



PLACER COUNTY WATER AGENCY  
SINCE 1967

BUSINESS CENTER	PHONE
144 Ferguson Road	530.823.4850
MAIL	800.464.0030
P.O. Box 6570	WWW.PCWA.NET
Auburn, CA 95604	

May 22, 2018  
File No: WA/Loomis  
Map No. 25-B-07 & -011

Morgan McDonald  
5460 King Road  
Loomis, CA 95650

SUBJECT: Water Availability for APN 044-051-047 & 044-051-084

Dear Mrs. McDonald:

This letter is written in response to your water availability request dated May 7, 2018 and is intended to apprise you of the current status of water availability from the Agency's treated water system located at 5460 King Road, Loomis; APN 044-051-047 and 044-051-084. 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 or Agency approved infill application, and the payment of all fees and charges required by the Agency.

The Agency is currently serving treated water to APN 044-051-047 by an existing 3/4-inch meter connected to the Agency's 8-inch treated water main in King Road. Treated water can be made available to the future parcel split of APN 044-051-047 from an Agency treated water main; however, since there is no water main that fronts the parcel, a variance in the Agency's main line extension policy is required in order to obtain service from one of these water mains. A private pipe will then need to be installed in an easement from the meter location to the parcel. To receive service, all fees including Water Connection Charges and installation cost must be paid. Please contact Customer Services at (530) 823-4850 for the required forms and fees.

There is currently no existing treated water service to APN 044-051-084. Treated water can be made available from the Agency's 8-inch treated water main located in King Road for the future parcel split. 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 serves raw untreated water to APN 044-051-047 from the Agency's Westside Pipe canal. Several surrounding properties are served by the Agency from this canal. Private raw

water pipelines from the canal may exist across the subject property. Service to other customers whose private pipe may traverse the property shall be protected. **WARNING: Raw Untreated Water is Unfit for Human Consumption.**

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 Division at (530) 823-4886.

