



PLACER

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January 30, 2017
File No.: PD/Loomis
Map No.: 25-B-16

RECEIVED

FEB 02 2017

TOWN OF LOOMIS

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

SUBJECT: Application #16-19 Minor Subdivision "Lands of Petkus"

Dear Mr. King:

Thank you for the opportunity to review and comment on the Minor Subdivision "Lands of Petkus" design review. This letter is written in response to your request dated January 10, 2017 wherein you solicited comments about the proposed development located at APN 044-123-013 and 044-150-001 in Loomis, California.

The purpose of this letter is to provide preliminary design review of the provided preliminary plans submitted with the Referral/Request for Comments by the Town of Loomis. 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.

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 APN 044-123-013 by two (2) existing 5/8-inch meter connected to the Agency's 12-inch treated water main in Brace Road. Additional water or upsizing the meter for residential fire sprinklers can be made available upon receiving a completed application detailing the proposed usage, and payment of all fees and additional Water Connection Charges that may apply. Please contact Customer Services at (530) 823-4850 for the required forms and fees.

There is no Agency treated water service to APN 044-123-013. The nearest treated water main is located approximately 300 feet south of the parcel in Brace Road. Water can be made available from the Agency's 12-inch treated water main in Brace Road. In order to obtain service, the developer will have to enter into a facilities agreement with the Agency to provide any on site or off site pipelines or other facilities if they are needed to supply water for domestic or fire protection purposes and pay all fees and charges required by the Agency, including the Water Connection Charges.

All treated water facilities shall be installed in accordance with the California Division of Drinking Water and the Agency's standards, which include but are not limited to the following:

- a. Separation of treated water lines from other utilities.
 1. Water facilities and sanitary sewer facilities must maintain a minimum separation of 10 feet horizontal and 1 foot vertical with water above.
 2. Water facilities and storm drain facilities must maintain a minimum separation of 4 feet horizontal and 1 foot vertical with water above.
 3. Water facilities and dry utility trench must have a minimum separation of 2 feet between trench walls.
 4. Water facilities must cross above all wet utilities with a maximum 45 degree crossing angle from what would be perpendicular.
- b. The distribution system shall be designed with looping pipelines such that all points within the distribution system are connected to a minimum of two source pipelines.
- c. Treated water mains shall be located within public rights-of-way or easement, and out of residential lots and landscape areas. Structures, trees, and large shrubs shall be kept outside of easements containing water mains.
- d. The Agency's minimum easement width is 20 feet centered over public facilities, with 10 feet minimum each side of the facilities.
 1. Clearly show and label all easements and rights-of-ways on all plans showing water facilities.
- e. Water mains within roadways, alleyways, parking lot drive isles, and other travel ways shall be located under pavement and at a minimum 3' from the edge of pavement.
- f. Treated water main sizing for the distribution systems is based on the Agency's velocity maximum of 5 feet per second (fps) for maximum day demand in gallons per day (gpd) and 7 fps for fire flow demand.
 1. Fire hydrant placement, spacing, and flow rate requirements are dictated by the local fire protection district and reviewed by the Agency to ensure compliance with the Agency's maximum pipe velocity standards.
 - i. Verify with the local fire protection district any fire hydrant spacing and flow rate requirements as well as fire sprinkler flow rate requirements.
- g. Residential water services shall be located on the parcel for the house they serve.
- h. The Agency's standards are available online <http://www.pcwa.net/business/new-development>.

All water availability is subject to the limitations described above and the prior use by existing customers. If you have any questions, please call me at the Engineering Department at (530) 823-4886.

Sincerely,



Josh Lelko
Engineering Technician

JL:jh

pc: Daryl Hensler
Don Kellner
Field Services
Customer Service
Brit Snipes, Director of Public Works, Town of Loomis
Enc: Map No. 25-B-16



**South Placer Municipal Utility
District**
5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

January 31, 2017

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

Subject: Application #16-19 Minor Subdivision "Lands of Petkus"

Dear Mr. King,

Thank you for contacting the District regarding Application #16-19 Minor Subdivision "Lands of Petkus" on Brace Road in Loomis. The property is within the service area of the South Placer Municipal Utility District and is eligible for sewer service. However, downstream portions of the sewer collection system that serve this property have capacity deficiencies. Connections from this proposed development cannot be made until the deficiencies are rectified. The design and right-of-way acquisition of a diversion pipeline to relieve the capacity deficiency are currently underway. Once the proposed pipeline project is awarded for construction by the District's Board of Directors, Will-Serve letters will be issued.

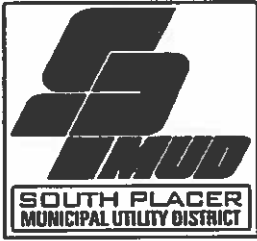
The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. Improvement plans shall be submitted to SPMUD for review and approval. A copy of the District's facility map has been provided for your use. Please refer to Ordinance 09-02 for information regarding participation fees.

Please note that additional requirements may be included as design information is provided.

Prior to issuing a will-serve letter for sewer service, 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/>



**South Placer Municipal Utility
District**

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

The District's Fee Schedule can be found at the following location:

<http://spmud.ca.gov/wp-content/uploads/2014/08/FY16-17-Fee-Schedule.pdf>

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 black ink that reads 'Carie Huff'.

Carie Huff, P.E.

Attachments: SPMUD Facility Map



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

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

January 31, 2017

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

RE: Application #16-19 Minor Subdivision "Lands of Petkus" – Applicant APN: 044-123-013, 044-150-001 & 018

Robert:

We have reviewed the application package dated December 14, 2016 for the subject project. We have conferred with the Placer County floodplain administrator and determined that the new Preliminary FEMA Flood Insurance Study (FIS) and revised floodplain mapping dated 12/28/15 for the Sucker Ravine should be considered the most current best available information as this development moves forward. This new FEMA FIS and mapping is scheduled to become effective (final) around the summer of 2017. The applicant should include the mapping of Sucker Ravine on the tentative map per the Preliminary Flood Insurance Rate Maps (FIRMs) dated 12/28/15.

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

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

Brad Brewer, M.S., P.E., QSD/P
Development Coordinator

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