

**Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT W
EID FACILITIES IMPROVEMENT LETTER**



El Dorado Irrigation District

Letter No.: DS0219-026

February 13, 2019

VIA E-MAIL

Vinal Perkins
Arrowest Properties, Inc.
4020 Sierra College Boulevard, Suite 200
Rocklin, CA 95677
Email: vinal@perkinsgroup.biz

Subject: Facility Improvement Letter (FIL), Montano Venture 2- **Revision**
Assessor's Parcel No.: 118-010-12 (El Dorado Hills)
EDC Project No: PD15-0004/P15-0006/Z15-0002

Dear Mr. Perkins:

This letter revises the previous Facility Improvement Letter dated January 27, 2017 to reflect a change in the fire flow requirements and is valid for a period of one year. A Facility Plan Report (FPR) is currently under review at El Dorado Irrigation District (EID or District).

Design drawings for your proposed project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This proposed project is a 12-lot commercial subdivision on 16.8 acres. Water service, sewer service, recycled water, 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, 2017, there were approximately 15,591 equivalent dwelling units (EDUs) of water supply available in the El Dorado Hills Water Supply Region. Your project as proposed on this date would require 43 EDUs of water supply.

Water Facilities

There are two 10-inch water lines stubbed out near the northern project boundary. A 12-inch water line is also stubbed out from Latrobe Road (see enclosed System Map). The El Dorado Hills Fire Department has determined that the largest minimum fire flow for this project is 2,500 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 looped water line extension connecting to all of the previously identified water facilities. The hydraulic grade line for the existing water distribution facilities is 820 feet above mean sea level at static conditions and 799 feet above mean sea level during fire flow and maximum day demands.

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

Recycled Water Facilities

There is an existing 4-inch recycled water line located in White Rock Road and a 6-inch recycled water line located near the southern project boundary in Monte Verde Drive. The 4-inch recycled water line in White Rock Road does not have capacity for any additional services. The 6-inch recycled water line located in Monte Verde Drive has available capacity, but may not be able to serve the two 1.5-inch recycled water meters requested for this project. The District will need to evaluate the meter sizes requested for this project at the time of improvement plan submittal. The 6-inch recycled water line has a static hydraulic grade line of 720 feet above mean sea level and an operating hydraulic grade line of 650 feet above mean sea level.

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; 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 revised and approved 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 an 8-inch sewer line located near the northern project boundary. There is also a 10-inch sewer line located near the southern project boundary in Golden Foothill Parkway. These sewer lines have adequate capacity at this time. The District would prefer a gravity sewer connection to the 10-inch sewer line in Golden Foothill Parkway over a pumped connection to the 8-inch sewer line that has been stubbed out from previous phases of this project. In order to connect to the 8-inch sewer line a new private full sewage lift station would be required to serve all parcels within this project and the proposed parcel map is not configured in such a manner that would facilitate this option. Your project as proposed on this date would require 35 EDUs of sewer service.

Facility Plan Report

An 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.

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Two copies of the FPR will be required along with a \$3,000.00 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 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 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 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;
- Approval of an extension of facilities application by the District;
- Executed grant documents for all required easements;
- 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.

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

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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".

