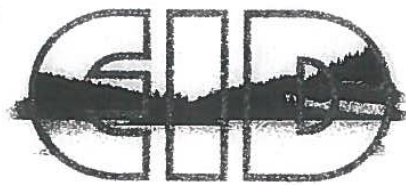


George A. Wheeldon - *President*
Division 4

George W. Osborne - *Director*
Division 1

Bill George - *Director*
Division 3



El Dorado Irrigation District

John P. Fraser - *Vice President*
Division 2

Harry J. Norris - *Director*
Division 5

W. Thomas Gallier
General Manager

Thomas D. Cumpston
General Counsel

In Reply Refer To: FIL0209-006

February 26, 2009

Chris Labarbera
Diamante Development, LLC.
1002 Mallard Ridge Court
San Jose, CA 95120

Subject: Facility Improvement Letter (FIL), Diamante Estates -**Annexation**
Assessor's Parcel No. 126-100-24 (Outside)

Dear Mr. Labarbera:

This letter is in response to your request dated November 19, 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 19-lot residential subdivision on 114 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. 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.

Water Supply

The District has secured additional water rights and is in the process of obtaining approvals for diverting these additional supplies at Folsom Lake. The District is also underway with a phased expansion of the El Dorado Hills Water Treatment Plant that will increase water supply availability for the District. At this time, however, the District cannot estimate when this new water supply will be available to projects that don't already have a contractual commitment with the District for water service. Your project as proposed on this date would require 59 equivalent dwelling units (EDUs) of water supply. Your parcel currently does not have a commitment to serve. Please refer to the District's annual Water Resources and Service Reliability Report for additional information on water supply availability in El Dorado Hills.

Water Facilities

The Salmon Falls Tank and an 18-inch water line are located in the northern portion of this project. An 8-inch water line is located south of the property to be developed in Alta Vista Court. The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 1750 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. In order to provide

Letter No.: FIL0209-006
To: Chris Labarbera



February 26, 2009
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this fire flow and receive service, it will be necessary for you to build a new booster pump station near the tank site. This booster pump station will need to provide both domestic flows and fire flow. The hydraulic grade line for the Salmon Falls and 18-inch water line is 800 feet above mean sea level at static conditions and should be used in the FPR 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. The 8-inch water line in Alta Vista court can only deliver a maximum fire flow of 1000 GPM at 20-psi residual pressure. The hydraulic grade line for this water line is 886 feet above mean sea level at static conditions and 816 feet above mean sea level during fire flow and maximum day demands. Any proposed connection to this water line will need to be analyzed in the FPR.

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

Letter No.: FIL0209-006
To: Chris Labarbera



February 26, 2009
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Annexation

The applicant is charged for all costs associated with the annexation proposal. A preliminary cost benefit analysis has been completed and will need to be finalized during the annexation process. This project as currently defined **will not** have a negative financial impact on the District. If you decide to proceed with the annexation, please contact Development Services regarding the annexation process.

Summary

Service to this proposed development is contingent upon the following:

- ◆ Annexation
- ◆ The availability of uncommitted water supplies at the time service is requested
- ◆ 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 Marc Mackay at (530) 642-4135.

