

APPENDIX 8.7  
Utilities Correspondence

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*Dedicated to  
Satisfying our Community's  
Water Needs*

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1965 Placentia Avenue  
Costa Mesa, CA 92627  
tel 949.631.1200  
fax 949.574.1036  
info@MesaWater.org  
**MesaWater.org**

September 24, 2015

Dane McDougall  
CVC Inc.  
27156 Burbank  
Foothill Ranch, CA 92610

Subject: 929 Baker Street (56 Residential Homes)

Dear Dane:

Please be advised that proper applications and financial arrangements will be completed with the Mesa Water District (Mesa Water®) for the installation of domestic water services, water mains, fire hydrants and fire services in the City of Costa Mesa.

The subject projects are within the boundaries of Mesa Water®. The aforementioned water systems are to be installed by the developer as per Mesa Water's standard specifications and, upon completion of construction, will be delivered to Mesa Water® to become part of Mesa Water's distribution facilities.

Engineering Plan Check deposit, Inspection deposit and Construction Performance Bond shall be paid and an Application Permit (A.P.) completed by the applicant prior to the approval of the plans and issuance of the A.P.

Additionally, Capacity Charges shall be collected by Mesa Water® prior to approval of plans or execution of a service agreement.

The developer shall contact Mesa Water® immediately so the proposed project development can be evaluated and the appropriate project requirements and deposits can be determined.

There is sufficient water supply and adequate pressure to serve this project, including fire protection. However, the developer will also be required to provide necessary improvements to existing impacted infrastructure and be responsible for all associated costs resulting from development activities as identified through the plan check review and approval process.

Regards,

Phil Lauri, P.E.  
District Engineer



# Costa Mesa Sanitary District

...an Independent Special District

September 25, 2015

C&V Consulting, Inc.  
Attention: Dane McDougall, P.E.  
27156 Burbank  
Foothill Ranch, CA 92610

RE: SEWER WILL SERVE LETTER  
929 Baker Street, Costa Mesa

The Costa Mesa Sanitary District is the local sewer agency that provides sanitary sewer service to the subject property and you have requested the District determine whether there is available sewer capacity for the project that consists of 56 new residential units on the 4.7-acre site.

The site at 929 Baker Street is shown in the District's Sewer Master Plan as medium density residential with a maximum density of 15 units per acre. The proposed density of 56 units on 4.7 acres equates to 11.9 units per acre. Because the proposed density meets or is below the District's sewer master plan, the District will accept the sewer flows from the proposed development.

The District acknowledges and appreciates the sewer study performed by C&V Consulting that attempted to have the sewer flows go directly to the Orange County Sanitation District trunk line in Baker Street. Due to interference from a large city storm drain and two water lines, the resulting grade of the sewer made this option unworkable in meeting standard sewer design. Therefore, the project will be sewered to the existing Costa Mesa Sanitary District 8-inch sewer in Post Road near the southwest corner of the site.

Therefore, the District considers this letter a will serve letter and the commitment to serve the project will last for three (3) years from the date of this letter, after which a new request must be received.

The District may also provide individualized container trash collection service (not dumpster or bin service) if the project layout lends itself to this service and if the streets can handle trash collection vehicle traffic. If you desire this service, please submit a site plan to Javier Ochiqui, Senior Management Analyst, at (949) 645-8400 x222 or [jochiqui@cmsdca.gov](mailto:jochiqui@cmsdca.gov).

Thank you for your consideration in this matter. Please contact me at (714) 293-2727 (cell) or [robh2@cox.net](mailto:robh2@cox.net) if you have any questions.

