



El Dorado Irrigation District

Letter No.: EEO2016-1369

November 8, 2016

VIA FIRST-CLASS MAIL

Dennis Moresco
Midland Pacific
7305 Morro Road, Suite 207
Atascadero, CA 93422

Subject: Facility Improvement Letter (FIL), Rancho Tierra Estates-**REVISION**
Assessor's Parcel No. 116-040-22, 24, 25, 26, 27, 28, 31, and 33 (Cameron Park)

Dear Mr. Moresco:

This letter is in response to your request dated October 28, 2016 and is valid for a period of three years. If a Facility Plan Report (FPR) for your project is not submitted to El Dorado Irrigation District (EID or District) within three 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*.

This proposed project is an 86-lot subdivision on 37.8 acres. Water service, sewer service and fire hydrants are requested. The property is within the District boundary.

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

As of January 1, 2016, there were 12,537 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 98 EDUs of water supply.

Water Facilities

A 12-inch water line exists in Woodleigh Lane and an 8-inch water line is located in Rancho Tierra Court (see enclosed System Map). The Cameron Park Fire Department has determined that the minimum fire flow for single family dwellings less than 3,600 square feet is 1,000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure; homes larger than 3,600 square feet will require 1,500 GPM. 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 looped water line extension connecting to the water lines previously identified. The hydraulic grade line for the existing water distribution facilities is 1,570 feet above mean sea level at static conditions and 1,510 feet above mean sea level during fire flow and maximum demands (1,500 GPM). The 8-inch water line located in Great Heron Drive is

served by a lower pressure zone than the previously identified facilities and does not appear to be usable for this project.

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

Sewer Facilities

There is an 8-inch sewer line stub located east of the proposed project located near Great Heron Drive. 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. The 6-inch sewer line located along the southern parcel boundary does not have capacity available to serve this project. The Tentative Map for the project shall be designed to provide for access to that existing sewer line. Your project as proposed on this date would require 86 EDUs of sewer service.

Facility Plan Report

A Facility Plan Report (FPR) will be required for this project. The FPR shall address the expansion of the 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 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 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 generally does not 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 on-site District facilities that will remain in place after the development of this property must also have an easement granted to the District. See the discussion above regarding the existing 6-inch line along the southern boundary of the project.

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.

Summary

Service to this proposed development is contingent upon the following:

- 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;
- Executed grant documents for all required easements;
- 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; and
- 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. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact me at (530) 642-4054.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Brink', is written over a horizontal line.

Michael J. Brink, P.E.
Supervising Civil Engineer

MB/MM:at

Enclosures: System Map, FPR Guidelines and transmittal

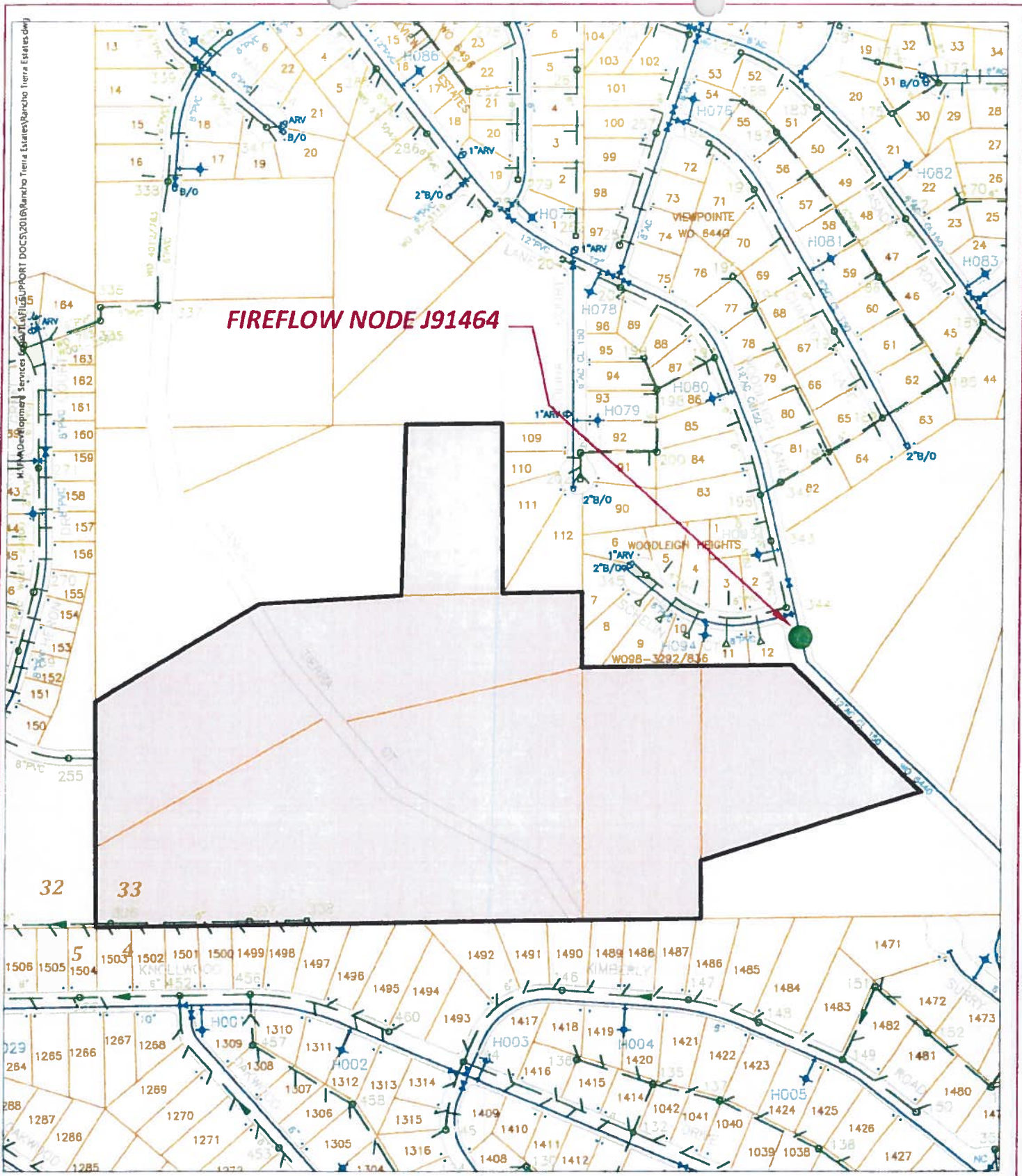


cc w/ System Map:

Roger Trout, Director
El Dorado County Development Services Department
Via email - roger.trout@edcgov.us

Michael Smith – Battalion Chief/ Fire Marshal
Cameron Park Fire Department
Via email – mike.smith@fire.ca.gov

Brian Allen, PE
CTA Engineering & Surveying
Via email – ballen@ctaes.net



FIREFLOW NODE J91464

**El Dorado Irrigation District
System Map**

DATE: November 8, 2016

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

Rancho Tierra Estates—Revision



Scale: 1" = 350'

- WATERLINE
- SEWERLINE

APN: 116-040-22,24,25,26,27,28,31,33