Utility Narrative – Carmenere Subdivision

Town of Loomis

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This narrative describes the utility service provisions for the Carmenere subdivision, a 97.85-acre residential development located in the Town of Loomis. The project consists of 24 single-family lots, with individual parcel sizes of approximately 2.30 acres and 4.60 acres. The purpose of this document is to summarize how utility services—including domestic water, sanitary sewer and/or septic, natural gas, electric power, and telecommunications—will be provided to each lot. This summary is intended to support coordination efforts with local utility providers and public agencies as part of the project's development review and approval process. Supporting plans and coordination documents are available upon request.

Potable Water

Domestic water service will be provided by the Placer County Water Agency (PCWA). The subdivision will be served via a new connection to PCWA's existing 12-inch water main along Delmar Avenue. Currently, there is a gap in the main along the project frontage; PCWA plans to close this gap as part of its long-term infrastructure strategy, and the Carmenere development will support and facilitate this improvement.

The main extension will cross a twin culvert near the project entrance. PCWA has reviewed and approved this crossing, confirming that the depth between the culvert crown and finished roadway surface is sufficient to accommodate the new pipeline while maintaining adequate cover.

The project is also granting PCWA a utility easement at the southern end of the project site along Delmar Ave for installation of a pressure reducing station (PRS). The PRS will include a telemetry antenna with a maximum height of 40 feet. Water service laterals will be extended from the main to each lot in accordance with PCWA design standards.

Irrigation Water (Non-Potable)

In addition to domestic service, the subdivision will utilize non-potable irrigation water sourced from the existing PCWA canal system. This canal water indirectly feeds an on-site pond located adjacent to but outside of the subdivision, which supplies irrigation water to vineyard areas planted at the frontage of each residential lot.

The system includes a single 5-horsepower pump located near the pond, which distributes water through a 3-inch irrigation mainline. This mainline runs from Carmenere West along Delmar Avenue, crosses the twin culvert (shared with the domestic water line), and continues to serve the Carmenere East portion of the site.

The irrigation system is entirely independent from the domestic water network and is not intended for household use. It is designed to meet peak seasonal irrigation demand, estimated at approximately 52,654 gallons per week. The pond has a normal storage volume of 128,815 gallons.

The Homeowners Association (HOA) will be responsible for operating and maintaining the pump, mainline, and irrigation infrastructure, including water quality and seasonal scheduling.

Sanitary Sewer and Septic

The Carmenere Subdivision includes two distinct service pathways for sanitary wastewater, based on location and infrastructure availability.

The 16 lots on Carmenere East will connect directly to the existing sanitary sewer system in Delmar Avenue. These connections are straightforward and do not require off-site extensions.

For the 8 lots on Carmenere West, the project team is pursuing a connection to the sewer system through Yankee Hill HOA in Rocklin. A 6-inch sewer main extension is proposed, and a signed agreement is in place for engineering, permitting, environmental review, and coordination. An easement would need to be granted to SPMUD for this connection.

If the connection to Yankee Hill should prove to be infeasible, an agreement with SPMUD would be pursued to connect from the north using a pump station. Only if all alternatives could not be permitted by SPMUD would individual septic leech fields be pursued.

Natural Gas

Natural gas service will be provided by PG&E, drawing from the existing main along Delmar Avenue and routed through the shared utility easements on both the Carmenere East and West sides of the subdivision.

Gas service will be stubbed to each lot, terminating just beyond the vineyard/agricultural easement at the front of each parcel. Stub-outs will also be installed to serve two off-site users:

- An existing residential parcel, and
- A future school site planned by the Loomis Union School District.

Coordination with the District's Director of Facilities confirms the school will require a 2-inch gas service line with two Metered Business Units (MBUs). All gas infrastructure will be designed and installed in accordance with PG&E standards, subject to their review and approval.

Electric Power

Electric power will be provided by PG&E. The subdivision will draw from existing overhead lines along Delmar Avenue, transitioning to underground service at the project boundaries. Electric service will be stubbed to each lot.

Additional electric infrastructure includes:

- A dedicated 5-horsepower pump meter for the irrigation pond system.
- Individual meters for entrance lighting at both the Carmenere West and East entries.
- A transformer at Carmenere West to serve Parcel 030-130-035 under an agreement to provide electric and gas service.

An existing run of overhead lines (supported by five poles) crosses the Carmenere West frontage en route to properties further west. Although this line does not serve the subdivision, it will be placed underground as part of the project to improve aesthetics and avoid conflicts with home construction.

Stub-outs will also be provided for the adjacent school site, which will require 1200A, 480V, 3-phase service. Residential lots will be configured for dual 400A panels at 240V, single-phase.

Telecommunications

Telecommunications service will be supported by the installation of a dedicated conduit system within the dry utility easements. The project will not coordinate directly with service providers such as AT&T or Comcast at this time, but will include empty conduit to accommodate future service.

The conduit will consist of 2-inch or 4-inch orange flexible pipe, with final sizing based on product availability and anticipated fiber optic service needs. It will be installed in joint trench with electric and include junction boxes within approximately 15 feet of electrical transformers for future access.