single family dwellings less than 3600 square feet is

2890 Mosquito Road, Placerville CA, 95667 (530) 622-4513

15-0808 Public Comment
PC Rcvd 06-24-15 to 06-25-15



1,000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure, homes larger than 3600 square feet will require 1500 GPM. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, you must construct a water line extension connecting to the 8-inch waterline located in Winterhaven Drive. The hydraulic grade line for the existing water distribution facilities is 1605 feet above mean sea level at static conditions and 1580 feet above mean sea level during fire flow (1000 GPM) and maximum day demands. The hydraulic grade line during maximum day demands and a 1500 GPM fire flow is 1560 feet above mean sea level.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

There is a 6-inch sewer line abutting the western property line in Winterhaven Drive. This sewer line has adequate capacity at this time. In order to receive service from this line, an extension of facilities of adequate size must be constructed. Your project as proposed on this date would require 15 EDUs of sewer service.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.



Summary

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested
- Approval of the County's environmental document by the District (if requested)
- Executed grant documents for all required easements
- Approval of an extension of facilities application by the District
- Approval of facility improvement plans by the District
- Construction by the developer of all onsite and offsite proposed water and sewer facilities
- Acceptance of these facilities by the District
- Payment of all District connection costs

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elizabeth D. Wells'.

Elizabeth D. Wells, P.E.
Engineering Division Manager

EW/MM:krc

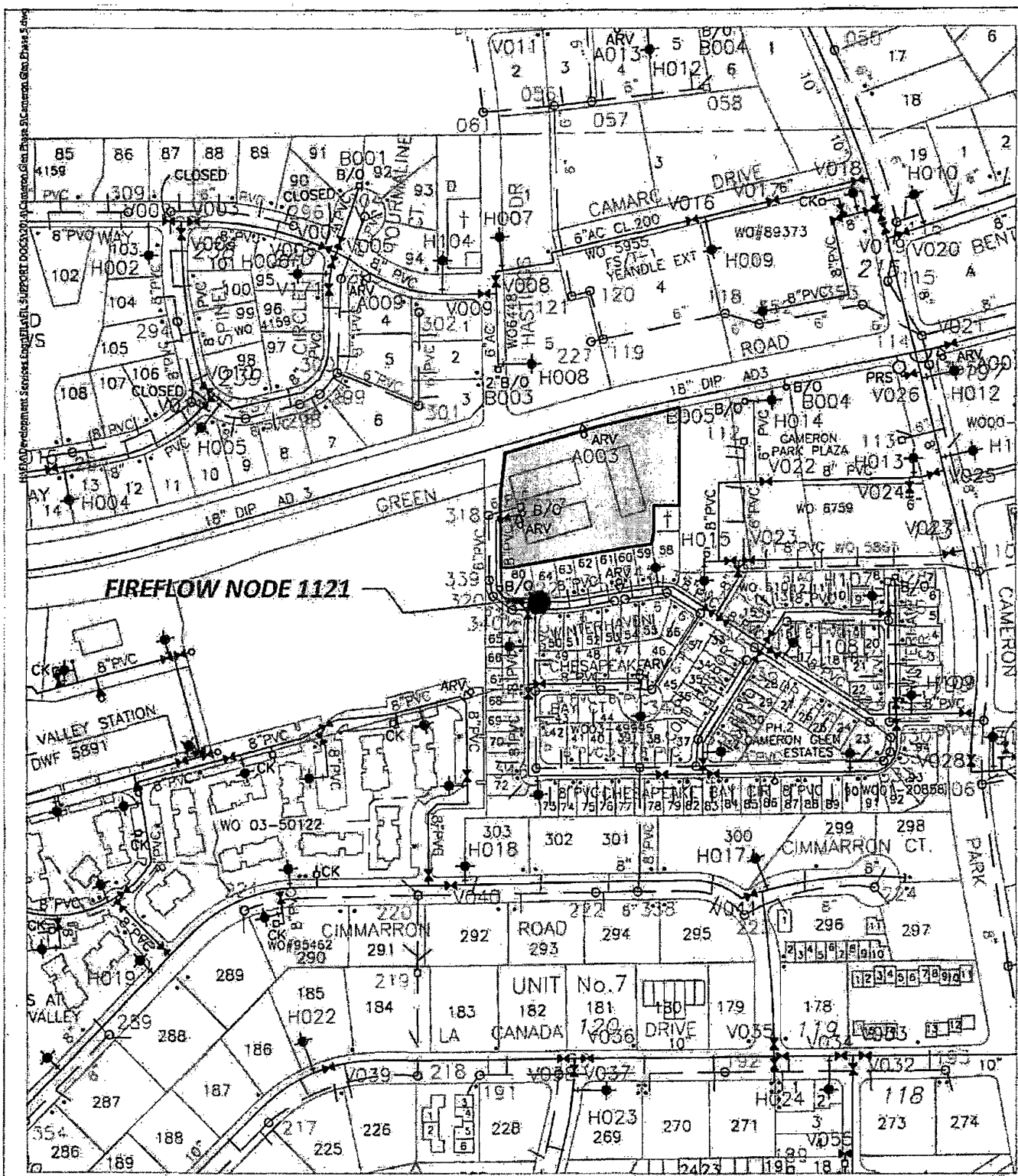
Enclosures: System Map

cc w/ System Map

David Wood, Battalion Chief-Fire Marshal
Cameron Park Fire Department
3200 Country Club Drive
Cameron Park, CA 95682

