



MAR 28 2005

Agenda Item #5
Attachment E
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El Dorado Irrigation District

In Reply Refer To: FIL0305-145

March 25, 2005

Kirk Bone
Marble Valley LLC
4525 Serrano Parkway
El Dorado Hills, CA 95762

Subject: Facility Improvement Letter, Marble Valley Annexation
Assessor's Parcel No. 108-010-44, 108-580-01, 108-020-12, 13, 14 &15 (Outside)

Dear Mr. Bone:

This letter is in response to your request dated January 12, 2005 and is written pursuant to Regulation No. 22, Service Procurement. This regulation states the procedure agreed upon between the 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 an FPR for your project has 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 is a 398 residential lot subdivision on 2338 acres, which also includes a clubhouse, an elementary school, a cultural arts center, an active use park, and a fire station. 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.

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, 2004, there were 1966 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require approximately 220 EDUs of potable water supply.

Water Facilities

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

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To: Kirk Bone



this fire flow and receive service, you must construct a water line extension from the existing 24-inch water line in Bass Lake Road. You must also create a water line loop to the existing 8-inch water line in Flying C Road. The hydraulic grade line for the existing water distribution facilities is 1474 feet above mean sea level at static conditions and 1460 feet above mean sea level during fire flow and maximum day demands.

Recycled Water Facilities

The District's Regulation 31 requires this project to utilize recycled water for landscape irrigation. The current recycled water system does not have the capacity to meet the demands of the proposed project. An additional storage tank and associated transmission lines will be required for the proposed development. New storage facilities will have to be addressed in the FPR.

The District is currently pursuing the design and construction of additional seasonal storage to increase the supply of recycled water. In the interim, per Regulation 31, the District will utilize potable water supplies to meet deficiencies in recycled water supplies, as needed. The amount of potable water that is transferred each year is documented in the "El Dorado Irrigation District Water Resources & Service Reliability Report".

The following items must be provided to and/or approved by the District before delivery of recycled water:

1. Non-Residential Sites:
 - a. A User Reclamation Plan (URP) prepared in accordance with the Recycled Water On-site Design and Construction Standards, and
 - b. On-site recycled water plans submitted with improvement plans.
2. Residential Sites:
 - a. An Engineer's Report as described in California Code of Regulations, Title 22. The District will work with the developer in obtaining State of California, Department of Health Services (DOHS) approval of the Engineer's Report, and
 - b. On-site recycled water landscape plans submitted for each individual home lot or, standard plans to be used with production homes.

The Engineer's Report and/or User Reclamation Plan will need to be approved by DOHS before the District approves the project development plans. All costs for these studies, plans, and reports will be borne by the applicant.

Sewer Facilities

There is a 36-inch sewer line to the east of the project location that runs parallel to Deer Creek. 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. Sewer lift stations will be required and these improvements shall be addressed in the FPR.

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Facility Plan Report

In accordance with District Regulation No. 22, Service Procurement, a Facility Plan Report (FPR) will be required for this project. The FPR shall address the expansion of the water wastewater, and recycled water facilities and the specific fire flow requirements for all phases of the project. Marble Valley LLC and District staff are currently negotiating other conditions of service that are not discussed in this FIL. As appropriate, these conditions should be addressed in the FPR. 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 Service 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, recycled water 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, wastewater, and recycled water 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

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with the deposit. You will find a copy of the annexation process enclosed for your review. Lori Grace can answer questions regarding the annexation process. Her number is (530) 642-4139.

Summary

Service to this proposed development is contingent upon the following:

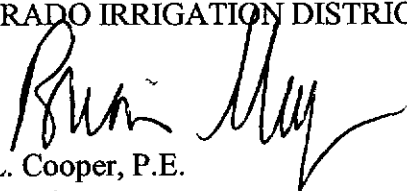
- ◆ Annexation
- ◆ The future availability of water supply,
- ◆ Approval of the County's environmental document by the District (if requested),
- ◆ Approval of a Facility Plan Report by the District,
- ◆ Approval of an extension of facilities application by the District,
- ◆ Approval of facility improvement plans by the District (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:map

Enclosures: System Map
Annexation Process Handout
Annexation Application
FPR Guidelines and transmittal

c: Fred H. Russell, Fire Marshall, El Dorado Hills Fire Department
990 Lassen Lane, El Dorado Hills, CA 95762



El Dorado Irrigation District

In Reply Refer To: FIL0305-148

March 28, 2005

Clayo Arnold
4160 Marble Ridge Road
El Dorado Hills, CA 95762

Subject: Facility Improvement Letter, Marble Ridge Annexation
Assessor's Parcel No. 108-140-01,02,03,04,11,12,13,14,16,17,19,20,21,22,26,27,28
& 29, 108-020-04,05,06,07,08,09,10 & 11 and 108-010-05 & 41 (Outside)

Dear Mr. Arnold:

This letter is in response to your request dated January 12, 2005 and is written pursuant to Regulation No. 22, Service Procurement. This regulation states the procedure agreed upon between the 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 has 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 is for 29 ten-acre parcels. Water 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.

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, 2004, there were 1966 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 28 EDUs of water supply.

Water Facilities

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

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To: Clayeo Arnold



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provide this fire flow and receive service, you must construct a water line extension from the existing 24-inch water line in Bass Lake Road, or wait and connect to the new water line that will be built to serve the Marble Valley subdivision. The hydraulic grade line for the existing water distribution facilities is 1474 feet above mean sea level at static conditions and 1460 feet above mean sea level during fire flow and maximum day demands.

Recycled Water Facilities

The District's Regulation 31 requires this project to utilize recycled water for landscape irrigation. The current recycled water system does not have the capacity to meet the demands of the proposed project. An additional storage tank and associated transmission lines will be evaluated in the Marble Valley Facility Plan Report.

The District is currently pursuing the design and construction of additional seasonal storage to increase the supply of recycled water. In the interim, per Regulation 31, the District will utilize potable water supplies to meet deficiencies in recycled water supplies, as needed. The amount of potable water that is transferred each year is documented in the "El Dorado Irrigation District Water Resources & Service Reliability Report".

The following items must be provided to and/or approved by the District before delivery of recycled water:

1. Non-Residential Sites:

- a. A User Reclamation Plan (URP) prepared in accordance with the Recycled Water On-site Design and Construction Standards, and
- b. On-site recycled water plans submitted with improvement plans.

2. Residential Sites:

- a. An Engineer's Report as described in California Code of Regulations, Title 22. The District will work with the developer in obtaining State of California, Department of Health Services (DOHS) approval of the Engineer's Report, and
- b. On-site recycled water landscape plans submitted for each individual home lot or, standard plans to be used with production homes.

The Engineer's Report and/or User Reclamation Plan will need to be approved by DOHS before the District approves the project development plans. All costs for these studies, plans, and reports will be borne by the applicant.

Easement Requirements

Proposed water lines, sewer lines, recycled water 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

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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 recycled water 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. You will find a copy of the annexation process enclosed for your review. Lori Grace can answer questions regarding the annexation process. Her number is (530) 642-4139.

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

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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

A handwritten signature in black ink, appearing to read "Brian L. Cooper".

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

BC:map

Enclosures: System Map
Annexation Process Handout
Annexation Application

c: Fred H. Russell, Fire Marshall, El Dorado Hills Fire Department
990 Lassen Lane, El Dorado Hills, CA 95762