



Engineering, Inc.

ENGINEERING
LAND PLANNING
SURVEYING

December 2, 2015

327.480 A/B

Memorandum

From: Keith Osborn

Subject: **FIREMAN'S CIRCLE - DUE DILIGENCE
MEETING AT EMWD**

Attendees:

Nick Biro – Blue Mountain Development

Keith Osborn – K&A

Rafael Resendiz – EMWD - Plan of Service Section

The following are my notes from this meeting:

A) Introduction/Project Description

1. Proposed Project

We briefly discussed the proposed development and how Pahl Road / Mitchell Road is a General Plan Road and will bisect the development. This will lower the proposed number of units from an estimated 132 units to approximately 85 units.

EMWD was aware of this future roadway and sees a water line being ultimately built in this road to provide a loop from Clinton Keith to McElwain Road through Mitchell / Pahl / Linnel.

B) Improvements Required to Serve this Development

1. Domestic Water

- a) The project is located in EMWD's 1698 Pressure Zone
- b) Two sources of water will be required – Mitchell Road (via improvements per Melia) to the South and one other.
- c) We discussed several options for providing a second water connection:
 - Bringing up a line in Duster is NOT an option as the adjacent property, to the SW of the site, is not within the EMWD Service Area Boundary. EMWD will not allow lines to extend through un-incorporated areas.
 - It may be possible to annex this parcel – However, this can take 12-18 months to achieve.

- There is an 8" looped system in the existing Apartment Complex at the south terminus of Fenton Lane. If this 8" System could be extended from Fenton westerly through the Apartment Site, then further west through the adjacent vacant parcel and then into Project to Mitchell Road then a second point of connection could be achieved, assuming that the required Fire Flow can be achieved.
- If the Apartment Site Connection, noted above, cannot be achieved, then documentation of this effort should be provided to EMWD. Then, EMWD may allow a parallel line to be constructed in Mitchell Road, from Sierra Lane to the project as an "interim" second connection.
 - However, the developer will need to provide funds to abandon this line when a permanent, northerly, second connection can be provided.
 - The developer will also need to provide funds, cash, for the cost to extend an adequate water main in the ultimate alignment of Mitchell / Pahl up to Linnel Lane.

d) Fire Flows

The water system will need to provide the required Fire Flows, per Fire Dept., with the water system to serve this development.

- Rafael noted that the Apt. complex to the east was required to provide 3,000 gpm

2. Sewer

- a) The development will need to connect to the proposed sewer in Mitchell which is to be built by Melia.
- b) In addition, the sewer system in Clinton Keith Road, which flows westerly, has some reaches of sewer which may be at "full capacity" with current flows.
 - The developer will be required to provide a sewer study for the project and this study will need to identify upstream "future" flows as well.
 - The Melia study may already address the site and upstream flows (starting point)
 - Developer will need to fund EMWD to provide monitoring for certain segments of the Clinton Keith sewer main where capacity may be an issue. This monitoring takes 2 weeks.
 - If segment(s) are at capacity the POS will need to call for upsizing, or parallel lines, to be provided by this development!

- An additional monitoring fee will be assessed by EMWD
- c) This project is in a Sewer Benefit Area ("MARS") a \$1,000 / EDU assessment will be required in addition to the normal Sewer Connection Fees.
- 3. Recycled Water
 - a) There are no recycled water facilities in this vicinity
 - b) EMWD will not require recycled water facilities, nor fees, for this project. The domestic water supply can be used for irrigation.

