



Letter No.: DS0226-017

February 12, 2026

VIA EMAIL

Scott Hodson
Pac Trust
15350 SW Sequoia Parkway, Suite 300
Portland, OR 97224
Email: scotth@pactrust.com

Subject: Facility Improvement Letter (FIL), Gateway El Dorado – 4454FIL
Assessor's Parcel No.: 117-210-048, 049, 050 & 060 (El Dorado Hills)
EDC Project No: P22-0009

Dear Mr. Hodson:

This letter is in response to your request dated January 5, 2026 and is valid for a period of three years. A Facility Plan Report (FPR) for the Gateway El Dorado Project (Project) was previously approved on November 6, 2023. The approved FPR was updated via an addendum related to changes in the proposed sewer system design and was approved on August 6, 2025. The District is not requesting a formal update to the FPR at this time. If facility improvement plans for your project are not submitted to El Dorado Irrigation District (EID or District) within three 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*.

The proposed Project consists of a mixed-use development spanning approximately 64.22 acres. The potential uses include Research and Development, Commercial Development, Light Industrial, Multi-family Residential/Commercial Flex as well as Park and Open Space areas. The property is within the District service area boundary. Water Service, sewer service, private fire service and fire hydrants are requested. This letter addresses the location and approximate capacity of existing facilities that may be available to serve your Project but is not a commitment to provide service.

Water Supply

As of January 1, 2025, there were approximately 17,722 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 99.7 EDUs of water supply. A Water Supply Assessment (WSA) is in progress for the Gateway El Dorado Specific Plan and is expected to be finalized soon.

Water Facilities

There are existing 10-inch and 12-inch waterlines located on the project property. An 18-inch and 24-inch water transmission main is located along the eastern project boundary adjacent to Latrobe Road. There are also numerous existing 6-inch, 8-inch, 10-inch and 12-inch waterlines located immediately south of the proposed project area (**Attachment A**). The El Dorado Hills Fire Department has determined that the minimum fire flow for this project will range from 1,500 gallons per minute (GPM) up to 4,000 GPM for a 2 to 4-hour duration while maintaining a 20-psi residual pressure (**Attachment B**). 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 water line extensions connecting to the existing 10-inch and 12-inch waterlines located within the project boundaries. The hydraulic grade line for the existing water distribution facilities is 830 feet above mean sea level at static conditions and 780 feet above mean sea level during fire flow (4,000 GPM) and maximum day demands.

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

Sewer Facilities

There is an 8-inch gravity sewer main located within the southern portion of the parcels to be developed. There is also a section of 4-inch sewer force main located in the northern portion of the project property. The existing onsite sewer facilities were evaluated in the FPR Addendum approved in August 2025 and have adequate capacity to serve the proposed zoning/use changes. The associated downstream sewer facilities, including lift stations located in the El Dorado Hills Business Park and Carson Creek Subdivision, have adequate capacity at this time to serve the proposed project. In order to receive service from the facilities previously identified, an extension of facilities of adequate size must be constructed. Your project as proposed on this date would require 95.7 EDUs of sewer service.

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. During the easement preparation process, the District will require proof of ownership to be demonstrated through grant deed or another appropriate instrument.

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 the Project. You will be required to submit a copy of the County's environmental document to the District for the Project. If the document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. At this time, the Draft Environmental Impact Report (EIR) is being prepared.

Summary

Service to this proposed development is contingent upon the following:

- The availability of water supplies at the time service is requested;
- Approval of the County's environmental document;
- 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 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,

Patrick Kalvass, P.E.
Engineering Manager – Development Services

PK/MM:aw

Attachments:

Attachment A: System Map
Attachment B: Fire Flow Letter

cc w/ Attachments:

El Dorado County Planning and Building Department
Via email – planning@edcgov.us

Chrishana Fields– Fire Marshal
El Dorado Hills Fire Department
Via email - cfields@edhfire.com

Leslie Hobert– Community Risk Reduction Specialist
El Dorado Hills Fire Department
Via email - lhobert@edhfire.com

Edwin Yu
Morton & Pitalo, Inc.
Via email – eyu@mpengr.com



EL DORADO HILLS FIRE DEPARTMENT

"Serving the Communities of El Dorado Hills, Rescue and Latrobe"

December 31, 2025

El Dorado Irrigation District
2890 Mosquito Road
Placerville, CA 95667

Per the request of: Stephanie Lawrence, Morton & Pitalo Inc.

