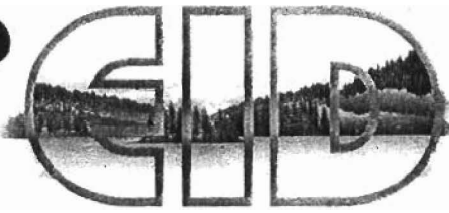


Bill George - President
Division 3
George W. Osborne
Vice President
Division 1



Ane D. Deister
General Manager

Thomas D. Cumpston
General Counsel

El Dorado Irrigation District

In Reply Refer To: FIL0207-136

February 9, 2007

Danielle Buda
1 Azul Drive
Santa Fe, NM 87508

07 JUL 17 PM 2:54
RECEIVED
PLANNING DEPARTMENT

Subject: Facility Improvement Letter, Buda Parcel Re-Zone
Assessor's Parcel No(s). 325-220-14, 36, 37, 55, 56, 58 (Placerville)

Dear Ms. Buda:

This letter is in response to your request dated December 5, 2006. This letter is valid for a period of two years. If a Facility Plan Report (FPR) for your project has not been submitted to the District within two 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 project is a 200-Unit Condominium development on 10 acres. Water service, sewer service, and fire hydrants are requested. The property is within the District boundary.

Water Supply

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, 2006, there were 2285 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 145 additional EDUs of water supply.

Water Facilities

A 10-inch water line is located in the western portion of the property to be developed. A 6-inch water line is located in Suncrest Drive and also in the western portion of your property. The Diamond Springs/El Dorado Fire Protection District has determined that the minimum fire flow for this project is 1500 GPM for a two-hour duration while maintaining a 20-psi residual pressure. In order to provide this fire flow and receive service, you must construct a water line extension from the 10-inch water line. The hydraulic grade line for the existing water distribution facilities is 1860 feet above mean sea level at static conditions and 1801 feet above mean sea level during

Submitted by J. Appel

at Board Hearing of 10-7-08

96

Z 07 0036

John R. Fraser - Division 2 • George A. Wheeler - Division 4 • Harry J. Norris - Division 5
2800 Macomber Road, Placerville, CA 95667 • (925) 892-4513

mean sea level during fire flow and maximum day demands.

Sewer Facilities

There is a 6-inch sewer force main line located at the intersection of Missouri Flat Road and El Dorado Road. This force main pumps into the Town Center sewer lift station located near the intersection of El Dorado Road and Sundance Trail. The Town Center sewer lift station does not have adequate capacity to serve your project and will need to be replaced. The FPR shall address in detail the replacement of the existing sewer lift station. In order to receive service from the 6-inch force main a private full sewage lift station must be constructed.

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 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

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:

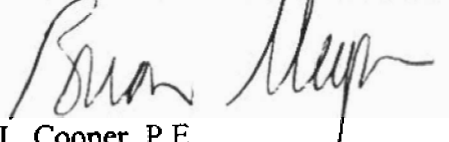
- ◆ The future availability of water supply
- ◆ Approval of the County's environmental document by the District (if requested)
- ◆ Approval of a Facility Plan Report by the District
- ◆ Approval of an extension of facilities application by the District
- ◆ Approval of facility improvement plans by the District
- ◆ 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 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) 642-4019.

Sincerely,

EL DORADO IRRIGATION DISTRICT



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

BC:ph

Enclosures: System Map
FPR Guidelines and transmittal

cc: Erik Peterson, Assistant Fire Chief – Fire Marshal, Diamond Springs/El Dorado Fire Protection District, P.O. Box 741, Diamond Springs, CA 95619-0741
Robert Offenbecher, Crosstie Solutions, P.O. Box 842, Folsom, CA 95763

Diamond Springs -El Dorado

Fire Protection District

P.O. Box 741
Diamond Springs, CA 95619



(530) 626-3190
Fax (530) 626-3188

October 30, 2006

El Dorado Irrigation District
2890 Mosquito Road
Placerville CA 95667

RE: Fire Flow Requirements for APN 325-22-36,12 & 56
Missouri Flat Rd 3801

To whom it may concern,

The Diamond Springs/El Dorado Fire Protection District has adopted the California Fire Code, which sets the requirements for fire flow. In Appendix III-A the minimum required fire flow in a commercial complex or project is 1,500 gallons per-minute for a duration of two hours at a minimum 20 p.s.i.

Until full set of building plans can be reviewed by Fire District, exact fire flow requirements can not be obtained or determined.

