

George W. Osborne - President
Division 1

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Division 4

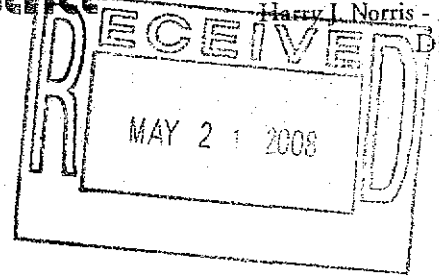


El Dorado Irrigation District

Agenda Item #4
Attachment D
John R. Farrow - Director
Page 1 of 3
Division 2

Bill George - Director
Division 3

Harry I. Norris - Director
Division 5



In Reply Refer To: FIL0508-033

May 19, 2008

Gary Sparks
Seven Rivers, Inc.
805 University Avenue
Sacramento, CA 95825

Subject: Facility Improvement Letter (FIL), Seven Rivers Annexation
Assessor's Parcel No. 126-100-19 (Outside)

Dear Mr. Sparks:

This letter is in response to your request dated March 3, 2008. This letter is valid for a period of two years. If a Facility Plan Report (FPR) for your project has not been submitted to the El Dorado Irrigation District (District) within two years of the date of this letter, a new FIL will be required.

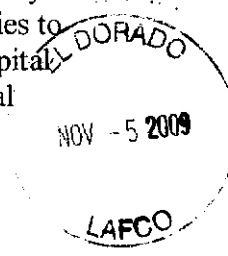
Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This project is a 23-lot residential subdivision on 81.619 acres. Water service and fire hydrants are requested. The property is **not** within the District boundary and will require annexation before service can be obtained.

Water Supply

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project. In terms of water supply, the District has several contractual commitments for existing and future water supplies within the El Dorado Hills supply area. Your project as proposed on this date would require 25 equivalent dwelling units (EDUs) of water supply. Your parcel currently does not have a commitment to serve.

The District has received approval for an additional 17,000 acre-feet of water to be diverted from Folsom Lake. The State Water Resources Control Board (SWRCB) approved Permit 21112 in 2002. The District has applied for and anticipates execution of a long term Warren Act Contract with the United States Bureau of Reclamation for the Permit 21112 water right. Some capacity to utilize this new supply exists in the District facilities currently in place and operating. Facilities to utilize the full amount of this additional water supply are included in the District's 5-year Capital Improvement Plan and are in various phases of planning, design and construction. Additional EDUs are expected to be available in several years.



Water Facilities

The Salmon Falls Tank is located near the southwest corner of this project. The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 1500 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. In order to provide this fire flow and receive service, it will be necessary for you to build a new booster pump station at the tank site. This booster pump station will need to provide both domestic flows and fire flow. The hydraulic grade line for the existing water distribution facilities is 800 feet above mean sea level at static conditions and should be used in the Facility Plan Report Analysis. Any adjacent lands that will need to be served by the pump station must be identified and included in the sizing of the station.

Facility Plan Report

An FPR will be required for this project. The FPR shall address the expansion of the water facilities and the specific fire flow requirements for all phases of the project. A meeting to discuss the content of the report will be required. Please contact this office to arrange the meeting. A preliminary utility plan prepared by your engineer must be brought to the meeting.

Two copies of the FPR will be required along with a \$2,000.00 deposit. You will be billed for actual time spent in review and processing of your FPR. Please submit the FPR and fee to our Customer and Development Services Department. Enclosed is the FPR description and transmittal form for your use. The items listed under content in the description and the completed transmittal form must be bound in each copy of the FPR.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or waste water lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and does not generally allow water or waste water facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or waste water improvement plans, whether on-site or off-site. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing on-site District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both off-site and on-site water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and waste water facilities and they are not exempt from environmental review, a supplemental environmental document will be required.

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Letter No.: FIL0508-033
To: Gary Sparks



document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Annexation

The applicant is charged for all costs associated with the annexation proposal. If you decide to proceed with the annexation, please contact Liz Ryan at (530) 642-4026 regarding the annexation process.

Summary

Service to this proposed development is contingent upon the following:

- ◆ Annexation
- ◆ The future availability of water supply
- ◆ Approval of the County's environmental document by the District (if requested)
- ◆ Approval of a Facility Plan Report by the District
- ◆ Approval of an extension of facilities application by the District
- ◆ Approval of facility improvement plans by the District
- ◆ Construction by the developer of all on-site and off-site proposed water and sewer facilities
- ◆ Acceptance of these facilities by the District
- ◆ Payment of all District connection costs

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time.

If you have any questions, please contact Kevan Samsam at (530) 642-4137.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevan Samsam'.

Kevan Samsam, P.E.
Co-Manager
Customer and Development Services

KS/MM:sk

Enclosures: System Map
FPR guidelines and transmittal

cc: James R. O'Camb, Battalion Chief, El Dorado Hills Fire Department,
1050 Wilson Blvd, El Dorado Hills, CA 95762

Olga Sciorelli, CTA Engineering & Surveying,
3233 Monier Circle, Rancho Cordova, CA 95742

Liz Ryan, Development Services, El Dorado Irrigation District

