



MEMO

DATE: July 18, 2025

TO: Town of Loomis
Planning Department
Rob Brueck

FROM: Premier Homes LLC
Stefan Horstschaer
209-256-1971

RE: THE RESERVE – UTILITY NARRATIVE

Dear Rob:

This Memo is in response to comment #5 of your plan check comment letter dated April 28, 2025, regarding the request for a written “utility narrative”. The following are brief summary paragraphs for each utility, outlining how the project team plans on providing the respective utility services to the community.

POTABLE WATER

The Reserve will be served with potable water by the Placer County Water Agency (PCWA) via an existing 12-inch water line located along the project frontage within Barton Road. The future potable water line for the community will be located within Reserve Court and will provide drinkable water to each of the 20 residences by constructing residential water services per PCWA standards. Fire flow for residential sprinkler systems and fire hydrants will also be provided via the waterline in Reserve Court. The currently anticipated size for the new water main is 8 inches, assuming the approval of a reduced fire flow requirement from 1,500 gallons per minute to 1,100 gallons per minute due to the installation of automatic sprinkler systems within each and every residence of the community. The South Placer Fire District is in the process of calculating the actual flow rate that they will require for the hydrants within the community. Should the South Placer Fire District require 1,500 gallons per minute as fire flow

for the community, the waterline will be upsized to 12 inches. The final size of the waterline will be determined during the improvement plan process.

While the project team is currently evaluating the possibility of using irrigation water from the Boardman canal, the chances of obtaining ditch water for irrigation services appear remote. Thus, irrigation at the project entry and along the project frontages might require additional service connections to the potable water line.

Based on current preliminary engineering analysis, PCWA will not require offsite improvements to their facilities to serve the community.

SEWER

Wastewater services at The Reserve will be provided by the South Placer Municipal Utility District (SPMUD) for each of the 20 residences. SPMUD has existing sewer facilities within Barton Road along the project frontage. SPMUD's system map shows the sewer pipe size between the manholes in the intersections of Rocklin Road with Barton Road and Barton Road with Wells Avenue as 6 inches. At the manhole in the Barton/Wells intersection, the downstream pipe size then changes to 8 inches. Per SPMUD's maps, that same manhole also has an existing wastewater stub into the project site.

In coordination with SPMUD, the project proponent proposes to install a 6" gravity sewer line within Reserve Court from lots 7/16 to the entrance at Barton Road. In order to avoid unnecessary grading and tree impacts, lots 8 through 15 will utilize individual grinder pumps with long service runs to discharge into gravity line at the termination manhole at lots 7/16. The gravity sewer line will convey wastewater from the lots to Barton Road. Due to topography limitations and invert elevations of the existing sewer line in Barton Road, the project will need to connect to SPMUD's existing sewer line at the sewer manhole at Wells Avenue.

Wastewater services for the individual lots will be gravity services where the elevation of the sewer cleanout of the homesite is above the elevation of the sewer line in Reserve Court. For lots 8 through 15 and where the sewer cleanout is below the elevation of the line in Reserve Court, the project proponent will install individual grinder pumps with backwater valves that will pump the wastewater from the homesite to the gravity sewer line in Reserve Court.

The Project Proponent has paid the plan review deposit to SPMUD and SPMUD is in the process of evaluating their existing sewer system for any potentially needed offsite improvements. Per SPMUD, they should be able to complete that analysis within the next 2 to 3 weeks.

ELECTRIC

PG&E will provide electric services to the homes at The Reserve. Per analysis of the dry utility consultant, the project proponent anticipates that PG&E will install an additional pole on the east side of Barton Road across from the community entrance as the existing poles on either side of the future intersection already have transformers for the homes of the Sierra de

Montserrat community installed. At this new pole, the electric lines will be undergrounded and then cross below Barton Road to Reserve Court. From there the line will extend underground within the public utility easement to the west. Electric service laterals will branch off this main line and provide electric service to each home.

The existing electric transmission lines along the north side of Rocklin Road and the east side of Barton Road will not be undergrounded.

COMMUNICATIONS

Astound (formerly Wave Broadband) and AT&T both serve the area surrounding The Reserve with telecommunication services and have existing facilities connected to the same poles as the PG&E electric lines along the project frontage. The project proponent intends to allow both companies to provide their services to residents of The Reserve. Consequently, both telecommunication providers would underground their lines at the same new utility pole as PG&E and would install their lines within the same trench as the electric lines and services of PG&E.

NATURAL GAS/PROPANE

Natural gas or propane service will not be provided to the residences at the community.