



Letter No.: DS0325-056

March 25, 2025

VIA EMAIL

Andrea Howard
Serrano Associates LLC
4525 Serrano Parkway, Suite 100
El Dorado Hills, CA 95762
Email: ahoward@parkerdevco.com

Subject: Facility Improvement Letter (FIL), Serrano Village D1 – Lot D – 4303FIL
Assessor's Parcel No.: 121-040-020, 029, 031 (El Dorado Hills)

Dear Ms. Howard:

This letter is in response to your request dated January 10, 2025 and is valid for a period of three years. If a Facility Plan Report (FPR) for this project has not been 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*.

This proposed project is a 35-lot residential subdivision on approximately 19 acres. Water service, sewer service, and fire hydrants are requested. The property is within the District boundary.

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.

Water Supply

As of January 1, 2022, there were approximately 16,910 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 35 EDUs of water supply.

Water Facilities

There are several water lines located adjacent to the property to be developed. An 8-inch PVC water line stub is located near the northwest project boundary in Wilson Boulevard. There are



also 8-inch PVC water mains located near the northern project boundary in Estero Way and Meadow Wood Court (see enclosed System Map). The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 1,000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow with the following condition. In order to receive service, you must construct a looped water line extension connecting to two of the water lines previously identified (Wilson Boulevard and Meadow Wood Court). The water mains located in Estero Way and Meadow Wood Court operate in a higher pressure zone than the 8-inch water main located in Wilson Boulevard. The FPR will need to analyze the proposed pressure zone boundaries and the location of a normally closed valve that will be utilized to isolate the pressure zones. The hydraulic grade line for the existing water distribution facilities in Estero Way and Meadow Wood Court is 1,170 feet above mean sea level at static conditions and 1,130 feet above mean sea level during fire flow and maximum day demands. An operating hydraulic grade line of 1,150 feet above mean sea level should be used in the FPR analysis. The hydraulic grade line for the existing water distribution facilities in Wilson Boulevard is 960 feet above mean sea level at static conditions and 899 feet above mean sea level during fire flow and maximum day demands. An operating hydraulic grade line of 940 feet above mean sea level should be used in the FPR analysis.

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

Recycled Water Facilities

No recycled water facilities were proposed or evaluated as part of this project.

Sewer Facilities

There are 6-inch and 8-inch gravity sewer lines located near the northern project boundary in Meadow Wood Court and Estero Way, respectively. There is also a 15-inch trunk gravity sewer main located adjacent to the western project boundary, offset to the north of El Dorado Hills Blvd. These sewer mains have adequate capacity available to serve this project. In order to receive service from these lines, an extension of facilities of adequate size must be constructed. Your project as proposed on this date would require 35 EDUs of sewer service.

Facility Plan Report

An 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 \$3,000.00 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 and Development Services 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. 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 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 availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Approval of an extension of facilities application by the District;
- Approval of a Facility Plan Report 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:lv

