

Attachment B
Public Agency Comments



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SEP 19 2018

TOWN OF LOOMIS



EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

14 September 2018

Robert King
Town of Loomis
6140 Horseshoe Bar Road, Suite K
Loomis, CA 95650

CERTIFIED MAIL
7014 3490 0001 3008 3937

**COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION,
PROJECT #18-09 MINOR LAND DIVISION PROJECT, PLACER COUNTY**

Pursuant to the Town of Loomis's 10 September 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the Project #18-09 Minor Land Division Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:

http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver)

R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/for_growers/apply_coalition_group/index.shtml or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

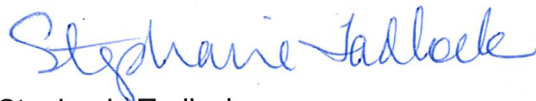
For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Senior Environmental Scientist



MIWOK United Auburn Indian Community
 MAIDU of the Auburn Rancheria

Gene Whitehouse
 Chairman

John L. Williams
 Vice Chairman

Calvin Moman
 Secretary

Jason Camp
 Treasurer

Gabe Cayton
 Council Member

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SEP 26 2018

TOWN OF LOOMIS

September 17, 2018

Robert King
 Town of Loomis
 3665 Taylor Road
 Loomis, CA 95650

Subject: Minor Land Division at 4823 Saunders Avenue (#18-09)

Dear Robert King,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects. The UAIC would like to consult on this project.

In order to ascertain whether the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that are completed for the project. We also request copies of environmental documents for the proposed project so that we have the opportunity to comment on appropriate identification, assessment and mitigation related to cultural resources. Finally, we request and recommend that UAIC tribal representatives observe and participate in all cultural resource surveys. To assist in locating and identifying cultural resources, UAIC's Preservation Department offers a mapping, records and literature search services program. This program has been shown to assist project proponents in complying with applicable environmental protection laws and choosing the appropriate mitigation measures or form of environmental documentation during the planning process. If you are interested in the program, please let us know.

The UAIC's Preservation Committee would like to set up a meeting or site visit, and begin consulting on the proposed project. Based on the Preservation Committee's identification of cultural resources in and around your project area, the UAIC recommends that a tribal monitor be present during any ground disturbing activities. Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the documents requested above and consulting on your project. Please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or by email at mguerrero@auburnrancheria.com if you have any questions.

Sincerely,

Gene Whitehouse,
 Chairman

CC: Marcos Guerrero, CRM

Robert King

From: Mike Ritter <mritter@southplacerfire.org>
Sent: Monday, September 17, 2018 4:05 PM
To: Robert King
Cc: Katrina Hoop
Subject: #18-09 Minor Land Division - 4823 Saunders Ave
Attachments: C Residential Site Plan Notes 2016.doc; Application Process and Submittal Requirements Residential July 2017 Letterhead.doc; FEES SCHEDULE.pdf; Plan Submittal Application.doc

Robert,

Thank you.

South Placer Fire District has the following comments for the Minor Land Division:

Attached are multiple information packets that will apply to this project, including the future residential homes.

1. Unimproved parcels must maintain a 100' defensible space to the adjacent residential homes.
2. All new homes must have an approved residential fire sprinkler system installed in accordance with NFPA 13D.
3. Residential Fire Sprinkler plans are deferred submittals.
4. A water flow analysis from PCWA must be included with the Residential Fire Sprinkler plans.
5. Plan submittals for the minor land division must be submitted to South Placer Fire District for review. A \$500 fee will apply.
6. Residential driveways must meet all of Appendix "C" requirements that apply. The driveways must be a minimum of 12 feet in width.
7. Residential site plan submittal for each new residence will be required.
8. The address of any future residences must be posted on the buildings and Visible from the roadway fronting the property.

Attachments include: Residential application process, plan submittal application, fee schedule, and appendix "C".

Respectfully,

Michael Ritter
Division Chief
South Placer Fire District
6900 Eureka Road
Granite Bay, CA 95746
916-791-7059 (Office)
916-791-2199 (Fax)
mritter@southplacerfire.org

APPENDIX C

South Placer Fire Protection District 6900 Eureka Road, Granite Bay CA. 95746 (916) 791-7059

The following are general requirements of the South Placer Fire Protection District for residential homes and home sites. These comments are for residential homes and residential site plans only. Plans submitted for approval shall reflect all requirements that apply. All of the following comments shall be printed on a comment sheet attached to the plans submitted for approval. Prior to final approval, all applicable fees must be paid.

Residential Civil and Building Site

Address

Address numbers. All new and existing buildings shall place and maintain approved numbers or address identification on the buildings so as to be plainly visible and legible from the street or road fronting the property. Approved numbers or address identification shall be placed prior to occupancy on all new buildings. Said numbers shall contrast with their background and shall be visible at all hours of the day and night by way of internal or external illumination. Numbers shall be a minimum of 4 inches high with a minimum stroke width of .5 inch. External source illumination shall have an intensity of not less than 5.0 foot-candles.

Residential signage. The address of a residence shall be posted and visible from the access roadway fronting the property. Whenever the numbers on the building will not be clearly visible from the access roadway, the numbers shall be placed at the access roadway and the driveway. Address numbers shall be clearly visible from both directions of travel on the roadway fronting the property. Said numbers shall be a minimum of 4 inches in height, with 3/8 inch stroke, reflectorized, and contrast with their background.

Buildings under construction. Approved numbers or addresses shall be placed at each fire access road entry into and on each building within construction sites. Numbers shall be visible from at least 100 feet.

Driveways

Driveways for access to one and two family dwellings, shall conform to the following criteria as applicable:

1. Driveways serving one parcel with no more than five structures shall be a minimum of twelve (12) feet in width. The chief may require up to a twenty (20) foot wide driveway when more than five structures exist.
2. Roadways serving more than one parcel, but less than five parcels, shall be a minimum twenty (20) feet in width. Roadways serving five parcels or more shall be no less than 24 feet in width.
3. Vertical clearance shall be a minimum of fifteen (15) feet.
4. When the driveway exceeds 150 feet in length, provide a turnout at the midpoint. For driveways not exceeding 400 feet in length, the turnout may be omitted if full sight distance is maintained. If the driveway exceeds 800 feet in length, turnouts shall be no more than 400 feet apart.
5. When a driveway exceeds 300 feet in length, a turnaround shall be provided no greater than 50 feet from the structure.
6. The driveway must be provided with an all-weather surface capable of supporting a 75,000 lb. vehicle loading. When the road grade exceeds ten (10) percent, the road shall be surfaced with asphalt or concrete.