Re: P22-009, Carson Creek R&D Project – APN 117-210-048, 117-210-049, 117-210-050, 117-210-054, 117-210-059, 117-210-060 – Fire Flow Letter – Commercial - Multiple Buildings

Dear EID:

The El Dorado Hills Fire Department (EDHFD) requests on behalf of the project applicant described above that your agency provide a water supply system capable of meeting the required fire flow requirements found in California Fire Code §507.1 (**Required Water Supply**) or notify this agency immediately if this request is not practical. The general fire protection requirements for this project are identified below for your engineering efforts:

1. **Fire Flow:** The potable water system with the purpose of fire protection for this commercial development shall provide a minimum fire flow per building as listed below:
 - a. **Building 1 – 59,100 sf – Type IIIB – 2,625 Gallons Per Minute** with a minimum residual pressure of **20 psi** for a **two-hour** duration. This requirement is based on a structure up to **65,400 square feet** in size, **Type IIIB** construction.
 - b. **Building 2 – 71,500 sf – Type IIIB – 2,875 Gallons Per Minute** with a minimum residual pressure of **20 psi** for a **three-hour** duration. This requirement is based on a structure up to **77,000 square feet** in size, **Type IIIB** construction.
 - c. **Building 3 – 29,900 sf – Type V-B – 2,375 Gallons Per Minute** with a minimum residual pressure of **20 psi** for a **two-hour** duration. This requirement is based on a structure up to **32,600 square feet** in size, **Type V-B** construction.
 - d. **Building 4 – 23,200 sf – Type V-B – 2,000 Gallons Per Minute** with a minimum residual pressure of **20 psi** for a **two-hour** duration. This requirement is based on a structure up to **23,300 square feet** in size, **Type V-B** construction.
 - e. **Building 5 – 15,100 sf – Type V-B – 1,625 Gallons Per Minute** with a minimum residual pressure of **20 psi** for a **two-hour** duration. This requirement is based on a structure up to **15,600 square feet** in size, **Type V-B** construction.
 - f. **Building 6 – 24,400 sf – Type V-B – 2,125 Gallons Per Minute** with a minimum residual pressure of **20 psi** for a **two-hour** duration. This requirement is based on a structure up to **26,300 square feet** in size, **Type V-B** construction.
 - g. **Building 7 – 87,000 sf – Type IIIB – 3,125 Gallons Per Minute** with a minimum residual pressure of

20 psi for a **three-hour** duration. This requirement is based on a structure up to **90,600 square feet** in size, **Type IIIB** construction.

- h. **Building 8 – 76,200 sf – Type IIIB – 2,875 Gallons Per Minute** with a minimum residual pressure of **20 psi** for a **three-hour** duration. This requirement is based on a structure up to **77,000 square feet** in size, **Type IIIB** construction.
- i. **Building 9 – 75,000 sf – Type V-B – 3,750 Gallons Per Minute** with a minimum residual pressure of **20 psi** for a **four-hour** duration. This requirement is based on a structure up to **79,800 square feet** in size, **Type V-B** construction.
- j. **Building 10 – 72,500 sf – Type V-B – 3,625 Gallons Per Minute** with a minimum residual pressure of **20 psi** for a **three-hour** duration. This requirement is based on a structure up to **74,600 square feet** in size, **Type V-B** construction.
- k. **Building 11 – 2,400 sf – Type V-B – 1,500 Gallons Per Minute** with a minimum residual pressure of **20 psi** for a **two-hour** duration. This requirement is based on a structure up to **3,600 square feet** in size, **Type V-B** construction.
- l. **Building 12 – 6,200 sf – Type V-B – 1,500 Gallons Per Minute** with a minimum residual pressure of **20 psi** for a **two-hour** duration. This requirement is based on a structure up to **6,200 square feet** in size, **Type V-B** construction.
- m. **Building 13 – 142,600 sf – Type V-B – 4,000 Gallons Per Minute** with a minimum residual pressure of **20 psi** for a **four-hour** duration. This requirement is based on a structure **85,101 square feet or greater** in size, **Type V-B** construction.

This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.

- 2. **Sprinklers:** All fire-flow numbers listed above require all structures to install fire sprinklers in accordance with NFPA 13 and Fire Department requirements if they are 3,600 square feet or greater in size.
- 3. **Hydrants:** This development shall install Dry Barrel Fire Hydrants that conform to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The minimum number of hydrants required for each building shall be as required by The California Fire Code, Appendix C102.1. The maximum spacing between hydrants in this development shall not exceed **300 feet**. The exact location of each hydrant on private roads and on main county-maintained roadways shall be determined by the Fire Department.
- 4. **Hydrant Visibility:** In order to enhance nighttime visibility, each hydrant shall be painted with **safety white** enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.

Please do not hesitate to contact the Community Risk Reduction Division of the El Dorado Hills Fire Department with any questions relating to this request at 916-933-6623. Thank you.

Sincerely,



Leslie Hobert
Community Risk Community Relations Specialist