

Harry J. Nozsis - President
Division 5

William (Bill) L. George
Vice President
Division 3



El Dorado Irrigation District

Agenda Item #4
Attachment D
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Thomas D. Campston
General Counsel

In Reply Refer To: FIL1106-107

November 6, 2006

Mike Visman
3170 Hassler Road
Camino, CA 95709

Subject: Facility Improvement Letter, Visman-Runkle Annexation
Assessor's Parcel No(s), 085-460-16,20,21 (Outside)

Dear Mr. Visman:

This letter is in response to your request dated September 7, 2006 and is written pursuant to Regulation No. 22, Service Procurement. This regulation states the procedure agreed upon between El Dorado Irrigation District (District) and the County to indicate water and sewer improvements necessary to support proposed developments. This letter is valid for a period of 2 years. If facility improvement plans for your project have not been submitted to the District within 2 years of the date of this letter, a new Facility Improvement Letter 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* dated July 1999.

This project consists of 3 agricultural parcels on 49.38 acres. No additional service is being requested at this time, however a fire hydrant may be required. The property is not within the District boundary and will require annexation.

Water Supply

The District manages its water supply under Regulation No. 2. In the event the District's water supply is depleted, water meters will not be sold. 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, as of January 1, 2006, there were 2285 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. This property is currently receiving 15 EDUs of water service at out of District rates.

Water Facilities

El Dorado County Fire Protection District has determined that the minimum fire flow for this project is 1000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. If a fire

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EL DORADO IRRIGATION DISTRICT

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hydrant is required by the fire department, you will need to construct a water line extension from the 8-inch water line in Hassler Road. The hydraulic grade line for the existing water distribution facilities is 2777 feet above mean sea level at static conditions and 2764 feet above mean sea level during fire flow and maximum day demands.

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 sewer 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 sewer 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 sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite 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 offsite and onsite 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 sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This 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 complete the enclosed forms and return to the District along with the deposit. A preliminary cost benefit analysis has been completed. This project as currently defined will not have a negative financial impact on the District. Lori Grace can answer questions regarding the annexation process. Her number is (530) 642-4139.

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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 an extension of facilities application by the District,
- ◆ Approval of facility improvement plans by the District (based on July 1999 Design & Construction Standards),
- ◆ Construction by the developer of all onsite and offsite 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 Rules and Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Rules and Regulations will apply as of the date of a fully executed Extension of Facilities Agreement. As they relate to conditions of and charges for initiation of service and for ongoing water service provided to the customer, District Rules and Regulations will apply as adopted and amended from time-to-time by the District's Board of Directors.

If you have any questions, please contact me at (530) 642-4019.

Sincerely,

EL DORADO IRRIGATION DISTRICT


Brian L. Cooper, P.E.
Senior Engineer
Development Services

BC/:ph

Enclosures: System Map
Annexation Application

cc: Lori Grace, Customer and Development Services Supervisor, El Dorado Irrigation District

Gary E. Baldock, Captain, El Dorado County Fire Protection District,
P.O. Box 807, Camino, CA 95709

Doug & Kathleen Runkle, 3784 Garnet Road, Pollock Pines, CA 95726

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