Roadway and Driveway Width

Roadway width shall mean driving surface to face of curb or flow line of rolled gutter. All roadways and access roads shall be completed before any building construction.

APPENDIX C

Driveway Bridges

Bridges designed for major ingress/egress roads serving subdivisions or used as part of a fire apparatus access road shall be constructed and designed to meet standard, AASHTO HB-17. Bridges shall be no narrower than the driving portion of the road serving each end. The bridge or culvert crossing shall be designed for a live load of a minimum of 75,000 pounds gross vehicle weight. Vehicle load limits shall be posted at both entrances to bridges and culvert crossings.

Driveway Grades

In order to accommodate driveway grades in excess of sixteen (16) percent, the driveway shall be designed to have a finished surface of grooved concrete or rough asphalt to hold a 45,000 lb. traction load. The concrete grooves shall be ¼ inch wide by ¼ inch deep and ¾ inch on center. The road design shall be certified by a registered engineer and approved by the chief.

Driveway Radius

The inside turning radius for an access road shall be 30 feet or greater. The outside turning radius for an access road shall be 50 feet or greater. (See Attached Details)

Driveway Surface

Driveway surfaces shall be paved, concrete, or similar all-weather driving surface, capable of supporting a 75,000 lb load.

Driveway Turnarounds

Turnarounds are required on driveways and dead end roads as specified. Cul-de-sacs radius shall be 42 feet of driving surface, measured from face of curb or flow line of rolled curb. If a hammerhead/T is used, the top of the (T) shall be a minimum of 80 feet in length. (See Attached Details)

Dry and Dead Vegetation Abatement

Open areas around residential homes shall be maintained in a fire safe condition. The homeowner shall be responsible to remove dead and dry vegetation at least 100 feet or to the lot line from all non-fire resistive structures as per CFC, Sections 304.1.1; 304.1.2 and California Public Resource Code 4291. This includes all homes and outbuildings.

Gated Entrances – Residential Lot

Gate entrances on driveways to individual lots shall provide a clear open width at least two feet wider than the width of the driveway. Property owner should contact the Fire Prevention Division to determine the best option of providing Fire District access.

Electronically opened access gates shall be provided with a Model #3502 electronic override switch manufactured by the KNOX Company of Irvine, California. Said switch shall interface with the key pad at the entry gate to provide fire apparatus access to the site. An acceptance test of the Knox access system shall be witnessed by the fire department prior to final approval of the project.

Residential Sprinkler Systems

All proposed one and two family homes will require a residential sprinkler fire system and Fire Marshal site plan review. This standard is pursuant to the 2016 California Residential Code, Section R313 and 2016 California Fire Code. The design and installation shall meet both the latest edition of NFPA Standard 13-D and South Placer Fire District Amendments. Rooms with ceiling heights over 24 feet or more than 600 square feet may require a 3 or 4 head calculation based on the number of heads that may activate during a fire (NFPA 13D, 2016 Edition, Section 10.2.4 and A10.2.4) One pilot head will be required in all attic areas, usually installed near the HVAC if installed in the attic space.

APPENDIX C

Garage sprinklers. Sprinkler heads in garages shall be spaced at no more than 150 sq. ft. per sprinkler and shall be intermediate temperature rated.

Detached Garages. Automatic sprinkler protection shall be provided in detached garages under the following circumstances:

1. An exterior wall of the garage is closer than six (6) feet from an exterior wall of an adjacent sprinklered Group R occupancy.
2. A roof projection of the garage is closer than four (4) feet from a roof projection of an adjacent sprinklered Group R occupancy.

San Juan Water District:

Automatic sprinkler systems installed within the San Juan Water District jurisdiction, after January 1, 2017, in one and two family dwellings; Group R-3; and townhomes shall be designed using an approved Modified Passive Purge System design.

Exception: When an automatic fire sprinkler system is installed with an approved backflow assembly valve to protect the public water supply source.

Alarms in Group R3 Occupancies. Automatic sprinkler systems in R-3 occupancies shall be equipped with a water flow switch, an exterior horn-strobe located on the address side of the structure, and interconnection to the smoke detector alarm circuit.

Fire Flow Requirements - Residential

Fire Area <i>(square feet)</i>	Fire Flow <i>(gallons per minute)</i>
0 - 3,600	1,500
3,601 - 4,800	1,750
4,801 - 6,200	2,000
6,201 - 7,700	2,250
7,701 - 9,400	2,500
9,401 - 11,300	2,750
11,301 - 13,400	3,000
13,401 - 15,600	3,250

Fire flow may be reduced 50% when provided with an approved automatic sprinkler system

Reference: CFC Appendix B, Table B105.1 (2)

Standpipe

Proposed homes that do not meet California Fire Code, Section 503.1.1 standard may be required to install an underground Standpipe. Underground installation shall meet the latest edition of NFPA 24 standards.

APPENDIX C

Water Supply

On site water supply for firefighting shall be as follows for one and two family dwellings: For new subdivisions when more than four parcels are created the minimum fire flow, through approved fire hydrants, shall be 1,500 gallons per minute at 20 pounds residual pressure. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3600 square feet (344.5 sq. m.) shall not be less than that specified in Table B105.1(2).

All proposed water supplies shall come from a reliable source such as a fixed underground water distribution system or a static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". On site water supply for firefighting is not required for lot splits or minor subdivisions of 4 or less.

Exception: A reduction in required fire flow of up to 50 percent, as approved by the fire chief, is allowed when the building is provided with an approved automatic fire sprinkler system.