C) Will Serve Letter

1. This can be provided by making a request to EMWD. This can be made at anytime, a POS is not needed.

D) Process/Timing for Plan of Service (POS)

1. This would be considered a "small" project (POS).
2. Rafael noted the fees / deposits as follows:
 - a) Water = \$2,000
 - b) Fire Flow Test = \$1,200
 - c) Sewer = \$2,000
 - d) Sewer Monitoring = \$2,000
 - e) Recycled Water = \$0
3. Estimated 4-6 months for POS to be completed

E) Attachments from EMWD

1. Aerial
2. Exhibit "A" – EMWD Boundary
3. Sewer Exhibit
4. Water Exhibit

cc: Keith Osborn – K&A
Nick Biro - BMD

AERIAL



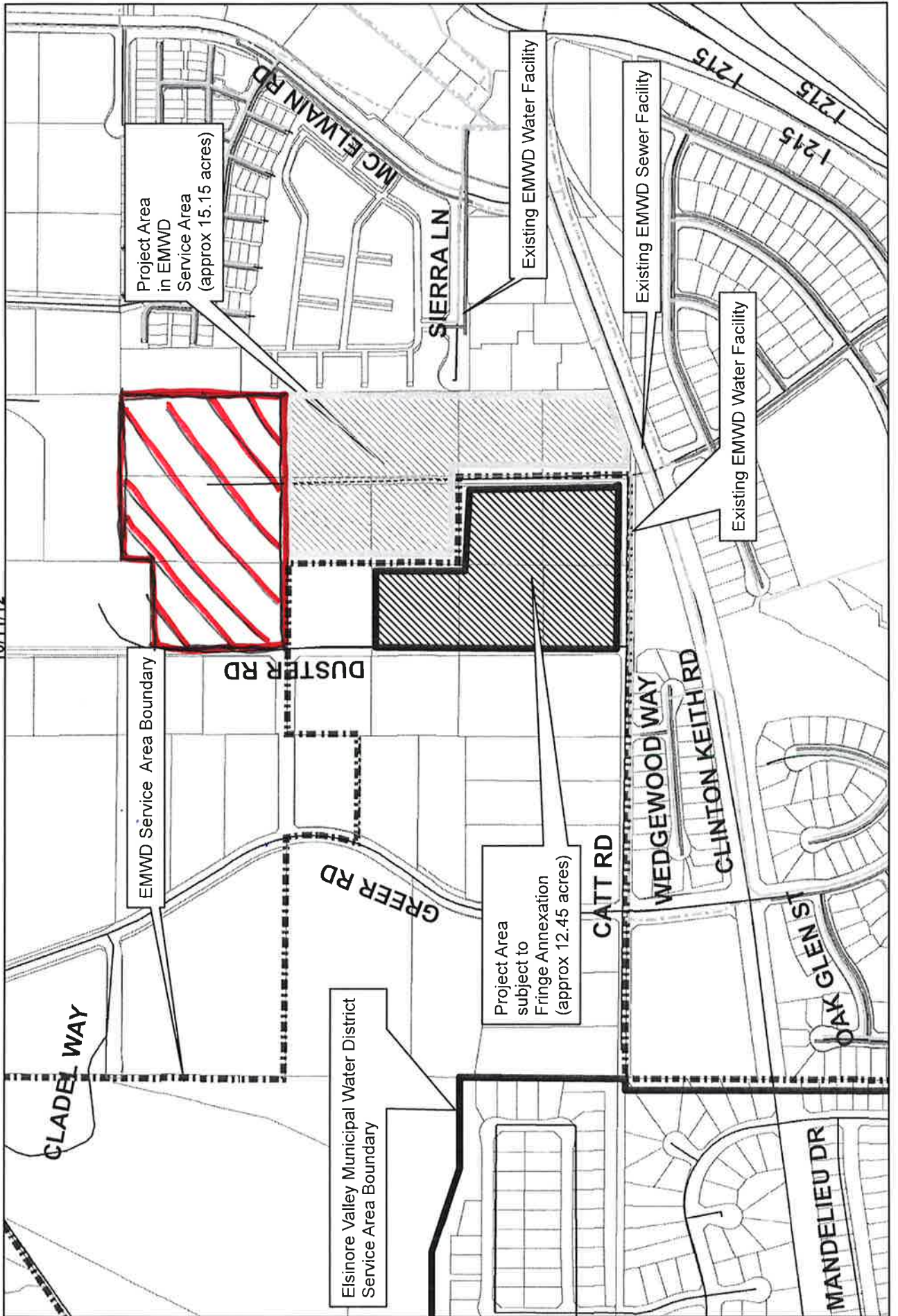
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MAPS & RECORDS	