Sincerely,

Robin B. Hamers  
District Engineer

cc: Staff

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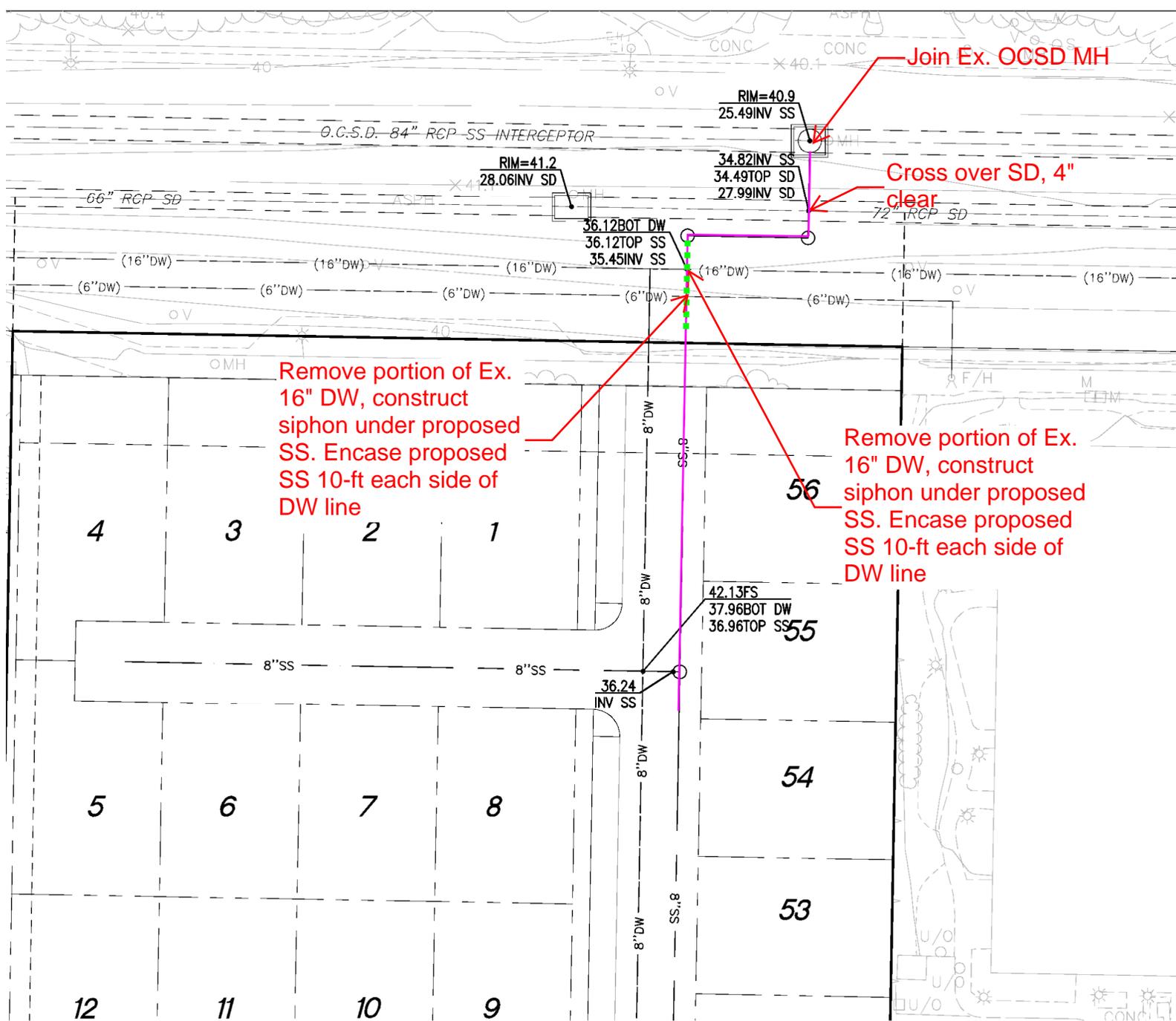
Alan R. Burns  
District Counsel

Marcus D. Davis  
District Treasurer

[www.cmsdca.gov](http://www.cmsdca.gov)



District of Distinction  
2009-2012



Join Ex. OCSD MH

Cross over SD, 4" clear

Remove portion of Ex. 16" DW, construct siphon under proposed SS. Encase proposed SS 10-ft each side of DW line

Remove portion of Ex. 16" DW, construct siphon under proposed SS. Encase proposed SS 10-ft each side of DW line

RIM=40.9  
25.49INV SS

34.82INV SS  
34.49TOP SD  
27.99INV SD

RIM=41.2  
28.06INV SD

36.12BOT DW  
36.12TOP SS  
35.45INV SS

42.13FS  
37.96BOT DW  
36.96TOP SS

36.24  
INV SS

56

55

54

53

4

3

2

1

5

6

7

8

12

11

10

9

0.G.S.D. 84" RCP SS INTERCEPTOR

66" RCP SD

72" RCP SD

(16"DW)

(16"DW)

(16"DW)

(16"DW)

(16"DW)

(16"DW)

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