

Aki Snelling

From: Juniet Rotter <Juniet.Rotter@acwd.com>
Sent: Friday, November 06, 2015 6:05 PM
To: Aki Snelling
Subject: PLN2016-00127 Vista Grande, 822 Hunter Lane

Hi Aki,

Alameda County Water District (District) Development Services has reviewed the planning application materials, dated October 7, 2015, for the "Vista Grande" project located at 822 Hunter Lane, Fremont and offers the following comments that were previously submitted for the same development on July 14, 2015 for PLN2015-00300 Vista Grande, 822 Hunter Lane:

1. The project site is located directly downstream of a District 4.2 million gallon potable water reservoir. In addition, the area is known for landslides and appropriate measures should be implemented to prevent debris flow from a landslide onto the properties, such as a debris fence system, as was done for the development along Vista Grande Terrace. A signed disclosure notice from the property owner and potentially property buyers regarding the proximity of the reservoir to the property may be required.
2. District clearance requirements, such as minimum horizontal separation, must be maintained between the water facilities and other utilities, trees, driveways, etc. Reference District Standard Drawings CL-1-08 through CL-5-08. The application materials show public water meters in driveways, but the District will require they be located in the landscaped areas between the driveways in accordance with District Standard Drawing CL-5-08.
3. Particular attention should be paid to any proposed work underneath existing District ACP water mains fronting the project site. All utilities crossing underneath existing ACP water mains shall be bored or tunneled under the water main with a minimum of 24" of stable soil between the bottom of the existing water main and the top of the bore hole or tunnel. The trenching shall extend to a minimum of 3' beyond the edge of the water main on each side and the annular space shall be between the new utility and the edge of the bore hole or tunnel shall be pressure grouted at a minimum of 5psi with a 2 sack slurry mix. If a minimum of 24" of stable soil cannot be maintained between the bottom of the water main and the top of the bore hole or tunnel, ACWD will replace a portion of the existing ACP water main with C900 PVC or steel pipe. The District may elect to replace a portion of the existing main with C900 PVC or steel pipe at any time at ACWD's discretion due to conditions in the field and/or the impact of street and utility improvements made for as a result of the project. Such replacement must be done by District forces at the developer's expense.
4. Easements dedicated to the District shall be provided for all water mains and District-owned appurtenances located in private property and outside the public right-of-way. For more information related to easements dedicated to the District, reference Section 2.2.3 of the District's Development Specifications. An easement for District storm drain discharge for shall be required on the south side of the property between the parcels and along the east side adjacent to the District property for drainage from the reservoir site.
5. Copies of the District's *Standard Specifications for Water Main Installation* and *Development Specifications for Public Water System Extensions* are available on the District's website at <http://www.acwd.org> or copies may be purchased from the District Engineering Department.

6. For modifications of existing water facilities or to initiate new water service to the property, the developer should contact the District Engineering Department. Any existing water services which will not be used in the new development must be removed by the District at the developer's expense.
7. The ACWD service area and the State of California are currently experiencing a water supply shortage emergency. Accordingly, the District has taken steps to encourage water use reductions throughout the service area. In addition, on March 13, 2014, the District declared a water shortage emergency and adopted District Ordinance No. 2014-01, imposing broad water use prohibitions and restrictions on water use for purposes other than domestic use, public health, and fire protection. These restrictions will remain in place through the end of the water shortage emergency. Additional information concerning the drought can be found on the acwd.org website.

We appreciate the opportunity to review the proposed development and encourage the project proponents to meet with District staff early in the project development process to review these and other issues. If you have any questions, please call me at (510) 668-4472. Thanks.

Juni Rotter
Development Services Supervisor
Alameda County Water District
43885 S. Grimmer Blvd.
Fremont, CA 94538
Phone # (510) 668-4472
Fax # (510) 651-1760
e-mail: juniet.rotter@acwd.com