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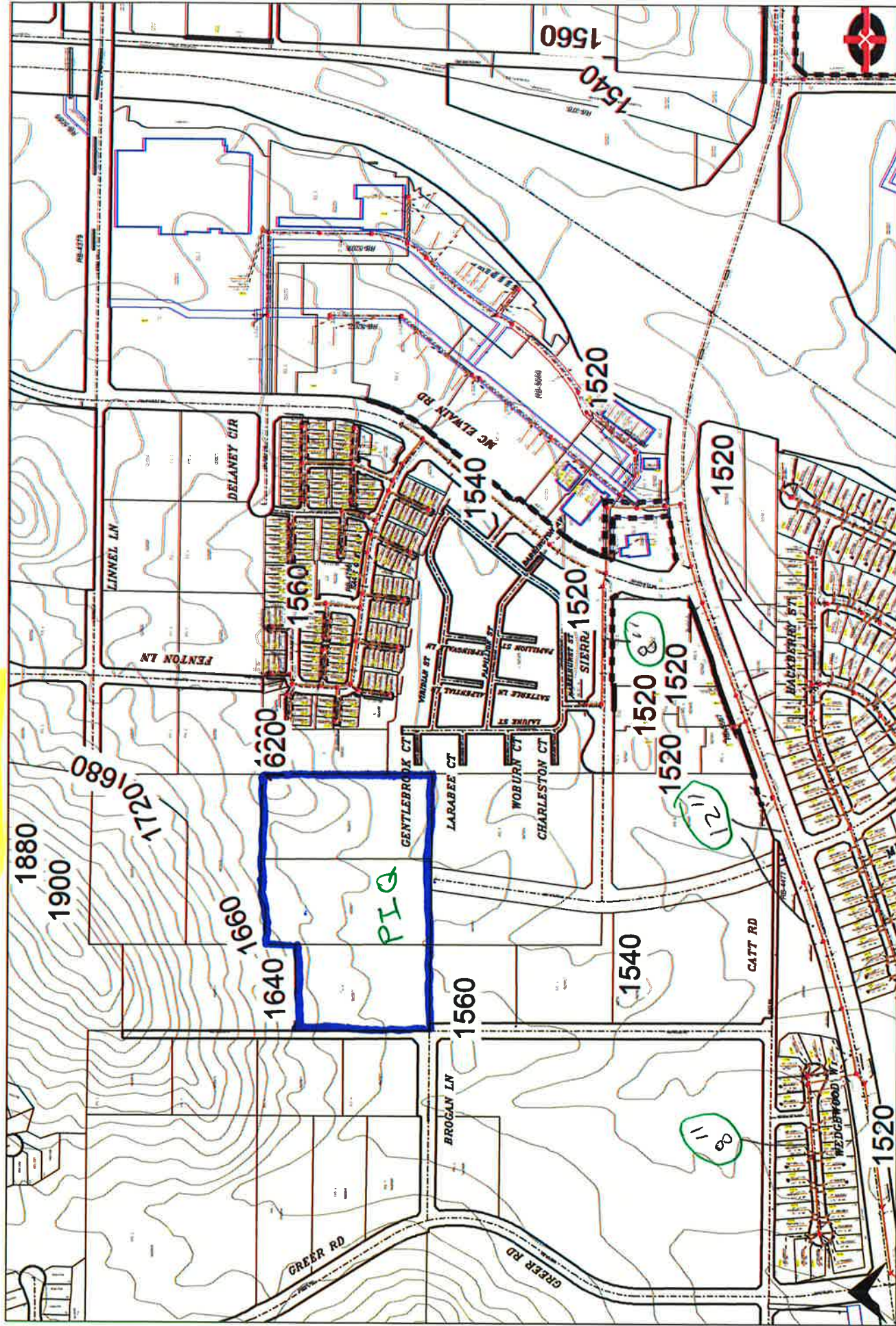
EXHIBIT "A"