Enclosures: System Map
FPR Guidelines and transmittal
Fire Flow Letter

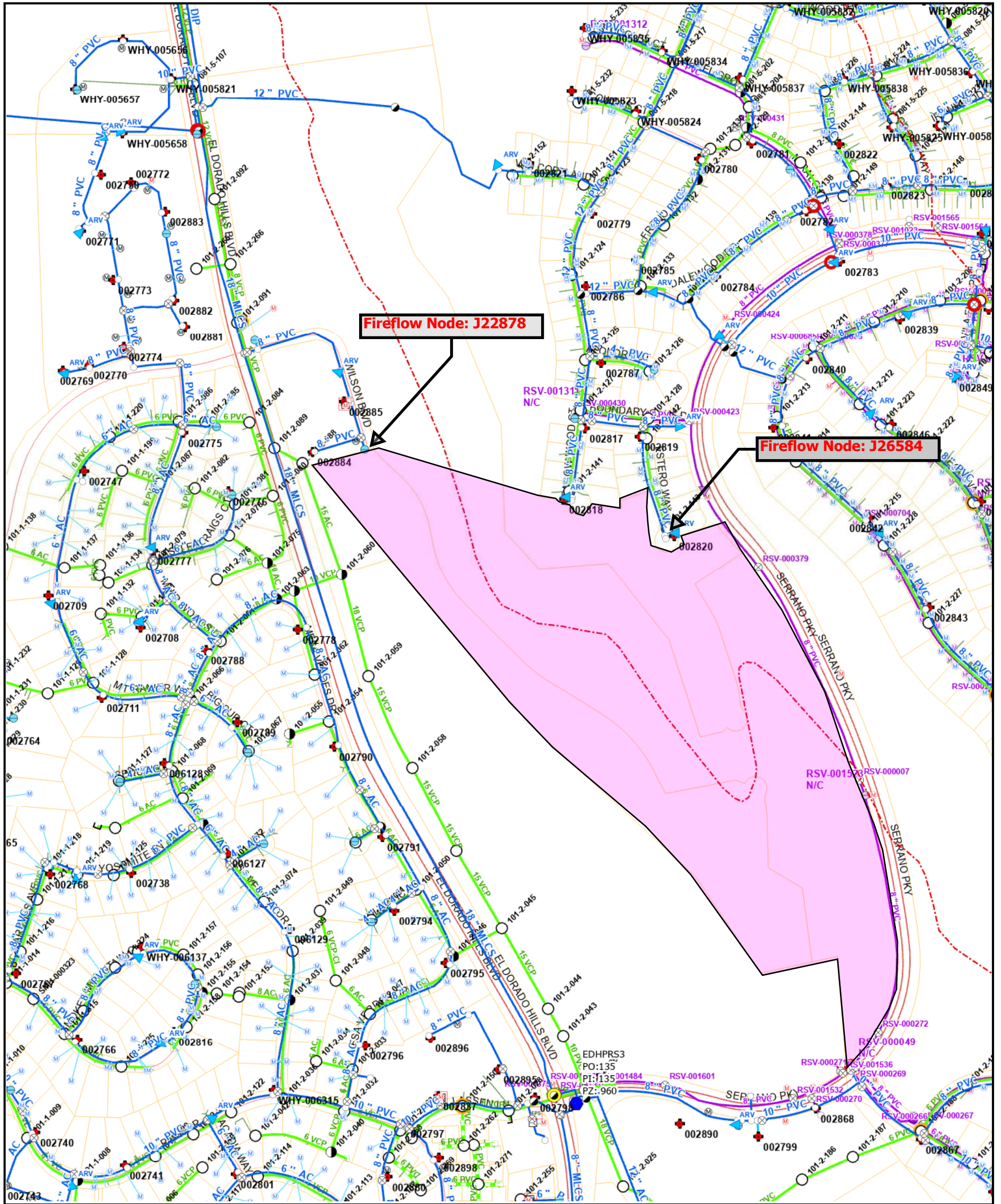
cc w/ Enclosures:

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

Serrano Village D1 - Lot D



Author: Web AppBuilder for ArcGIS
Print date: March 19, 2025

WARNING: No accuracy of map implied until field checked by EID. Exact pipe locations must be field verified.

Date: March 20, 2025

Project: Pacific Performance Properties LLC

APN: 121-040-020,029 & 031



Scale: NTS



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 three 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:

Developer's Engineer

RCE # _____

Date: _____

Final FPR approved by:

EID Development Engineer

RCE# _____

Date _____



EL DORADO HILLS FIRE DEPARTMENT

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

January 3, 2025

El Dorado Irrigation District
2890 Mosquito Road
Placerville, CA 95667

Per the request of: Andrea Howard

Re: Serrano Village D1 Lot C and D1 Lot D: FIRE FLOW LETTER – Single-Family Residential

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 residential development shall provide a minimum fire flow of **1,000 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 **6,200 square feet** in size, **Type V-B** construction, and **sprinklered**. 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. Hydrants:** The existing installed fire hydrant(s) at this project location meets the minimum number of hydrants required by California Fire Code Appendix C102.1.
- 3. 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 or to schedule inspections, tests (**min. 5 working days in advance**) at 916-933-6623. Thank you.

Sincerely,

Leslie Hobert
Community Risk Reduction Specialist