Final Plans Accepted

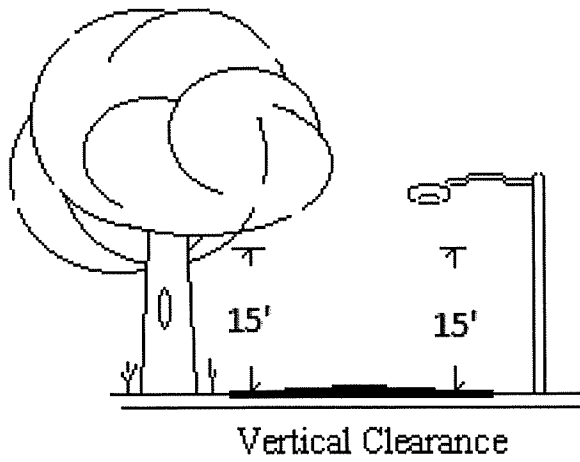
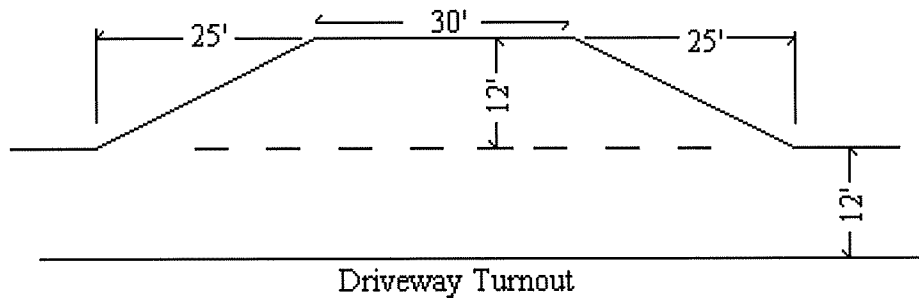
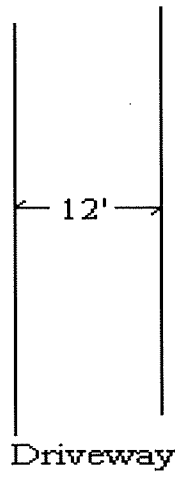
The final plans shall be approved only when stamped and/or signed by authorized the South Placer Fire Protection District personnel.

Residential Home Final Acceptance

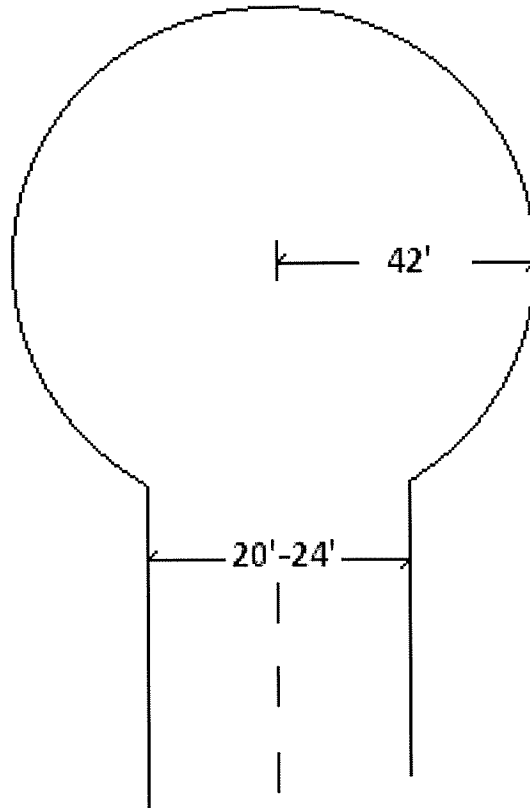
Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72 hour notice required previous to inspection and testing.

APPENDIX C

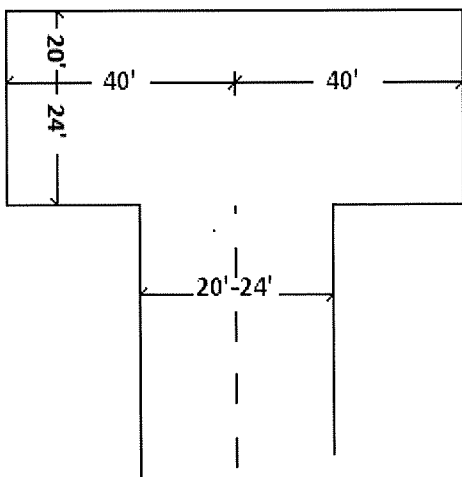
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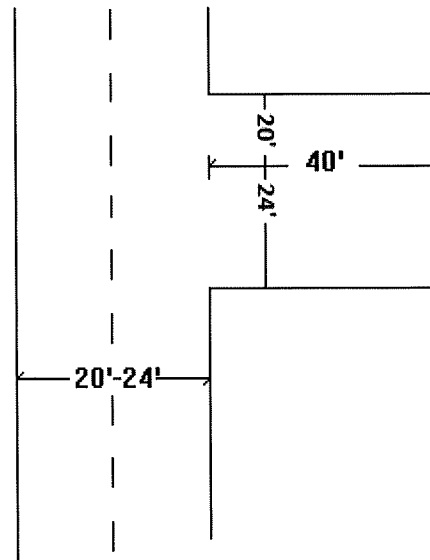
APPENDIX C