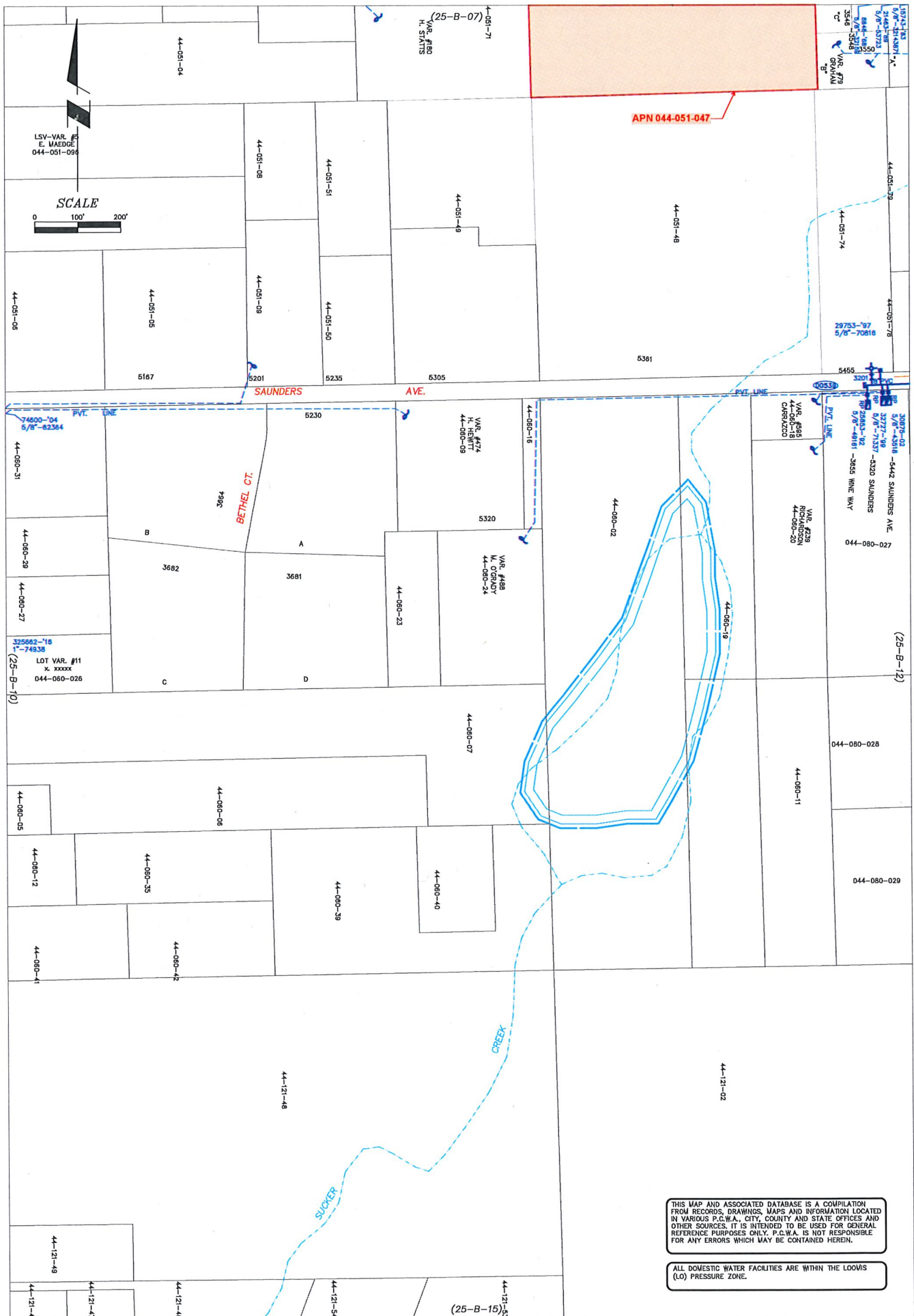
Sincerely,



Josh Leiko  
Engineering Technician

JL: ts

pc: Daryl Hensler  
Ken Yunk  
Lance Hartung  
Field Services  
Customer Service  
Enc: Map No. 25-B-07 & -011



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.

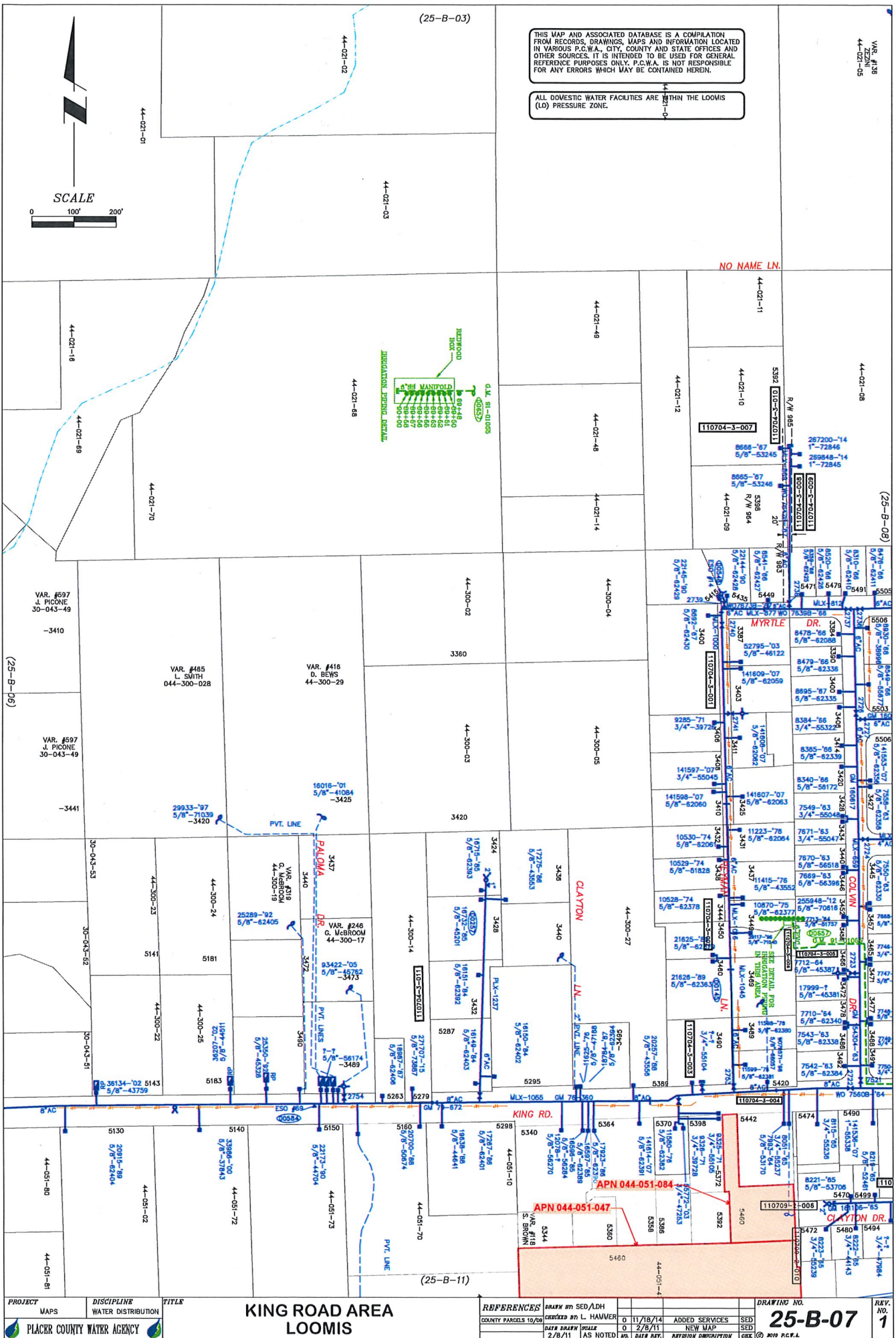
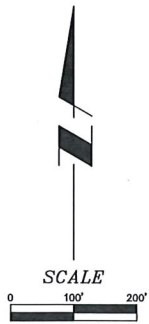
ALL DOMESTIC WATER FACILITIES ARE WITHIN THE LOOMIS (LO) PRESSURE ZONE.

