



El Dorado Irrigation District

Letter No.: EEO2017-0401

March 21, 2017

VIA FIRST-CLASS MAIL

Sergei Oleshko
Core Care Foundation
8863 Greenback Lane, Ste 324
Orangevale, CA 95662

Subject: Facility Improvement Letter (FIL), Diamond Springs Village Apartments
Assessor's Parcel No. 051-461-59 (Diamond Springs)

Dear Mr. Oleshko:

This letter is in response to your request dated February 13, 2017 and is valid for a period of three years. If facility improvement plans for your project are 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 81-unit multifamily apartment complex on 10.7 acres. Water service, sewer service, private fire 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 approximately 60 EDUs of water supply.

Water Facilities

An 8-inch water line exists in Black Rice Road and 8-inch water lines are also located on the parcel to be developed (see enclosed System Map). The Diamond Springs/El Dorado Fire Protection District has determined that the minimum fire flow for this project is 1,500 GPM for a 2-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 previously identified water facilities. The hydraulic grade line for the existing water distribution facilities is 2,080 feet above mean sea level at static conditions and 2,029 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.

Sewer Facilities

There is a 6-inch sewer line traversing the property to be developed. 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. Your project as proposed on this date would require approximately 56 EDUs of sewer service.

Easement Requirements

Proposed and existing 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 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 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);
- 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 onsite and offsite proposed water and sewer facilities.
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

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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 Marc Mackay at (530) 642-4135.

Sincerely,

A handwritten signature in blue 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

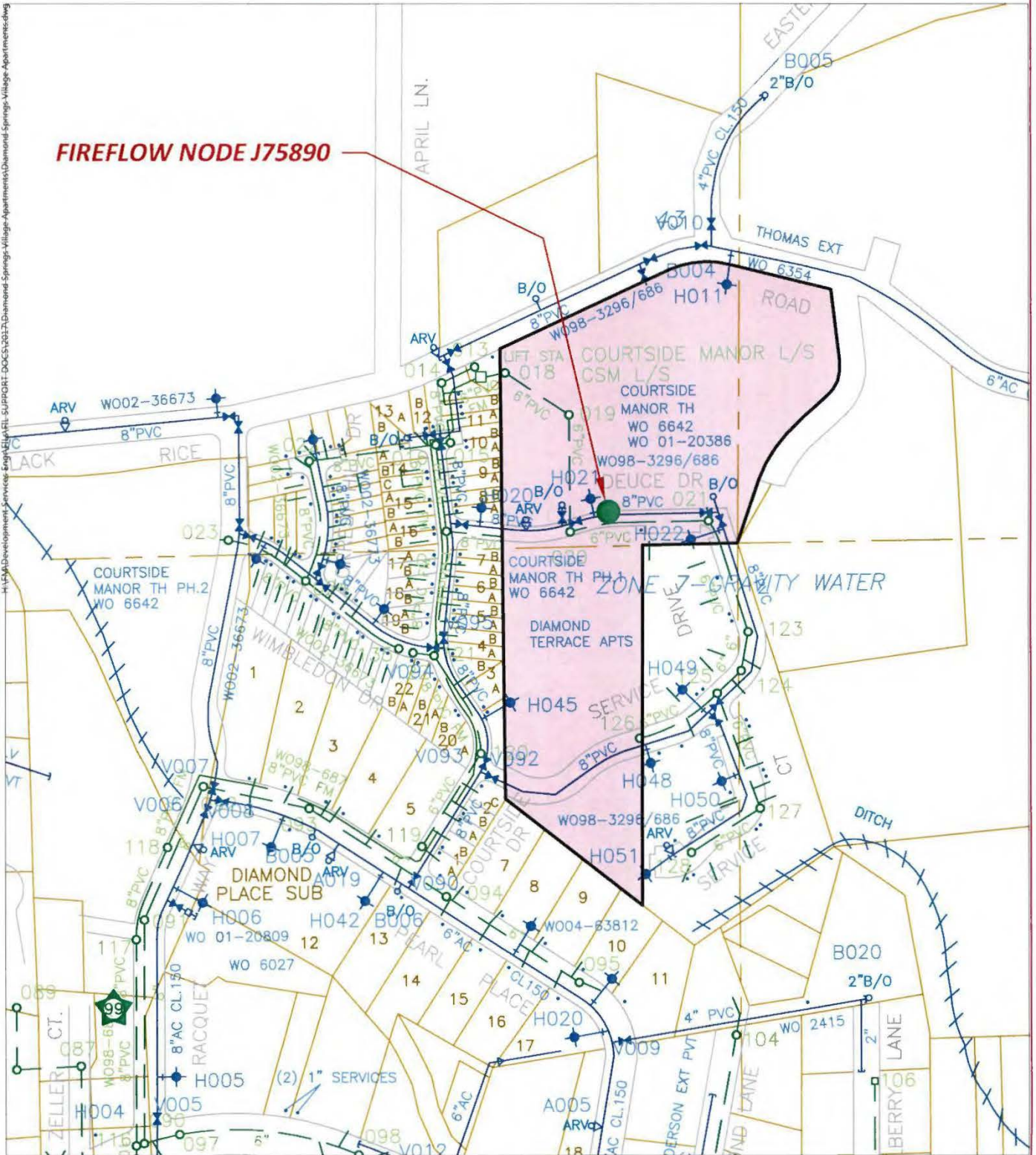
cc w/ System Map:

Kenneth Earle -- Deputy Chief / Fire Marshal
Diamond Springs / El Dorado Fire Department
Via email - kearle@diamondfire.org

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

H:\PM\Development\Services\Engineering\UTIL SUPPORT\DOCS\2017\Diamond Springs-Village-Apartments-Diamond-Springs-Village-Apartments.dwg

FIREFLOW NODE J75890



El Dorado Irrigation District
System Map

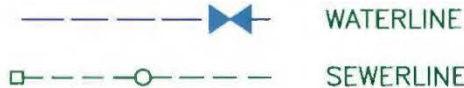
DATE: March 20, 2017

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

Diamond Springs Village Apartments



Scale: 1" = 250'



APN: 051-461-59

SYS. No.: 121-3