Turnaround

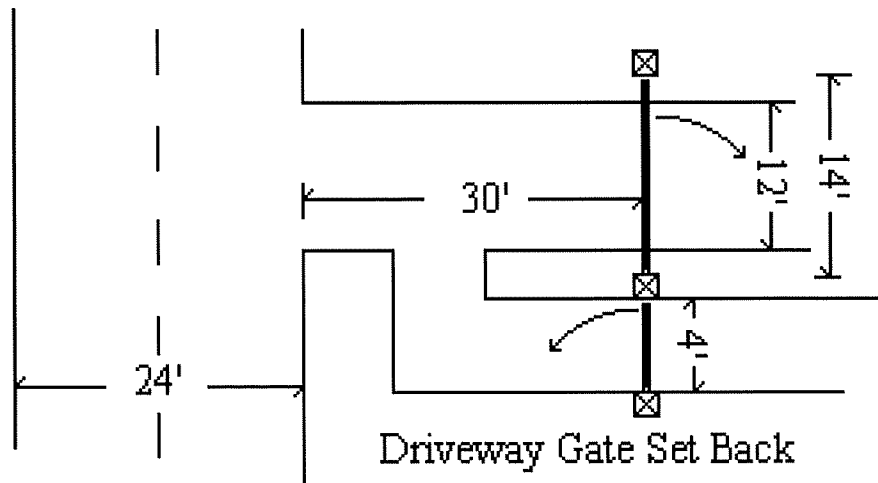
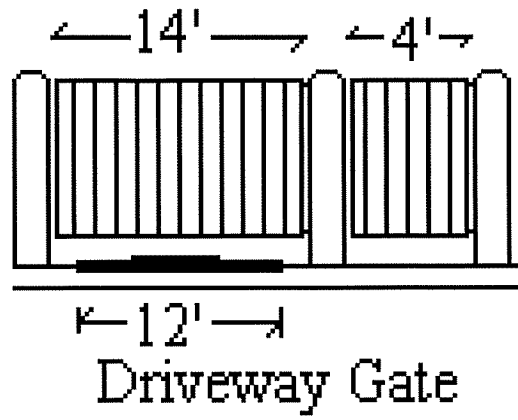


80' Hammerhead
Turnaround



Turnaround

APPENDIX C



South Placer Fire District Fee Schedule

Section "C" – Commercial/Residential Plan Review

Section "A" – Permits to Operate

1. Battery System / Underground Propane Tank \$250.00
2. Candles / Open flame in assembly areas \$125.00
3. Carnivals, circus, fairs, & large public events \$250.00
4. Combustible material storage (inc. high) \$250.00
5. Compressed Gases \$250.00
6. Cryogens \$250.00
7. Explosives or blasting agents \$375.00
9. Special burn permits \$125.00
10. Fireworks – Public Display – Includes high level, low level and ground devices.
 - 200 or less devices \$500.00
 - 201 or more devices \$625.00
11. Fireworks – Special Pyrotechnic Affects (effects used in Motion pictures, television, theatrical & group entertainment.) \$500.00
13. Temporary membrane structures / tents
 - Under 3000 sq. ft. \$250.00
 - Over 3000 sq. ft. \$375.00
14. Tire storage \$250.00

Section "B" – Fire / Life Safety Inspections

1. Pre inspection visit for residential care or child day care facility (H&S Code section 13235)
 - Facilities with 25 or fewer persons \$50.00
 - Facilities with 26 or more persons \$100.00
2. Special inspection request not otherwise specified in this fee schedule. (1 hour minimum) \$125.00 Hr.
3. Notice of Violation due to non-compliance. (per each-inspector) \$125.00

1. Minimum intake fee (not shown elsewhere) \$125.00
2. Design & site plan review / consultation Conference (required for Will Serve Letter) \$125.00 Hr
3. Residential and Commercial Variance request \$250.00
4. Fire Alarm system:
 - New installation \$625.00 min.
 - Upgrade \$375.00 min.

(plus \$2.00 per initiating device)
5. Halon or other specialty fire suppression system. \$400.00
6. Hood and duct fire suppression system \$500.00
7. Compressed system gas:
 - Hazardous Materials \$500.00
 - Medical gas \$625.00
8. Smoke management system \$500.00 minimum
9. Spray-booths (includes fire protection system) \$625.00 minimum
10. Fire pump \$1,000.00 minimum
11. Fire Sprinkler System – New Installation – Commercial:
 - 1-99 heads \$750.00
 - 100 – 199 heads \$875.00
 - 200 or more plus \$.50 per head \$875.00
12. Fire Sprinkler System – Tenant Improvement:
 - 1-50 heads \$250.00
 - 51 or more plus \$.50 per head \$375.00
13. Civil Improvements
 - 1 to 3 hydrants \$1,000.00
 - 4 or more hydrants \$1,500.00 min.

Item 13 includes review of submitted plans, consultation, comments, review of initial re-submitted for approval, underground piping inspection, roadways hydrostatic test, underground piping flush and initial fire flow test.
14. Building Review/Tenant Improvement Review:
 - 1 – 4,999 square feet \$250.00
 - 5,000 – 49,999 square feet \$500.00
 - 50,000 – plus square feet \$1,000.00 min.
- Item 14 includes review of submitted plans, consultation, comments, review of initial re-submission for approval, and initial site inspections.
15. Site Plan Review \$125.00

Section "C" – Commercial Plan Review

15. Re-inspection due to changes to approved plans without approval, hydrostatic test failure, incomplete work and additional requests for inspections. (1 hour min.) \$125.00
16. Subdivision / lot splits
 - 1 – 4 lots \$500.00
 - 5 – 24 lots \$750.00
 - 25 or more lots \$1,000.00 min.
17. Administrative charge for resubmittals upon 2nd or subsequent revision / submittals. \$125.00
18. Technical report / alternate material or method request (2 hour minimum) \$250.00 per hour
19. Fire flow / hydrant test \$250.00

Section "D" – Miscellaneous

1. Copies of fire reports (victim or allied agency request – NO CHARGE) \$25.00
2. Audio or video tape reproduction – per tape \$50.00
3. Photograph reproduction – jpeg files on CD \$50.00
4. Environmental hazard research \$125.00 minimum
 - 1 hour minimum plus field hours
5. Incident Cost Recover
 - 1 hour minimum Actual Response Cost
6. False Alarm cost recovery – A fee will be charge for the third false alarm at the same location with any 180-day period; or anytime a false alarm is generated by an individual working on a fire alarm or fire sprinkler system. Actual Response Cost
 - 1 hour minimum plus field hours
7. Standby personnel – per hour (1 ½ time rate)
 - 1 hour minimum Actual Response Cost
8. Illegal burn response
 - 1 hour minimum Actual Response Cost
9. Special projects not otherwise specified elsewhere in this fee schedule. 1 hour minimum \$125.00 minimum
10. "Service provider Contract" Per contact agreement

South Placer Fire Protection District-Plan Submittal Application

6900 Eureka Road, CA 95746

Administration Office Number (916) 791-7059 Fax (916) 791-2199

Office Hours Monday-Friday 8:00am – 5:00pm

(Closed for Lunch from 12:00pm-1:00pm)

Plan review by:

Regular plan review will take a minimum of 4 weeks

Expedite Fee Charge \$336.24 per submittal plus regular fee: Yes No (Expediting your plans will take approximately 10-business days)

Date: _____

Placer County Plan Check Number: _____

Project Name: _____

Project Address: _____

New Commercial Submitted 1st 2nd 3rd 4th Tenant Improvement New Residential Residential-Other As Built Plans How Many Sets Being Submitted _____

Contact Information

Name: _____ Day Number: _____

Address: _____ Fax: _____

City: _____ Zip: _____ E-Mail: _____

Construction/Building Code Classification-Please Mark Box Below For Plan Submittal

Building Construction Type: _____ Occupancy Type: _____ Code Edition Used: _____ UBC: _____ UFC: _____

Civil Improvement:

Civil Improvements/Number of Hydrants _____

- 1-3 Hydrants \$1,000.00
- 4 or more Hydrants \$1,500.00

New Commercial/Residential Fire Sprinkler System:

Number of Sprinkler Heads: _____
 1-99 Sprinkler Heads \$750.00
 100-199 Sprinkler Heads \$875.00
 200-or more Sprinkler Heads \$875.00 plus .50¢ per head

Residential Only~ Passive Purge Yes or Backflow Device Yes

*******Copy to Fire Prevention*******

Tenant Improvement Commercial/Residential Fire Sprinklers:

Number of Sprinkler Heads: _____
 1-50 Sprinkler Heads \$250.00
 51 or more Sprinkler Heads \$375.00 plus .50¢ per head

Lot Splits/Subdivisions:

Number of Lots: _____
 1-4 Lots \$500.00

5-24 Lots \$750.00
 25 or more Lots \$1,000.00 (Minimum)

Provide street name for new subdivisions: _____

Building Review/Tenant Improvement Review:

1-4,999 Square Feet \$250.00
 5,000-49,999 Square Feet \$500.00
 50,000-plus Square Feet \$1,000.00

Other:

Compressed Gas System: Haz. Mat. _____ \$500.00 Medical: _____ \$625.00
 Hood System and Duct Fire Suppression System \$500.00
 Spray or Dipping Booth \$625.00 Minimum (Includes Fire Pro. System)
 Fire Pump \$1,000.00 Minimum
 Fire Department Access (Knox) Number of Devices _____
 Halon or other Specialty Fire Suppression System \$400.00
 Standpipe Plan Check \$125.00 Minimum Intake Fee
 Smoke Management System \$500.00 Minimum (2 Hour Minimum)
 Fire Flow/Hydrant Test (New Construction) \$250.00
 Site Plan \$125.00
 Variance \$250.00

Fire Alarm Systems:

Fire Alarm System New \$625.00 / Upgrade \$375.00
(Plus \$2.00 per device for new and upgrade)
 Flow & Tamper Alarm Plan Check \$125.00 Minimum Intake Fee

Fireworks:

Fireworks/Pyrotechnic (Motion Pictures, Entertainment Groups) \$500.00
 200 or less Devices \$500.00 – Public Display Only
 201 or more Devices \$625.00 – Public Display Only

Important Notes:

All Applicable Fees Must Be Paid Prior to Fire Marshal Review

Checks Payable to: South Placer Fire Protection District

Plan review will take a minimum of 4 weeks

Plan Check Number and Project Street Address Required for all Re-Submittals

South Placer Fire Copy attach to plans

Effective November 1, 2012 Check #: _____ Check Amount: _____



South Placer Fire District

6900 Eureka Road
Granite Bay, California 95746
Ph (916) 791-7059 Fax (916) 791-2199
www.southplacerfire.org

Board of Directors

*Gregary Grenfell
Chris Gibson DC
Terri Ryland
Tom Millward
Sean Mullin
Russ Kelley
David Harris*

Fire Chief

Eric Walder

An Organization Committed to the Well-Being of the South Placer Community

Residential Application Process

Application process and submittal requirements:

South Placer Fire requires a minimum of 2 sets of plans for each plan submitted. Plan review will take a minimum of 4 weeks for each plan submitted. When submitting plans to South Placer Fire an application needs to be filled out and attached to those plans (see attached document). In order to simplify the submittal processes, please go in the order as indicated below. All applicable fees must be paid upon submittal of plans.

- 1) Site Plans (see fee schedule)
- 2) Mitigation Fees will need to be paid for each residence once you receive the (Placer County Permit Issuance Checklist) fees will be based off total square footage being built. Please contact the Administration office for current mitigation fees.
- 3) Once Mitigation Fees are paid you may pull your permit through the County. At that point we will accept all other plans.
- 4) Fire Sprinkler Plans (see fee schedule)

If you have any questions, please let me know.

Thank you,

Katrina Hoop, Administrative Assist/Office Manager
South Placer Fire
6900 Eureka Rd
Granite Bay, CA 95746
916-791-7059 (Main line)
916-791-7071 (Direct Line)
916-791-2199 (Fax)
khoop@southplacerfire.org

Robert King

5

From: Kathryn von Seeburg <KvonSeeburg@recology.com>
Sent: Tuesday, September 18, 2018 9:59 AM
To: Robert King
Subject: 4823 Sanders Avenue Parcel Split

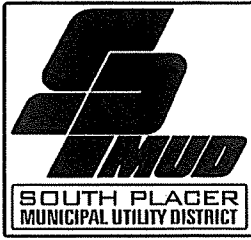
Recology Auburn Placer has no questions or concerns about the above referenced parcel split. We will provide weekly curbside solid waste service. Please contact me if you have questions or need additional information.

Have a great day!

Kathryn von Seeburg
Office Manager

Recology™ Auburn Placer
12305 Shale Ridge Road | P.O. Box 6566 | Auburn, CA 95604
T: 530.885.3735
kvonseeburg@recology.com

WASTE ZERO



South Placer Municipal Utility District

5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

September 20, 2018

Town of Loomis
Planning Department
P.O. Box 1330
Loomis, CA 95650

Attention: Robert King, Town Planner

Subject: #18-09 Minor Subdivision
4823 Saunders Avenue
APN: 030-080-036

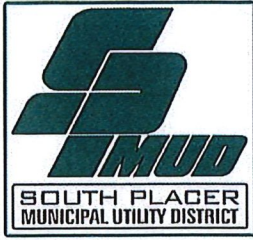
Dear Mr. King,

Thank you for the opportunity to comment on the application to divide a 4.6-acre parcel into two lots of approximately 2.3-acres each, at 4823 Saunders Avenue within the Town of Loomis. The site is designated Rural Estate in the General Plan and zoned Residential Estate (RE) that requires lots be at least 2.3-acres. Currently there is a single-family residence, garage, and stable on the site which would remain within proposed Parcel 1. The site is primarily pasture with several stands of oak and other trees.

The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. Public sewer is located approximately 400-feet to the south within Grazing Lane. A copy of the District's facility map has been provided for your use. Please refer to SPMUD Sewer Code for information regarding participation fees.

The District has reviewed the preliminary tentative parcel map submitted with the application and the following comments apply:

1. Easements shall be provided in order to facilitate connection to public sewer in the future.
2. Each parcel/building shall have its own independent sewer lateral.
3. A two-way cleanout shall be located within two feet of the building.
4. A property line cleanout for each parcel shall be located at the edge of the right-of-way or easement.
5. Minimum separation between utility laterals is required. Sewer and storm drain shall be 5-feet from outside of pipe/structure to outside of pipe/structure. The minimum separation between water and sewer is 10-feet from outside of pipe/structure to outside of pipe/structure.



South Placer Municipal Utility District

5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

6. The property is located within the boundary area of a refund agreement for downstream sewer improvements. The refund agreement fees are due at the time of plan approval and are as follows:
 - a. Yankee Hill Estates - \$235/EDU
7. Trees, including the drip line, shall not be located within the easement area.
8. Please contact the District for information regarding relevant fees.

Additional requirements may be required as design information is provided.

If the property proposes to connect to sewer and intends to pursue a will-serve letter from the District, the owner and/or owner's representative will need to schedule a meeting with District staff in order to discuss the project and to determine specific requirements.

Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at SPMUD's website: <http://spmud.ca.gov/developer-resources/standards-specifications/>.

Please do not hesitate to contact me at (916) 786-8555 extension 311 or chuff@spmud.ca.gov if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carie Huff'.

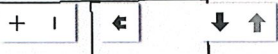
Carie Huff, P.E.

Cc: File



City of Rocklin, Bureau of Land Management, Esri, HERE, Garmin

SPMUD - District Map Find Address, District Project, Parcel





Placer County
Health and Human Services Department

MEMORANDUM
Environmental Health Division

Date: September 21, 2018
To: Robert King, Town of Loomis
From: Joey Scarbrough, Technical Specialist
Subject: #18-09 Saunders Avenue MLD, 1st Submittal, APN 30-080-036

Environmental Health has reviewed the above submittal and has the following incomplete item that need to be addressed prior to the project moving forward:

- 1) A Phase 1 Environmental Site Assessment performed to ASTM Standard E 1527-13 is required to be submitted to this office for review. This will need to be reviewed by this department to determine if potential environmental concerns occur on site. If so, Phase 2 limited soil investigation should be completed in accordance with the California EPA, Department of Toxic Substances Control (DTSC). *Retracted - Refer to attachment.*
- 2) Submit to Environmental Health Services, for review and approval, a "will-serve" letter or a "letter of availability" from the water district for domestic water service. The applicant shall connect the project to this treated domestic water supply.
- 3) Before this department can comment on sewage disposal, please provide documentation from South Placer Municipal Utility District indicating the nearest connection point for sewer from this site's property line. If the project site is within 600 feet of sewer infrastructure it will be required to connect to sewer. If not, soils testing with a qualified consultant will be required to identify locations for Minimum Usable Sewage Disposal Areas (MUSDAs). If on-site sewage disposal is required, addition requirements may apply.

Perspective, Hope, and Opportunity

From: [Diana](#)
To: [Mary Beth Van Voorhis](#)
Subject: Fwd: Phase I requirement
Date: Wednesday, November 21, 2018 5:05:47 PM

Good news!

Begin forwarded message:

From: Joseph Scarbrough <JScarbrough@placer.ca.gov>
Date: November 21, 2018 at 4:57:04 PM PST
To: Diana Post <dpost4@yahoo.com>
Subject: RE: Phase I requirement

Hello,

After discovery of an additional aerial photo from 1938, with better resolution, it appears that the site was not an orchard, therefore a Phase I is not warranted in this case.

Thanks,

Joey Scarbrough, Technical Specialist
Environmental Health
Health and Human Services
3091 County Center Drive
Auburn, CA 95603
(530) 745-2346 | jscarbro@placer.ca.gov

<image001.png>

Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Diana Post [<mailto:dpost4@yahoo.com>]
Sent: Wednesday, November 21, 2018 10:01 AM
To: Joseph Scarbrough <JScarbrough@placer.ca.gov>
Cc: Peter Email stubbseq@gmail.com <stubbseq@gmail.com>; Peter Stubbs <pstubbs@cde.ca.gov>; Diana Post <dpost4@yahoo.com>
Subject: Phase I requirement



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Ken Grehm, Executive Director
Brian Keating, District Manager
Brad Brewer, Development Coordinator

September 21, 2018

Robert King
Town of Loomis Planning Department
P.O. Box 1327
Loomis, CA 95650

RE: Application #18-09 Minor Land Division to divide a 4.6 acre parcel into two parcels of approximately 2.3 acres each at 4823 Saunders Avenue within Town of Loomis. APN: 030-080-036

Robert:

The applicant is referred to the District's 1990 Stormwater Management Manual for applicable future drainage related design standards, a copy of which is available for download off the County website at www.placer.ca.gov. We note that the development is located within the Dry Creek watershed and as such, local on-site detention is not recommended, unless required to mitigate localized drainage impacts. Because the development will likely create or replace more than 2,500 square feet of impervious surface, the project is likely subject to the requirements of Hydromodification Management and Low Impact Design (LID) measures, in the Town's new Phase II NPDES Permit. Please consider these requirements and design measures within future submittals.

Please call me at (530) 745-7541 if you have any questions regarding these comments.

A handwritten signature in blue ink, appearing to read "Brad Brewer".

Brad Brewer, MS, PE, CFM, QSD/P
Development Coordinator

t:\dpwfcd\development review\letters\loomis\cn 18-94 4823 saunders ave mid.docx



PLACER COUNTY WATER AGENCY
SINCE 1957
BUSINESS CENTER PHONE
144 Ferguson Road 530.823.4850
MAIL 800-464.0030
P.O. Box 6570 WWW.PCWA.NET
Auburn, CA 95604

September 24, 2018
File No.: PD/Loomis
Map No.: 25-B-10

Robert King, Town Planner
Town of Loomis
Planning Department
6140 Horseshoe Bar Road, Suite K
Loomis, CA 95650

SUBJECT: #18-09 Minor Land Division

Dear Mr. King:

Thank you for the opportunity to review and comment on the #18-09 Minor Land Division design review. This letter is written in response to your Request for Comment dated September 11, 2018 and is intended to provide a preliminary design review of the plans and documents provided with the request from the Town of Loomis regarding the proposed development located at 4832 Saunders Avenue, Loomis; APN 030-080-036. The Agency does not reserve water for prospective customers and this letter in no way confers any right or entitlement to receive water service in the future. The Agency makes commitments for service only upon execution of a facilities agreement and the payment of all fees and charges required by the Agency. All water availability is subject to the limitations described below and the prior use by existing customers.

Prior to issuing a Water Availability letter, the owner and/or the owner's representative will need to schedule a meeting with Agency Staff to discuss the project and determine specific Agency requirements.

The Agency is currently serving treated water to the above mentioned parcel by an existing 5/8-inch meter connected to the Agency's 6-inch treated water main located in Saunders Avenue. The Agency's Rules and Regulations states that when a parcel presently served is divided, the existing meter shall be considered as belonging to the lot or parcel of land which it directly enters and the new parcel shall require the installation of a new service. The existing meter appears to reside on the proposed Parcel 1 of the provided revised tentative map. Additional water or upsizing the meter for residential fire sprinklers can be made available upon receiving a completed meter application detailing the proposed usage, and payment of all fees and additional Water Connection Charges that may apply.

Treated water can be made available from the Agency's 6-inch treated water main located in Saunders Avenue for proposed Parcel 2. In order to obtain service, an infill water meter service request must be made with the Agency's Customer Services Department. A completed board application will be required at the time of the request. To receive service, all fees including Water Connection Charges and installation cost must be paid. The Applicant may obtain the required forms and current fees by contacting the Customer Services Department at (530) 823-4850.

The Agency's Antelope Canal Stub traverses the parcel within an easement. Several surrounding properties are served by the Agency from this canal. Private raw water pipe from the canal may exist across the subject property. Service to these other customers that may traverse the property shall be protected. **WARNING: Raw Untreated Water is Unfit for Human Consumption.**

If you have any questions, please call me at the Engineering Department at (530) 823-4886.

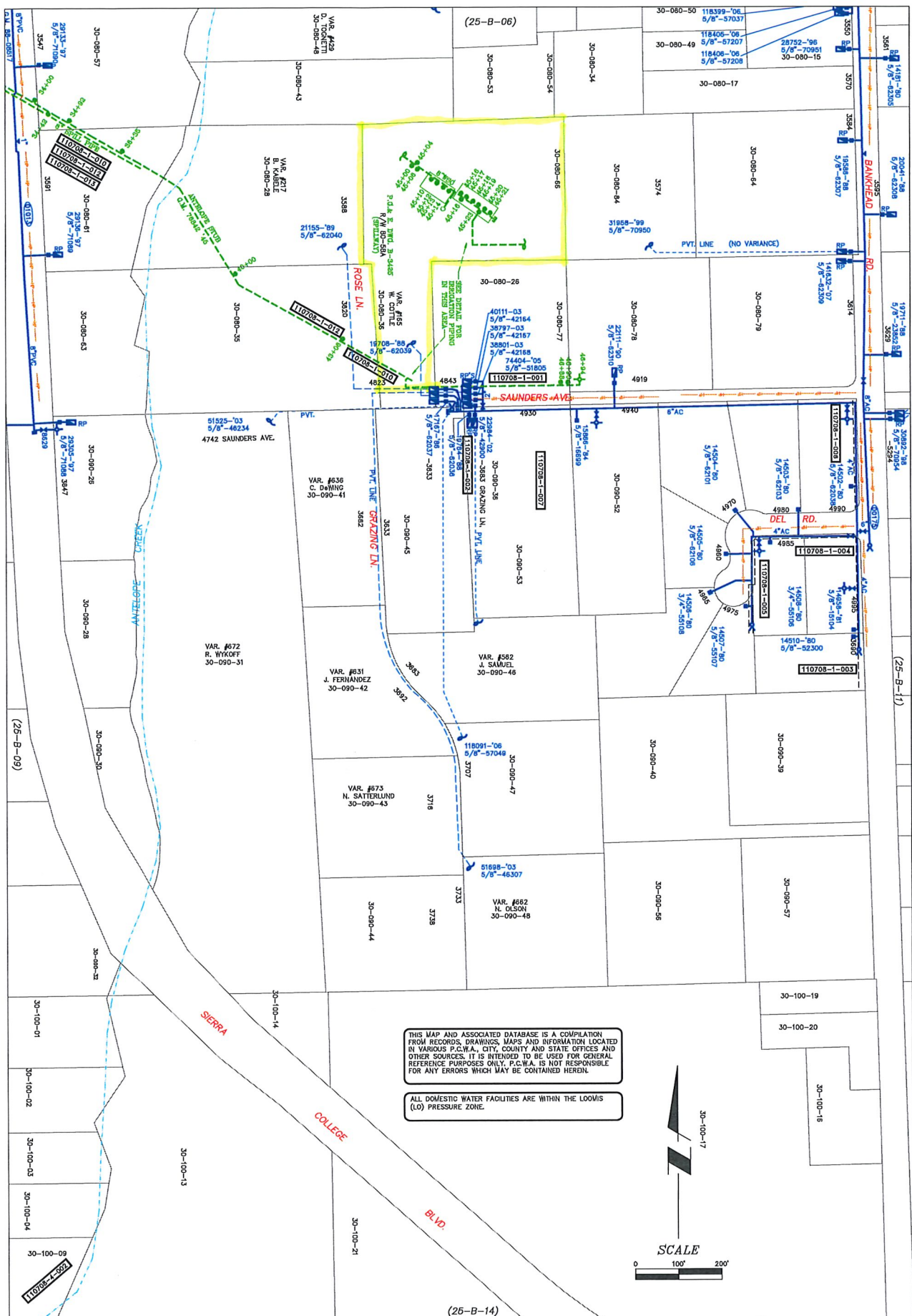
Sincerely,



Josh Leiko
Engineering Technician

JL: ts

pc: Daryl Hensler
Ken Yunk
Lance Hartung
Field Services
Customer Service
Britton Snipes, Public Works Director, Town of Loomis
Enc: Map No. 25-B-10