PROJECT MAPS	DISCIPLINE WATER DISTRIBUTION	TITLE <b>SAUNDERS AVENUE AREA LOOMIS</b>	REFERENCES COUNTY PARCELS 10/09	DRAWN BY: SED/LDH CHECKED BY: L. HAMMER DATE: 2/8/11 SCALE: AS NOTED	DRAWING NO. <b>25-B-11</b>	REV. NO. <b>0</b>
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ALL DOMESTIC WATER FACILITIES ARE WITHIN THE LOOMIS (LD) PRESSURE ZONE.



## Robert King

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**From:** David Mohlenbrok <David.Mohlenbrok@rocklin.ca.us>  
**Sent:** Monday, July 23, 2018 3:58 PM  
**To:** Robert King  
**Cc:** Laura Webster; Bret Finning  
**Subject:** King Road Minor Subdivision #17-11 & 12 - MND Review

Hello Robert – City of Rocklin staff is in receipt of the Notice of Intent to Adopt a Mitigated Negative Declaration for the above-referenced project. We thank you for the opportunity to review and have no comments.

Thank you, David



**David Mohlenbrok** | Deputy Director  
Public Services Department | City of Rocklin  
4081 Alvis Court | Rocklin, CA 95677  
**Direct:** (916) 625-5162 | **Fax:** (916) 625-5501  
**Website:** [www.rocklin.ca.us](http://www.rocklin.ca.us)

 Please consider the environment before printing this email.



## Robert King

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**From:** Mike Ritter <mritter@southplacerfire.org>  
**Sent:** Monday, August 6, 2018 10:47 AM  
**To:** Robert King  
**Cc:** Katrina Hoop  
**Subject:** #18-06 Minor Modification of Conditional Use Permit Project #17-13 Comments  
**Attachments:** D Commerical Site Plan Notes 2016.doc; E Commerical Building Plan Notes 2016.doc; Application Process and Submittal Requirements Commercial - Loomis July 2017 Letterhead.doc; FEES SCHEDULE.pdf; Plan Submittal Application.doc; Will Serve Letter Process July 2017 letterhead.doc

Robert,

Thank you for the opportunity to review the modification to this project.

