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El Dorado Irrigation District

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General Counsel

In Reply Refer To: FIL0909-032

September 22, 2009

Doug Scalzi
SAC Commercial
406 Sutter Street
Folsom, CA 95630

Subject: Facility Improvement Letter (FIL), Clarksville Professional Business Park -
Annexation Assessor's Parcel No. 121-280-03 (Outside)

Dear Mr. Scalzi:

This letter is in response to your request dated June 12, 2009. 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 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 10-lot commercial business park on 9.52 acres. Water and sewer service, recycled 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 28 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.



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Water Facilities

An 18-inch water line is located in White Rock Road. The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 2875 GPM for a two-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow, however due to the elevation of the property low pressure could be a problem. The FPR should include a detailed hydraulic analysis addressing any low pressure concerns. Significant system improvements may be required to deliver the 2875 GPM fire flow. In order to receive service, you must construct a water line extension connecting to the 18-inch water line located in White Rock Road. The hydraulic grade line (HGL) for the existing water distribution facilities is 835 feet above mean sea level at static conditions and 821 feet above mean sea level during fire flow and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Recycled Water Facilities

Recycled water is not available for your project at this time. Due to supply and infrastructure constraints, the District's practice is to limit recycled water service to defined geographic areas. The areas that can receive recycled water service are defined in the most recent version of the District's Recycled Water Master Plan. The project property is not within the defined recycled water service area. The District is currently pursuing the design and construction of seasonal storage to increase the supply of recycled water. Service could be requested in the future if this new supply becomes available.

Sewer Facilities

There is a 21-inch sewer line located at the intersection of White Rock Road and Joerger Cut Off. This sewer line has adequate capacity at this time. In order to receive service from this line, an extension of facilities of adequate size must be constructed.

Facility Plan Report

An FPR will be required for this project. The FPR shall address the expansion of the water, recycled water and sewer 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 are 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.

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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.

Annexation

The applicant is charged for all costs associated with the annexation proposal. A preliminary cost benefit analysis has been completed. This project as currently defined **will not** have a negative financial impact on the District. Please contact Kim Nethercott at (530) 642-4037 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

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- 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,

EL DORADO IRRIGATION DISTRICT

A handwritten signature in black ink that reads 'Elizabeth D. Wells'.

Elizabeth D. Wells, P.E.
Engineering Manager
Waste/Recycled Water Engineering Division

EW/MM:bp

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

Robert F. Eynck
RFE Engineering Inc.,
8680 Greenback Lane, Suite 107, Orangevale, CA 95662

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

Lori Grace, Development Services
El Dorado Irrigation District