FRINGE ANNEXATION
PM 36281

10/11/12



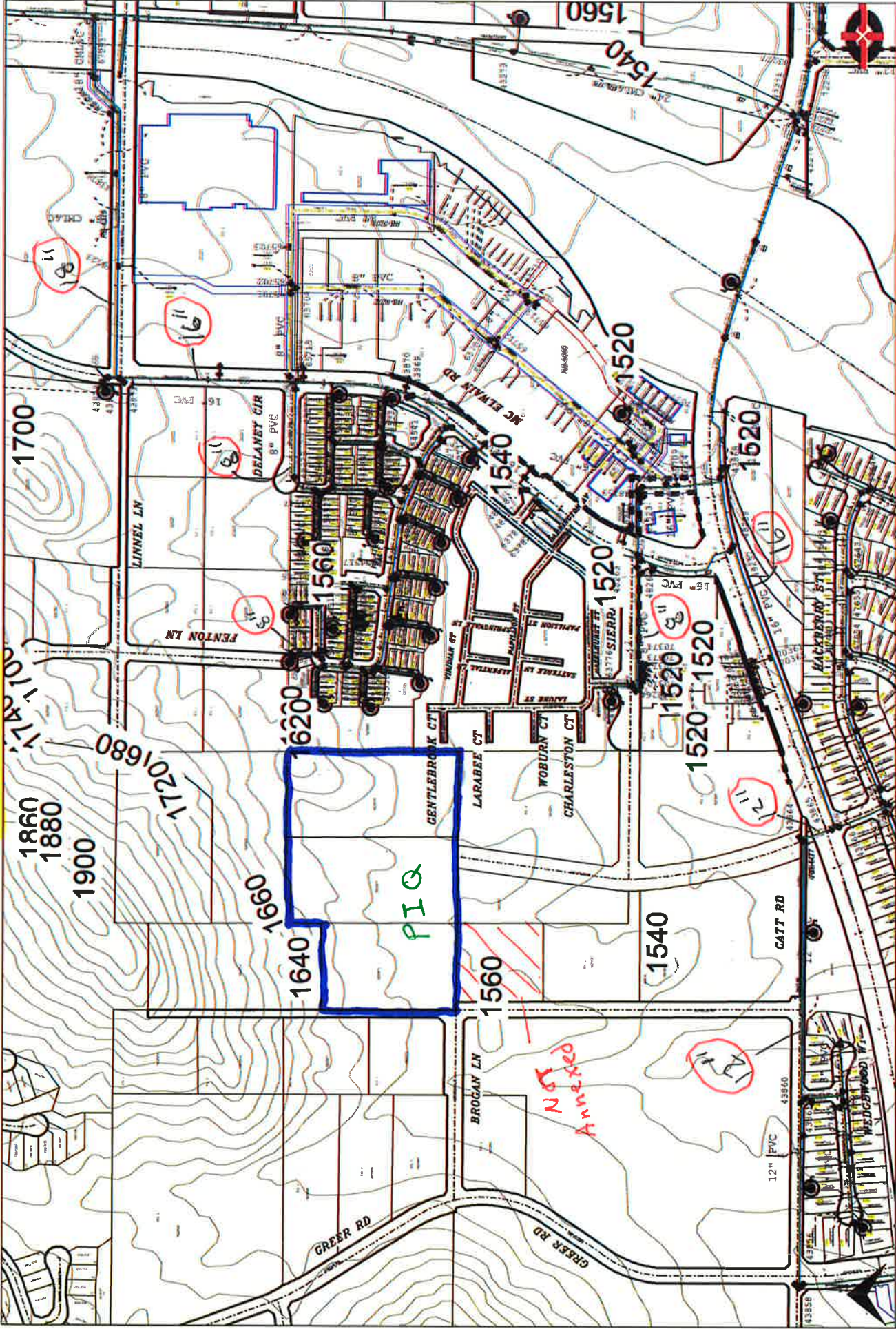
Sewer Spectral Benefit Area "MARS"



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Water

1698 PZ



plot menu field 1

EASTERN MUNICIPAL WATER DISTRICT

MAPS & RECORDS

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