

**PLAN OF SERVICE  
EL DORADO SENIOR VILLAGE APARTMENTS  
(APN's 331-221-035-000; 331-221-036-000)  
ANNEXATION TO THE  
EL DORADO IRRIGATION DISTRICT  
LAFCO Project N 2024-  
XXX-XXXX/ PD14-0010/ TM14-1522 El Dorado County**

Project Name:	El Dorado Senior Village Apartments
Project Assessor Parcel No.:	331-221-035-000; 331-221-036-000
Project Applicant:	Sergei Oleshko
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Telephone:	916-949-8882
Contact Person & Phone	Sergei Oleshko, 916-949-8882

The intent of a Plan of Service (POS) is to describe in detail how a proposed project will be implemented if approved. A POS takes into account the services, capacity, cost and adequacy of services within the service district or County and how those services would be affected by the proposed LAFCO action.

**SECTION I: ENUMERATION OF SERVICES**

Services provided and to be provided to the project are listed below:

SERVICE	CURRENT SERVICE PROVIDER	PROPOSED SERVICE PROVIDER
Waste Water Treatment	None	El Dorado Irrigation District
Water	None	El Dorado Irrigation District

**SECTION II: DISCUSSION OF SERVICES AND CAPACITY AND PROPOSED INFRASTRUCTURE**

This proposed project is a Senior Housing complex on 8.19 acres. Water and sewer services are requested. The property is not within the El Dorado Irrigation District boundary and will require annexation before service can be obtained. The project is within the Sphere of Influence of the El Dorado Irrigation District.

**Water**

The subject property is not located within the El Dorado Irrigation District's service area. The project is located within the EID Sphere of Influence and existing water lines are located in Pleasant Valley Road and Koki Lane.

The Facilities Improvement Letter dated April 12, 2023 for El Dorado Senior Village Apartments indicated that adequate public water is available to serve the project. In order to receive service, the project must construct a water line extension connecting to the surrounding water lines. The project would require annexation into the EID service district prior to receiving public water services. The project would require coordination with LAFCO to initiate annexation proceedings.

The Diamond Springs – El Dorado Fire Protection District determined that the minimum fire flow for the project is 1,500 GPM for two hours duration with 20 psi minimum residual pressure for the apartment and community buildings. This assumes Type V-B construction with all structures fire sprinkled in accordance

with NFPA 13D and Fire Department requirements.

It is expected that this fire flow and potable water service will be served by 2,620 linear feet of new 8" water pipeline connecting with the existing pipelines in the public right of way of Pleasant Valley Road and Koki Lane. See the included Preliminary Utility Plan for depiction of this condition

### **Wastewater**

The subject property is not located within the El Dorado Irrigation District's service area. The project is located within the EID Sphere of Influence and existing sewer lines are located along the Pleasant Valley Road frontage and Koki Lane frontage.

The Facilities Improvement Letter dated April 12, 2023 for El Dorado Senior Village Apartments indicated that connection to the existing 24" sewer main line in Pleasant Valley Road would be required and adequate for service. This sewer line has sufficient capacity to serve the project. In order to receive service, an extension of facilities of adequate size must be constructed onsite. The project would require annexation into the EID service district prior to receiving public sewer services. The project would require coordination with LAFCO to initiate annexation proceedings.

The project is planned to connect to the existing 24" public sewer main in Pleasant Valley Road as shown on the attached Preliminary Utility Plan. The sewer connection is depicted in the preliminary utility plan and would include approximately 1,205 linear feet of new private pipeline for sewer. Proposed subsurface sewer systems are expected to be located onsite and privately maintained as shown on the attached Preliminary Utility Plan.

### **SECTION III: CONDITIONS OF SERVICE**

Specific conditions of approval were included in the El Dorado County project approval for the El Dorado Senior Village Apartments. The project applicant is now in the process of completing these conditions of approval. Approval by EID is anticipated after approval of the LAFCO annexation and the Project would comply with any EID conditions of service.

### **LIST OF ATTACHMENTS**

1. 10.1 - Facility Improvement Letter from EID (FIL – 3956FIL EDC Project No: DE20-0001)
2. 10.2 - Preliminary Utility Plan
3. 10.3 - El Dorado County Conditions of Approval
4. 10.4 - El Dorado County Staff Report reflecting statutory CEQA Exemption (August 27, 2020)
5. 10.5 - Minutes of the Planning Commission reflecting approval of staff recommendation (September 24, 2020)