



ENGINEERING FACILITY PLAN REPORT (FPR) GUIDELINES

PURPOSE

The District requires the submittal of an engineering Facility Plan Report (FPR) for the extension of District facilities for subdivisions, commercial projects and industrial developments. The purpose of the report is to establish an understanding between the developer and the District on what system improvements the developer must construct prior to receiving service. This will help avoid misunderstandings and costly revisions in the plan review process, and will help the developer determine the costs that will be incurred for water and wastewater service.

For most development projects, the FPR includes a detailed analysis of all proposed water, sewer and recycled water facilities. However, a Master Plan FPR is often appropriate for large, multi-phased developments. Master Plan FPRs focus on major trunk sewers and water transmission facilities and do not include minor subdivision and collection facilities. One or more subsequent detailed FPRs would be required after the overall master plan has been approved.

PROCEDURE

1. The developer's engineer will submit a packet containing a completed EID FPR Transmittal Form (template attached), two copies of a Draft FPR, an additional electronic copy (pdf format) of the report on CD, and the required deposit to an EID Development Services Section representative. For the current FPR deposit amount, please contact Development Services at 530-642-4028 or services@eid.org.

All FPRs must be bound and conform to the outline describe in the FPR CONTENT section of this document. If the project is to be constructed in phases, the number of parcels and the number of EDUs for each phase must be indicated in the FPR.

2. An initial screening for completeness will be conducted by the Development Engineer. If the report is found to be unacceptable because it is not substantially complete, it will be returned to the developer's engineer without a review.
3. Complete FPRs will be reviewed by the Development Engineer **within approximately six weeks** and returned with comments, if necessary. If there are no comments, the Final FPR will be approved and returned to the engineer along with a review letter. The FPR must be approved prior to the first submittal of facility improvement plans for District review. Any re-submittal of an FPR must contain two hardcopies and one .pdf electronic copy of the revised report and also include a copy of the previous review letter(s) in the FPR appendix.
4. After approval of the FPR, the developer's engineer may submit the facility improvement plans for review. If significant changes are required to the improvement plans during the review process, which affect the Final FPR, such changes must be reflected in an addendum to the Final FPR.

Any questions regarding FPRs or facility improvement plan reviews should be directed to the District's Development Engineer.



EXPIRATION

The approved FPR is valid for two years from the date of approval.

FPR CONTENT

The complexity of the report will depend upon the size of the project, the number of phases and the extent of improvements that are required. The report must conform to the following outline, which is based on Section 2 of the District's Water Design and Construction Standards (Design Standards). All FPR's will be bound and, at a *minimum*, include:

Section I – General

- Completed EID FPR Transmittal Form (A hardcopy is attached, and electronic copies are available on request. Please use this form as a master for future transmittals.)
- Cover page containing the project name; the name, address and telephone number of the engineer and owner/developer; the date of submittal and the Assessor's Parcel Number(s)
- Introduction
- Background including:
 - a. Statement of whether or not the property is within the District's service area boundary
 - b. Existing County zoning designation(s)
 - c. Identification of the CEQA document prepared for the project and a statement regarding whether the entire project, including offsite water and/or sewer lines, are addressed
- Project description
- Vicinity map
- Project phasing (if applicable)
- A general project boundary map, showing adjacent developments and their existing or proposed
- EDU's
- Description of adjacent developments impacting or having the potential to impact this project
- Typical street cross section showing all utilities and separations

Section II – Water

- Contour map showing the location and size of all water facilities, including pressure reducing stations and pump stations (if applicable)
- Contour map showing proposed pressure zone boundaries (if applicable)
- Proposed source(s) of water (existing District facilities, individual wells)
- Description of water demands based upon the equivalent dwelling unit (EDU) concept and maximum demand criteria as provided in the Design Standards
- Description of any storage requirements and proposed pressure zones
- Description of pumping and pressure reducing facilities (if applicable)
- Demand table with average day, peak hour, and maximum day demands detailed by junction node

Section III – Sewer

- Proposed sewage treatment location (such as El Dorado Hills WWTP, Deer Creek WWTP, Camino Heights)
- Description of average dry weather flow (ADWF) sewage generation, based upon the equivalent dwelling unit (EDU) concept; and peak wet weather flow (PWWF) sewage generation, based upon criteria as provided in the Design Standards



- Contour map showing all sewer facilities, including the size and slope of sewer mains, the location of sewage lift stations, pumped lots and offsite contributions (if applicable)
- Description of sewage lift station facilities, including capacity and head, and any proposed individual hours pump installations (if applicable)
- Table showing proposed sewer hydraulics, such as capacities, flows, velocities, depth of flow

Section IV – Recycled Water

- Contour map showing the location and size of all reclaim water facilities, including pressure reducing stations and pump stations (if applicable)
- Proposed source(s) of water (such as existing District facilities, irrigation wells)
- Description of reclaimed water demands based upon the equivalent dwelling unit (EDU) concept and maximum demand criteria as provided in the Design Standards
- Descriptions of any reclaimed water storage requirements and proposed pressure zones
- Description of pumping and pressure reducing facilities (if applicable)
- Demand table with average day, peak hour, and maximum day demands detailed by junction node
- Preliminary irrigation plan

Appendix

- Copy of Facility Improvement Letter(s)
- Letter from appropriate Fire Department stating required fire flow and duration for the project
- Copy of the tentative map (if applicable)
- Copy of pertinent calculations and hydraulic modeling analysis
- Water, sewer and recycled water exhibits



FACILITY PLAN REPORT (FPR) TRANSMITTAL FORM

Submittal Requirements: Two (2) copies of Facility Plan Report (FPR) and one (1) electronic copy in pdf format, payment of the applicable deposit (refer to AR 11010-Attachment A), and this completed transmittal form.

Project Name: _____

Contact Person: _____

Address: _____

Telephone Number: _____ FAX Number: _____

1. Assessor's Parcel No(s): _____
2. Location: _____
3. This development will be constructed in _____ phases.
4. The property requires Annexation to EID _____ Yes, _____ No.
5. The total acreage of the development is _____ acres.
6. The number of parcels proposed is _____.
7. The number of water EDU's requested is _____.
8. The number of sewer EDU's requested is _____.
9. The estimated maximum day water demand is _____ gpm and peak hour demand of _____ gpm.
10. The fire flow requirement is _____ gpm for _____ hours duration at _____ psi.
11. Pressure reducing stations are required? _____ Yes, _____ No.
12. The estimated average dry weather sewer flow is _____ gpm.
13. The estimated peak wet weather sewer flow is _____ gpm.
14. Recycled water proposed for irrigation _____ Yes, _____ No. Number of EDU's _____.
15. Estimated maximum day recycled demand is _____ gpm and peak hour demand of _____ gpm.
16. The engineer's cost estimates for all facilities to be built is attached ___ Yes, ___ No.
17. Are any lift stations, pump stations or water tanks proposed? If so provide the following for each:
latitude: _____ longitude: _____ elevation: _____

Exceptions: _____

FPR submitted by:

Final FPR approved by:

Developer's Engineer

EID Development Engineer

RCE # _____

RCE# _____

Date: _____

Date _____