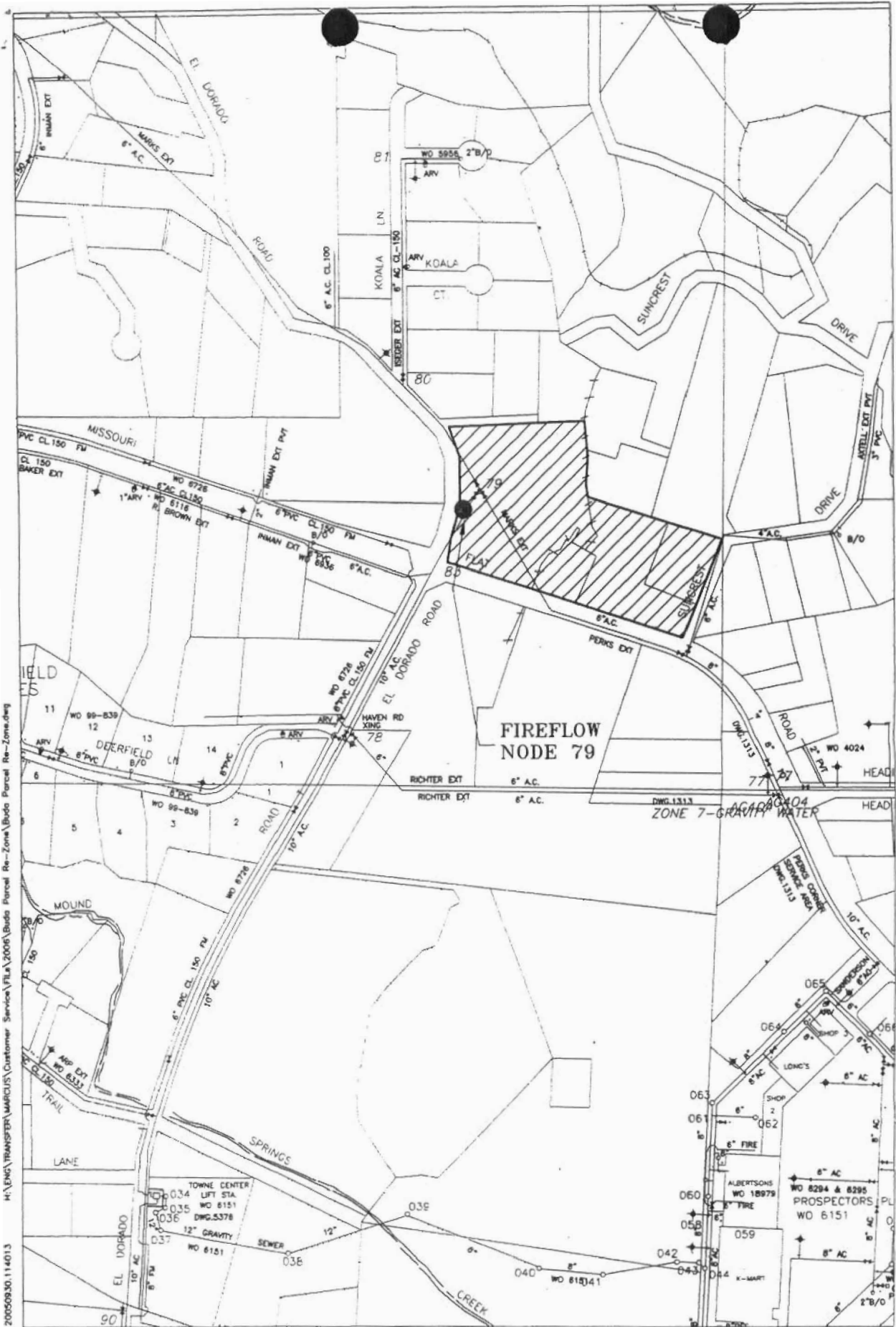
New hydrant(s) may be required when a full set of buildings plans have been reviewed by this District.

If you have any questions regarding this information you can contact me at 626-3190 Monday through Friday 8 a.m. to 5 p.m.

Thank you for your cooperation,

A handwritten signature in black ink, appearing to read 'Erik Peterson', written over a light blue horizontal line.

Erik Peterson, Assistant Fire Chief – Fire Marshal
Diamond Springs/El Dorado
Fire Protection District



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Scale: 1" = 30'

**El Dorado Irrigation District
System Map**

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

WATERLINE
 SEWERLINE

DATE December 27, 2006
Budo Parcel Re-Zone
 APN 325-220-14
 APN 325-220-36,37
 APN 325-220-55,56,58
 SYS No. 65-2