Sincerely,

Brian L. Cooper, P.E.
Senior Engineer
Water/Hydro Engineering Division

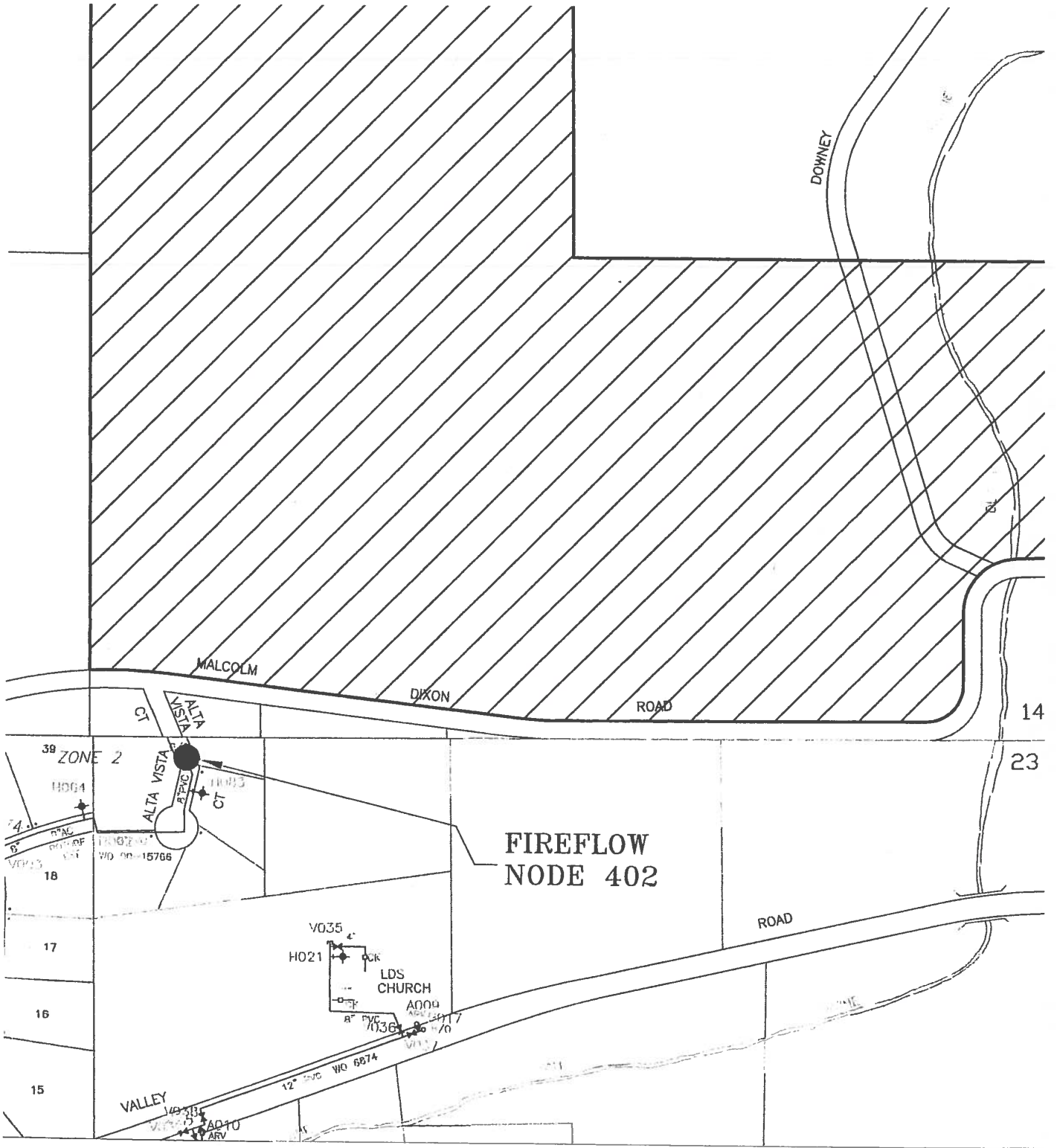
BC/MM:sk

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

Kaycie Edwards, G.C. Wallace of California, Inc.,
2150 River Plaza Drive, Suite 100, Sacramento, CA 95833

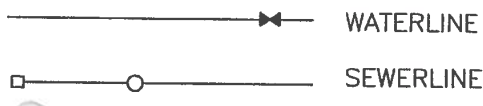
Roger Trout, Director- El Dorado County Development Services Department,
2850 Fairlane Court, Placerville, CA 95667



1/8" = 350'

System Map

WARNING: For schematic purposes only.
 Exact pipe location must be



DATE: January 29,
 Diamante Estat
 APN: 126-100-
 SYS. No.: 61: