



August 5 2022

Julie Nelson, Associate Planner
City Of Merced
678 West 18th Street
Merced, California 95340

Subject: Vesting Tentative Map #1322 (Renaissance 154)

Dear Ms. Nelson:

The Merced Irrigation District (MID) has reviewed the above referenced application and offers the following comments that mirror the MID response to the development in November 21, 2003, September 13, 2004 and again March 21, 2005 (see attached). The undergrounding of MID facilities are described in the Deferment of Construction Agreement, Document Number 2004-061753 and the Storm Drainage Agreement, Document Number 2006-023993.

MID respectfully requests that the City require the following, as conditions of approval:

1. That the Deferment of Construction Agreement be addressed per the attached document or as directed by MID.
2. If the owner desires to discharge storm drainage into MID facilities, owner must enter into a "Subdivision Drainage Agreement" with Merced Irrigation District Drainage Improvement District No. 1 (MIDDID No. 1), paying all applicable fees.
3. That the development be subject to the same comments as described in the MID responses on November 21, 2003, September 13, 2004 and again on March 21, 2005.

Attached are copies of the original responses for your use.

Thank you for the opportunity to comment on the above referenced application. If you have any questions, please contact me at (209) 617-0207.

Sincerely,

Ronald L. Price

Ronald L. Price
Associate Engineer



MERCED IRRIGATION DISTRICT

March 21, 2005

Jack Lesch, Director of Development Services
City of Merced Planning and Permitting Division
678 West 18th Street
Merced, CA 95340

Re: Tentative Subdivision Map No. 1262 – California Homes – “Renaissance II”

Dear Mr. Lesch:

The Merced Irrigation District (MID) has reviewed the above referenced application and offers the following comments:

1. MID operates and maintains the Hartley Lateral “C” in an open, earthen channel located within an unspecified width easement by water contract (currently utilized as 30-foot wide); adjacent to the north line of Lot 2, “Merced Colony”, as described in that certain Contract To Furnish Water recorded in Volume “L”, Agreements, Page 331, April 15, 1910, Merced County Records.
2. MID operates and maintains the Hartley Lateral in an open, concrete lined channel located within an unspecified width easement by water contract (currently utilized as 40-foot wide); adjacent to the east line of Lot 1, “Merced Colony”, as described in that certain Contract To Furnish Water recorded in Volume “L”, Agreements, Page 334, April 15, 1910, Merced County Records.

MID respectfully requests the City require, as condition of approval, the following:

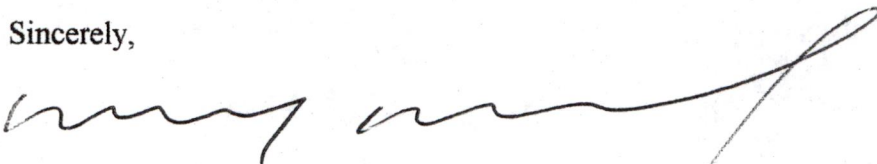
1. According to the Tentative Map submitted, it appears that storm drainage will be directed north to a new basin adjacent to the Hartley Lateral “C” and ultimately into the Hartley Lateral. This acceptance of the storm drainage by MID will require the owner/applicant to enter into a “Subdivision Drainage Agreement” with the Merced Irrigation District Drainage Improvement District No. 1 (MIDDID No. 1), paying all applicable fees.
2. It will also require placing both the Hartley Lateral and the Hartley Lateral “C” within the project in an underground pipeline meeting MID standards.
3. The property owner must obtain a “Non-exclusive Driveway License Agreement” for all crossings over or under any MID facilities, including utilities, bridges, driveways and pipelines.

4. A signature block will be provided for MID on all Improvement Plans associated with MID facilities and the subdivision's Final Map.
5. MID would ask for an appropriate width deeded easement pertaining to both under grounded facilities from the owner/developer. MID will execute a quitclaim for the open canals after MID facilities are pipelined.
6. A "Joint Use Agreement" is required between the MID and the City of Merced to cover any shared easements which may arise depending upon where the new pipelines and roads are located (this should be the subject of a 3-way discussion).
7. No structures or trees would be allowed within the MID easements.
8. There is a private irrigation facility south of the southeast corner of the project that must not be compromised and other irrigation water deliveries through the subject property must be protected.
9. The City of Merced should require the property to the east to enter into a reimbursement agreement to pay their fair share of pipelining the Hartley Lateral.
10. Other requirements may surface if unforeseen circumstances arise.

MID is a local provider of electrical services and was granted such rights as an irrigation district through the California Water Code as of 1919. As of today, MID-Electric Services has over 4500 meters including 3500 residential customers with a system load over 80 MW's. As the developer, should you choose MID electric services and install energy efficient appliances, windows, air conditioners, etc., you may qualify for MID-Electric Services Energy-Rebate Programs to offset your costs and deliver to your clients an energy efficient product resulting in a win-win situation. For more information, please contact Isaias Franco at 722-5761.

Thank you for the opportunity to comment on the above referenced application. If you have any questions, please contact me at 722-5761.

Sincerely,



Rory Randol
Facilities Specialist

cc: Garith Krause, General Manager
Ted Selb, Deputy General Manager
Robert Acker, Director of Facilities and Streams
Hicham ElTal, Assistant General Manager - Water Resources Engineering
Ron Price, Associate Engineer - Water Resources
Charlie Crandall, Account Representative - Electrical Services
MIDDID No. 1
California Homes, Applicant

From: [PGE Plan Review](#)
To: [Nelson, Julie](#)
Subject: Automatic reply: Plan review
Date: Wednesday, July 27, 2022 5:08:37 PM

Hello,

Thank you for contacting PG&E's Plan Review Team. Due to high volumes of requests for review, expect delays in receiving comments or a project specific response from PG&E. Please see PG&E's general construction restrictions and guidelines for proposed projects around gas and electric facilities and incorporate these preliminary notes into your project design.

Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.
9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.
10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.
11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.
12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.
13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair

ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear

PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Thank you,

Pacific Gas and Electric Company
Plan Review Team
Email: pgeplanreview@pge.com

[**NOTICE:** This message originated outside of City of Merced -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]