Roger Trout, Director
El Dorado County Development Services Department,
2850 Fairlane Court
Placerville, CA 95667

Bobbie Lebeck
Lebeck Young Engineering, Inc.,
3430 Robin Lane, Bldg. #2
Cameron Park, CA 95682



Scale: 1" = 250'

El Dorado Irrigation District System Map

WARNING: For schematic purposes only.
Exact pipe location must be
field verified.

—●— WATERLINE
—○— SEWERLINE

DATE: April 29, 2014

Cameron Glen Phase 5

APN: 083-031-13



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Cameron Glen Estates TM

Aaron Mount <aaron.mount@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Thu, Jun 25, 2015 at 12:27 PM

Char,

Concerning TM14-1518/PD14-0002 Cameron Glen Estates Phase 5 scheduled for 7/23 PC

The email and attachment below are a response to the EID comment letter we received this week. Please forward to the PC with the EID letter.

Thank you

Aaron Mount
Associate Planner

County of El Dorado
Community Development Agency
Planning Services
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355 / FAX (530) 642-0508
aaron.mount@edcgov.us

----- Forwarded message -----

From: **Bobbie Lebeck** <bobbie@lebeckyoung.com>
Date: Thu, Jun 25, 2015 at 11:12 AM
Subject: Re: Fwd: Cameron Glen Estates TM
To: Aaron Mount <aaron.mount@edcgov.us>
Cc: Mike Brink <mbrink@eid.org>, Joe Jaoudi <josjoudi@aol.com>, Ron Personius <ron@lebeckyoung.com>, Dave Spiegelberg <dave.spiegelberg@edcgov.us>

Aaron & Mike:

I am very aware of the existing 18" transmission main (Gold Hill Intertie) along Green Valley Road as I was the engineer who designed the other 4 phases of Cameron Glen. I believe we lowered a section of the WL in order to put Winterhaven Drive encroachment in years ago, in addition to widening the shoulder of Green Valley Road.

Due to this, we had the waterline potholed in 7 shots along the frontage. Further, we had a recent field topographical survey done (i.e. after the Phase 1 through 4 improvements) to confirm existing conditions, top of slope, etc. We know exactly where the waterline and existing ARV are located (see attached PDF WL in Blue). The waterline is located outside of the Green Valley Road right-of-way in an existing 10' wide P.U.E (which is adjacent to the road R/W). There is also an existing 15' wide Slope Easement there as well that overlaps the 10' PUE as shown on D Maps 92, Cameron Park North, Unit No. 7.

Typically, slope easements are granted to EDC to 5 feet beyond the top of cut/or toe of fills. However, this map (D Maps 92) was recorded in 1967, so a blanket 15' slope easement was listed which didn't take into account the location of the existing top of cut. The results of the recent field survey show the top of cut slope (in red on attached PDF). We have off-set the top of cut slope 5 feet to match today's standard. Then are requesting to abandon only the remaining un-needed portion of the existing slope easement as it will be in the rear of the future property owner's lots.

Regarding the proposed sidewalk, DOT wanted us to construct a wider sidewalk along Green valley Road.

Because we had all the current field shots, we argued that we could not build a wider sidewalk without impacting the existing cut slope there, and thus possibly creating impact to the existing waterline. Therefore, DOT agreed and is allowing us to construct a lesser 4.5 ft wide sidewalk which matches the existing flat shoulder there now, so that there will be no impacts to the existing cut slope or waterline.

Therefore, I feel we have properly designed all of this to avoid any impact to the existing 18" Gold Hill Intertie Transmission Main. I welcome any further comments from EID and would be happy to answer any further questions or concerns.

Thank you!
Bobbie

Barbara "Bobbie" Lebeck, P.E.
President
Lebeck Young Engineering, Inc.
3430 Robin Lane, Bldg #2
Cameron Park, CA 95682
(530) 677-4080
www.lebeckyoung.com
bobbie@lebeckyoung.com

On 6/24/2015 4:13 PM, Aaron Mount wrote:


Bobbie,

See attached comments from EID for the Cameron Glen project. In Transportation's comments Spiegelberg states that there will be no impacts to the water line. What do you know about the slope easements that EID cites?

Thanks

Aaron Mount
Associate Planner

County of El Dorado
Community Development Agency
Planning Services
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355 / FAX (530) 642-0508
aaron.mount@edcgov.us
[Quoted text hidden]

 **2015-06-25 Cam GI Ph 5 - Ex 18-in WL at GV Rd.pdf**
598K

CAMERON GLEN PHASE 5, GOLD HILL INTERTIE AT GREEN VALLEY ROAD

