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Santa Margarita Water District

August 28, 2018

County of Orange
OC Public Works
OC Planning
300 N. Flower Street
Santa Ana, California 92703

Subject: TT Map 17866 - Oak Grove Development in Coto de Caza, County of Orange - Water and Sewer Service for the Proposed Development

This letter is in response to a request by Land Strategies, LLC (Engineer) for a preliminary letter of water and sewer service for the subject tract.

With the proposed rezoning from commercial use to residential use of the Oak Grove Development (Tentative Tract Map 17866) in Coto de Caza in the County of Orange, the Santa Margarita Water District (District) has determined it has the capacity to provide water and sewer service for the proposed 13 dwelling units.

- The District has capacity in existing wastewater treatment facilities to treat the sewage generated from the proposed dwelling units per the requirements of the Regional Water Quality Control Board. As a result of conservation in the District's service area, capacity is available at existing facilities for wastewater treatment and no new treatment facilities or expansion of treatment facilities is required.
- The District imports treated water to meet domestic water demands. Current allocations of treated water are sufficient to meet the water demands of the proposed dwelling units. The water supply is sufficient in part because of District projects that converted landscape irrigation water from domestic to recycled water in Coto de Caza. No new or expansion of existing treatment facilities will be required to provide water to the proposed dwelling units.

Once the proposed Specific Plan Amendment for the rezoning of the project site and/or the Tract Map for the subdivision has been approved by the County, the developer will be required to submit for approval a

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Water and Sewer master plan, including domestic water distribution and sewage collection facilities that conforms to the District's design criteria. The attached exhibit shows Option B, which was presented to the District by the developer's design engineer and represents the District's preferred realignment of the existing public sewer line that bisects the proposed project site. The District's preferred option, entitled Option B, should be the basis of the Water and Sewer Master Plan submitted to the District for review and approval. In addition, the submittal should include a letter of concurrence from CZ Master (Vista Del Verde property owner and grantor of the existing easements to the District) for the new sewer alignment in Vista Del Verde. Based on an approved master plan the water and sewer improvement plans will be reviewed, approved and constructed based on all District design standards and requirements.

Should you have any questions or need additional information, please call Karla Houlihan at (949) 459-6581.

Sincerely,

SANTA MARGARITA WATER DISTRICT



Patricia A. Butler
Chief Engineer

S:\ENGINEERING\DEVELOPMENT\TR 17866 Oak Grove - Land Strategies\Oak Grove Development Service.doc
attachment

cc: Don Bunts, SMWD
Karla Houlihan, SMWD
Roy Roberson, Land Strategies LLC



MARK	DESCRIPTION	DATE	APPR.
1	SEWER LOT 10	5/15/2018	

PREPARED UNDER THE RESPONSIBLE CHARGE OF:

5/15/2018

STATE OF CALIFORNIA

CIVIL

NO. 44160

EX. 6-30-19

L. ROBERTSON

DESIGNED BY:	JH
DRAWN BY:	JH
CHECKED BY:	RLR
DRAWING NOS.	
FILE NAME:	
PLOT DATE:	AS SHOWN
PREPARED BY:	LAND STRATEGIES LLC
IRVINE, CA 92618	(949) 580-3000

SANITARY SEWER
MASTER PLAN
OAK GROVE
TENTATIVE TRACT
NO. 17866

Sheet
Reference
Number

3

of 4 Sheets

SMWD SEWER NOTES -

1. ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND AND SERVED BY THE FOLLOWING:
SANITARY SERVICE: SANTA MARGARITA WATER DISTRICT
2. ALL COVER IS TO TOP OF PIPE.
3. ALL SEWER MAINS ARE 8".
4. SEWER CLEANOUTS SHALL BE PROVIDED AT EVERY PROPOSED SEWER LATERAL.
5. BUILDING FINISHED FLOOR TO BE 0.5' ABOVE PAD.

LEGEND -

- EXISTING PRIVATE DOMESTIC WATER LINE
- PROPOSED PRIVATE DOMESTIC WATER LINE
- EXISTING PUBLIC DOMESTIC WATER LINE
- PROPOSED PUBLIC DOMESTIC WATER LINE
- EXISTING RECYCLED WATER LINE
- PROPOSED RECYCLED WATER LINE
- EXISTING UTILITY EASEMENT
- PROPERTY LINE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PLUG
- FIRE HYDRANT (ALL FH'S ARE PRIVATE UNLESS OTHERWISE NOTED)
- LOT LINE
- EXISTING PUBLIC SEWER LINE
- PROPOSED PUBLIC SEWER LINE
- PROPOSED 20' WIDE SEWER EASEMENT
- PROPOSED PUBLIC SEWER CLEANOUT
- PUBLIC SEWER MANHOLE
- PRIVATE STORM DRAIN SYSTEM
- WATER QUALITY BASIN
- SURFACE FLOW

SEWER OPTION B

USE SMWD BLANKET
EASEMENT OVER ALL STREETS