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

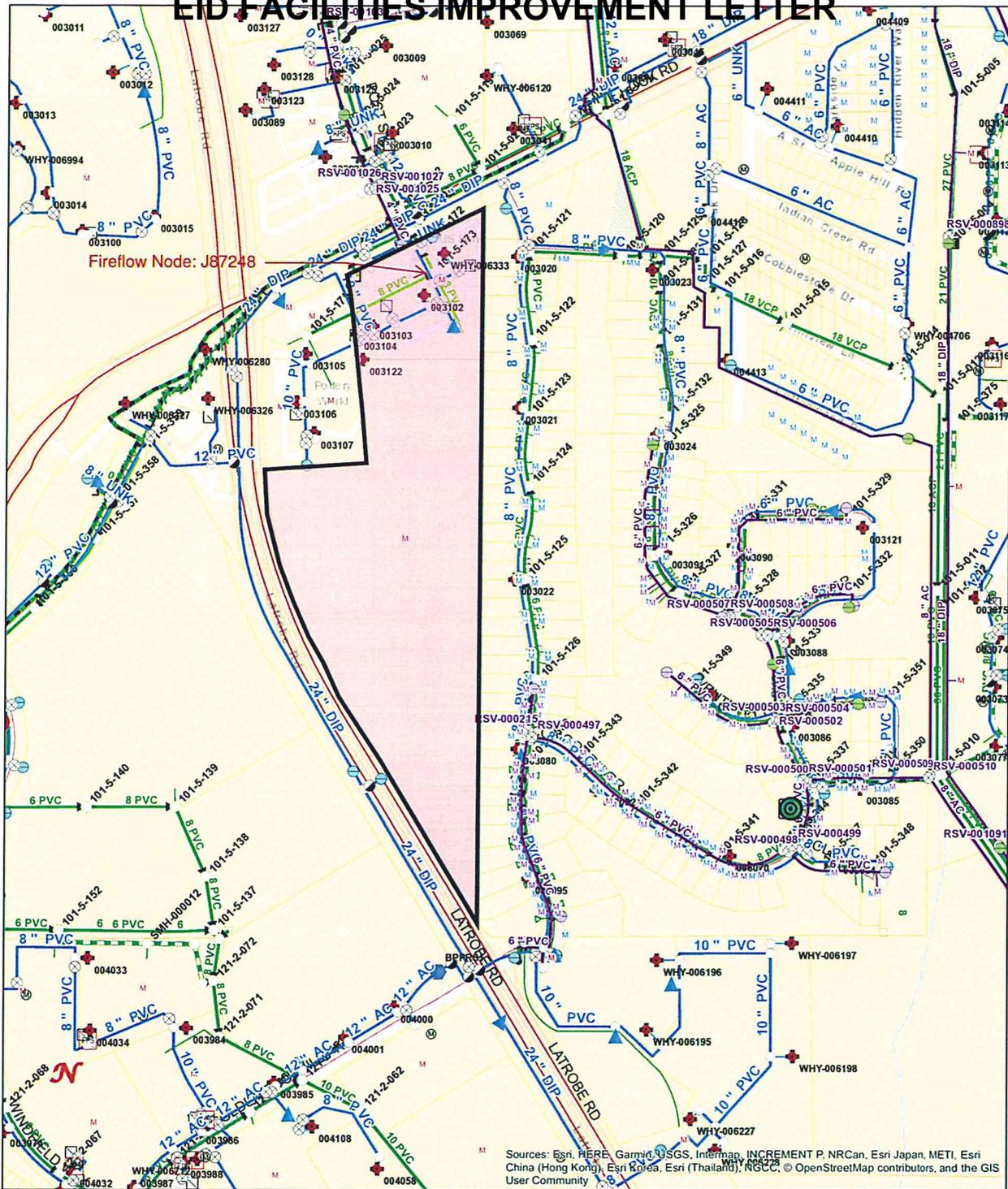
MB/MM:gp

Enclosures: System Map
cc w/ System Map:

Marshall Cox – Fire Marshal
El Dorado Hills Fire Department
Via email - mcox@edhfire.com

Tiffany Schmid, Director
El Dorado County Development Services Department
Via email – tiffany.schmid@edcgov.us

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Author: ED
 1/28/2019 9:09:45 AM
 WARNING: No accuracy of map implied until field checked by EID. Exact pipe locations must be field verified.



Scale: NTS

Date: February 13, 2019

Project: Montano Venture 2 - Revision

APN: 118-010-12

MITIGATION MEASURES AGREEMENT

Mitigation Measures Agreement

Project: Z15-0002/PD15-0004/P15-0006/CUP S17-0015

(Montano De El Dorado Phase I and II Master Plan, State Clearinghouse No. 2017072027)

As the applicant, owner, or their legal agent, I hereby agree to incorporate all required mitigation measures, as identified in the related Mitigation Monitoring and Reporting Program (MMRP), which are necessary in order to avoid or reduce potentially significant environmental effects that would occur as a result of project implementation.

I understand that by agreeing to incorporate the identified mitigation measures, all potentially adverse environmental impacts will be reduced to an acceptable level as explained in the CEQA Findings prepared for the Project.

I understand the required mitigation measures incorporated into the project will be subject to the El Dorado County Mitigation Monitoring and Reporting Program adopted in conjunction with the Final Environmental Impact Report.

This agreement shall be binding on the applicant/property owner and on any successors or assigns in interest.

IN WITNESS WHEREOF, the Planning Director or his assign, representing the County of El Dorado, and the applicant/owner or his legal agent have executed this agreement on this 21st day of

January, 2011.

El Dorado County Planning Division

Signature of Applicant/Owner/Agent:

By: Tom Purciel

[Signature]

Tom Purciel - Associate Planner

Print name and title above

Print name and address below:

Vincent Perkins
1000 White Rock Rd, Box 700
El Dorado Hills, CA 95762