THIS MAP AND ASSOCIATED DATABASE IS A COMPILATION FROM RECORDS, DRAWINGS, MAPS AND INFORMATION LOCATED IN VARIOUS P.C.W.A., CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES. IT IS INTENDED TO BE USED FOR GENERAL REFERENCE PURPOSES ONLY. P.C.W.A. IS NOT RESPONSIBLE FOR ANY ERRORS WHICH MAY BE CONTAINED HEREIN.

ALL DOMESTIC WATER FACILITIES ARE WITHIN THE LOOMIS (LO) PRESSURE ZONE.

PROJECT MAPS	DISCIPLINE WATER DISTRIBUTION	TITLE SAUNDERS AVENUE AREA LOOMIS	REFERENCES COUNTY PARCELS 10/09	DRAWING NO. 25-B-10	REV. NO. 0
PLACER COUNTY WATER AGENCY			DRAWN BY: SED/LDH CHECKED BY: L. HAMMER DATE DRAWN: 2/8/11 DATE REV.: 2/8/11 AS NOTED	NEW MAP SED SEE @ 200 P.C.W.A.	



September 25, 2018

Robert King
Town of Loomis
9140 Horseshoe Bar Rd., Suite K
Loomis, CA 95650

Re: Application #18-09; 4823 Saunders Ave.

Dear Mr. King:

Thank you for giving us the opportunity to review the subject plans. The proposed Application #18-09; 4823 Saunders Ave. is within the same vicinity of PG&E's existing distribution facilities that serve this property.

In accordance with Subdivision of Premises provision of Rule 16, when PG&E's service facilities are located on private property that is subsequently subdivided into separate premises with ownership divested to someone other than the applicant, the subdivider is required to provide PG&E with easement rights that are satisfactory to PG&E for its existing facilities. Additionally, the subdivider is to notify property owners of the subdivided premises of the existence of the rights-of-way being granted.

In the event that adequate rights-of-way are not granted as a result of the property subdivision, PG&E does have the right, upon written notice to the applicant, to discontinue service without obligation or liability. The existing owner, applicant, or customer would then have to pay to PG&E the total estimated cost of any required relocation or removal of PG&E's facilities.

Please contact PG&E's Land Services Office to ensure that an easement is reserved for facilities that may be affected and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services the applicant may require.

If you have any questions regarding our response, please contact me at Jonathan.Lockhart@pge.com.

Sincerely,

Jonathan Lockhart
Land Management
(925) 244-3613

Robert King

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Thursday, September 20, 2018 9:29 AM
To: Robert King
Subject: 4823 Saunders Avenue
Attachments: PGE_Plan_Review_StepbyStep_Guide_20180411.pdf; Initial_Response_Letter_18_09_20.pdf

Dear Mr. King,

Thank you for submitting the 4823 Saunders Avenue plans. The PGE Plan Review Team is currently reviewing the information provided. As we have just received your plans through hard copy mail, we require additional time to review and will respond to you with specific comments as soon as possible. Attached is general information regarding PGE facilities for your reference.

This email and attachment does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed.

*****Please note the process for PG&E Plan Reviews [attached] has changed and are no longer processed at our local offices. To avoid delays please update your records and send requests to the below physical or email address*****

Thank you,
Plan Review Team
6111 Bollinger Canyon Rd., 3rd Floor
Mail Stop Y3370A
San Ramon, CA 94583
pgeplanreview@pge.com

***This is a notification email only. Please do not reply to this message.**



PG&E Preliminary Document and Plan Review Step-by-Step Guide

When planning a development project, it is important that any new buildings or landscaping are located a safe distance from overhead and underground utility lines. Pacific Gas and Electric Company (PG&E) has developed the following 3-step guide to assist cities/counties, builders, and developers with ensuring preliminary plans are compatible with any PG&E electric or gas facilities in the area.

STEP 1 SUBMIT

Please send all environmental and preliminary planning documents to pgeplanreview@pge.com or 6111 Bollinger Canyon Rd., 3rd Floor, Mail Code: BR1Y3A, San Ramon, CA 94583. Planning documents include (but may not be limited to): Environmental Documents, subdivision maps, general city/county plans

**This plan review process does not replace the application process for PG&E gas or electric service that development plans may require. For these requests, please continue to work with PG&E service planning department. See link Below:*

<https://www.pge.com/ccol/>

STEP 2 REVIEW

PG&E will review the planning documents to confirm:

- Plans are compatible with any existing or proposed gas or electric facilities
- If a Public Utility Easement or Dedicated Easement is needed for new facilities
- Compliance with existing easement, if applicable

STEP 3 RESPONSE

Within 45-days of submission, PG&E will issue a response letter.

- If no impacts were identified, PG&E will provide approval to preliminary plans, along with any requirements that must be followed as the project moves forward.
- If impacts were identified, PG&E will provide comments to the submitter to update and re-submit the plans.

For More Information

For more information, or to check the status of your plan review, please contact PG&E Land Management Department at 1-877-259-8314. PG&E will follow-up with you within two business days.

September 20, 2018

Robert King
Town of Loomis
6140 Horseshoe Bar Rd., Suite K
Loomis, CA 95650

Ref: Gas and Electric Transmission and Distribution

Dear Mr. King,

Thank you for submitting 4823 Saunders Avenue plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)



Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. **Streets and Roads:** Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for



proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.