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COPY SENT TO BOARD MEMBERS
FOR THEIR INFORMATION

DATE 5-14-08

file

May 12, 2008

Supervisor Helen Baumann
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

2008 MAY 14 PM 2:12

BOARD OF SUPERVISORS
EL DORADO COUNTY

RE: DiAmico Estates - June 10, 2008 at 2:00 p.m.

Dear Supervisor Baumann;

I am requesting to address your board on the above item and I am asking for your support.

Issue

As a resident of Apple Creek Court in Pollock Pines, I am **not** against the development of the DiAmico Estates, but I do believe it is reasonable for the developers to supply sufficient water for fire suppression without endangering the lives and property of existing residents of the area.

Background

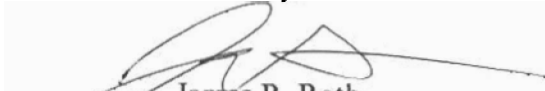
When the subdivision on Apple Creek Court was developed over 25-years ago the developer was required to provide one fire hydrant supplied by a 6-inch main to provide fire suppression to the **eight** homes on Apple Creek Court. This supply of 400 GPM at 20-psi residual pressure is below the present requirements. (See attached letter from EID dated 9/21/2006, page 2)

On May 8, 2008, at the El Dorado County Planning Commission meeting this issue was discussed. Because of the lack of available water for fire suppression provided by the existing 6-inch main installed for Apple Creek Court, the new 28 homes planned in the DiAmico Estates will be required to be supplemented with sprinklers. The commissioners did not address what effect the additional water needs (for fire suppression) would have on the existing homes in the area.

Recommendation

As a resident of Apple Creek Court I believe it would be reasonable for the developers of DiAmico Estates to supply sufficient water for fire suppression. I am recommending that your board mandate the developer to provide the necessary water for fire suppression either by updating the current system or providing a new dedicated system for the development and not add 28 new homes to the existing system.

Sincerely,



James R. Roth



In Reply Refer To: FHL0906-097

September 21, 2006

Cecil Wetsel
P.O. Box 7
Rancho Cordova, CA 95741

Subject: Facility Improvement Letter, Wetsel Property
Assessor's Parcel No. 101-220-02, 03+101-240-45 (Pollock Pines)

Dear Mr. Wetsel:

This letter is in response to your request dated August 16, 2006 and is written pursuant to Regulation No. 22, Service Procurement. This regulation states the procedure agreed upon between the District and the County to indicate water and sewer improvements necessary to support proposed developments. This letter is valid for a period of 2 years. If a Facility Plan Report for your project has not been submitted to the District within 2 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* dated July 1999.

This project is a 28-lot residential subdivision on 48 acres. Water service, sewer service and fire hydrants are requested at this time. The property is within the District boundary.

Water Supply

The District manages its water supply under Regulation No. 2. In the event the District's water supply is depleted, water meters will not be sold. 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 20 EDUs of water supply.

Water Facilities

The El Dorado County Fire Protection District has determined that the minimum fire flow for a single family dwelling larger than 5000 square feet is 2000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. The required fire flow can be reduced to 1000 GPM with the use of fire

**Z 07-0003/PD 07-0002
TM 07-1432**

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To: Cecil Weisel

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sprinkler systems. The existing system can only deliver a 400 GPM fire flow at 20-psi residual pressure. Significant system upgrades would be required to provide even a 1000 GPM fire flow. There are several 6-inch water lines close to the property and a 12-inch water line in Pony Express Trail. The Facility Plan Report will need to evaluate what system improvements will be the most cost effective and provide the required fire flow. Fire protection is not available from the District's ditch that is located along the western and southern property lines. The hydraulic grade line for the existing water distribution facilities is 4040 feet above mean sea level at static conditions and 3907 feet above mean sea level during fire flow and maximum day demands.

Sewer Facilities

There are no District sewer facilities in the project vicinity. The District is not interested in owning or maintaining a common treatment/onsite disposal system. The District already operates and maintains a similar system in the area that has been plagued with costly problems.

Facility Plan Report

In accordance with District Regulation No. 22, Service Procurement, a Facility Plan Report (FPR) will be required for this project. The FPR shall address the required upgrades to the existing system to meet the specific fire flow requirements 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, and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the 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 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.

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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 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 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 (based on July 1999 Design & Construction Standards),
- ◆ Construction by the developer of all onsite and offsite proposed water 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 Rules and Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Rules and Regulations will apply as of the date of a fully executed Extension of Facilities Agreement. As they relate to conditions of and charges for initiation of service and for ongoing water service provided to the customer, District Rules and Regulations will apply as adopted and amended from time-to-time by the District's Board of Directors.

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