

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

Thomas D. Cumpston  
*Interim General Manager/  
General Counsel*

In Reply Refer To: FIL0609-024

June 4, 2009

Amar Ghori  
657 Lakecrest Drive  
El Dorado Hills, CA 95762

**Subject: Facility Improvement Letter (FIL), Ghori Property Parcel Split -Annexation  
Assessor's Parcel No.(s) 102-210-12, 102-220-13 (Outside)**

Dear Mr. Ghori :

This letter is in response to your request dated April 2, 2009. This letter is valid for a period of two years. If facility improvement plans for your project have 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*.

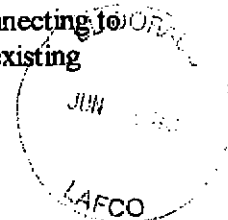
This project is a 29-lot residential subdivision on 90 acres. Water service and fire hydrants are requested. The property is **not** within the District boundary and will require annexation before service can be obtained. This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

### **Water Supply**

In terms of water supply, as of January 1, 2007, there were 2426 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 34 EDUs of water supply.

### **Water Facilities**

A 12-inch water line exists in Green Valley Road approximately 900 feet southeast of your parcel. The Rescue Fire Protection District has determined that the minimum fire flow for this project is 2000 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. In order to provide this fire flow and receive service, you must construct a water line extension connecting to the existing 12-inch water line in Green Valley Road. The hydraulic grade line for the existing



Letter No.: FIL0609-024  
To: Amar Ghori



June 4, 2009  
Page 2 of 3

water distribution facilities is 1488 feet above mean sea level at static conditions and 1451 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.

### **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 wastewater 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:



Letter No.: FIL0609-024  
To: Amar Ghori



June 4, 2009  
Page 3 of 3

- ◆ 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 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,

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

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

EW/MM:kl

Enclosure: System Map

cc: with enclosure:

Guy M. Delaney, Captain, Rescue Fire Protection District,  
P.O. Box 201, Rescue, CA 95672

Jose C. Henriquez, Executive Officer – El Dorado LAFCO  
550 Main Street, Suite E, Placerville, CA 95667

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

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

Lori Grace, Development Services, El Dorado Irrigation District