South Placer Fire District will require plan submittals and fees for this project. The plan submittals shall be submitted to our District office located at 6900 Eureka Rd in Granite Bay. The submittals shall include:

1. Building plans – Include SPFD Standards on plans
2. Improvement plans – Include SPFD Standards on plans
3. Fire alarm plans – compliant with NFPA 72
4. Fire sprinkler plans – compliant with NFPA 13

The fire alarm and sprinkler plans are deferred submittals. All fire protection systems shall comply with the 2016 CFC, NFPA, and South Placer Fire District Standards. I have attached the South Placer Standards for the project owner.

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](mailto:mritter@southplacerfire.org)**



## *South Placer Fire District*

6900 Eureka Road  
Granite Bay, California 95746  
Ph (916) 791-7059 Fax (916) 791-2199  
[www.southplacerfire.org](http://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*

**Will Serve Letters** – Upon request, a temporary will serve letter will be issued and is valid for 180 days. After all required plans (civil, site, building, alarm, sprinkler) are submitted and approved, a FINAL will serve letter will be issued. After all components of the construction project are completed and FINALED, an Acceptance letter will be issued. There are no fees associated with the generated letters and the temporary will serve letter can be renewed.

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](mailto:khoop@southplacerfire.org)



## Robert King

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**From:** Carie Huff <chuff@spmud.ca.gov>  
**Sent:** Thursday, August 16, 2018 2:39 PM  
**To:** Robert King  
**Subject:** King Road Minor Subdivision  
**Attachments:** King Road Minor Subdivision 8-16-18.pdf; SPMUD - District Map.pdf

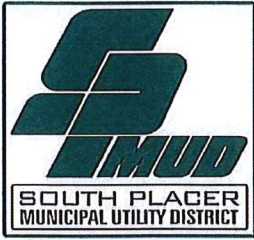
Good afternoon Robert,

Attached are the District's comments regarding the King Road Minor Subdivision along with a copy of the SPMUD facility map.

Please let me know if you have any questions or would like to discuss further.

Regards,

Carie Huff, P.E.  
Associate Engineer - Technical Services  
South Placer Municipal Utility District  
5807 Springview Drive  
Rocklin, CA 95677  
Tel: (916) 786-8555 x311  
[chuff@spmud.ca.gov](mailto:chuff@spmud.ca.gov)



**South Placer Municipal Utility District**

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

August 16, 2018

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

Attention: Robert King, Town Planner

Subject: #17-11 & 12 King Road Minor Subdivision – Mitigated Negative Declaration  
APN: 044-051-047-000

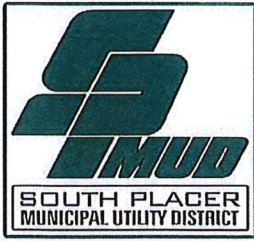
Dear Mr. King,

Thank you for the opportunity to comment on the King Road Minor Subdivision and the intent to adopt a Mitigated Negative Declaration. The King Road Minor Subdivision intends to divide a 5.00-acre (gross) parcel into four lots of approximately 1.18 acres each (net) as well as consolidate and reconfigure lots to the north of the five-acre parcel to improve access to the subsequent divided lots within the Town of Loomis.

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 the Sewer Code for information regarding participation fees.

The District has reviewed the preliminary plans that were submitted and comments are provided below:

- a. Include a reference to the document that granted the District the existing 20-foot sewer easement on the final map.
- b. A minimum 16-foot sewer easement shall be granted to the District via separate instrument for the sewer line to serve the three parcels.
- c. All-weather, drivable access is required over the existing and proposed sewer facilities per District Standards and Specifications.
- d. Reinforced curb, gutter and/or sidewalk may be required in locations where sewer maintenance vehicles require access.
- e. The new sewer line shall be 6-inch, with 4-inch sewer laterals.
- f. Trees, including the drip line, shall not be located within sewer easements.
- g. Improvement plans will be required to be submitted to the District for review and approval.



**South Placer Municipal Utility District**

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

Additional requirements may be required as design information is provided.

**Should the applicant decide to move forward with public sewer, 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 prior to issuance of a will-serve letter.**

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/>.

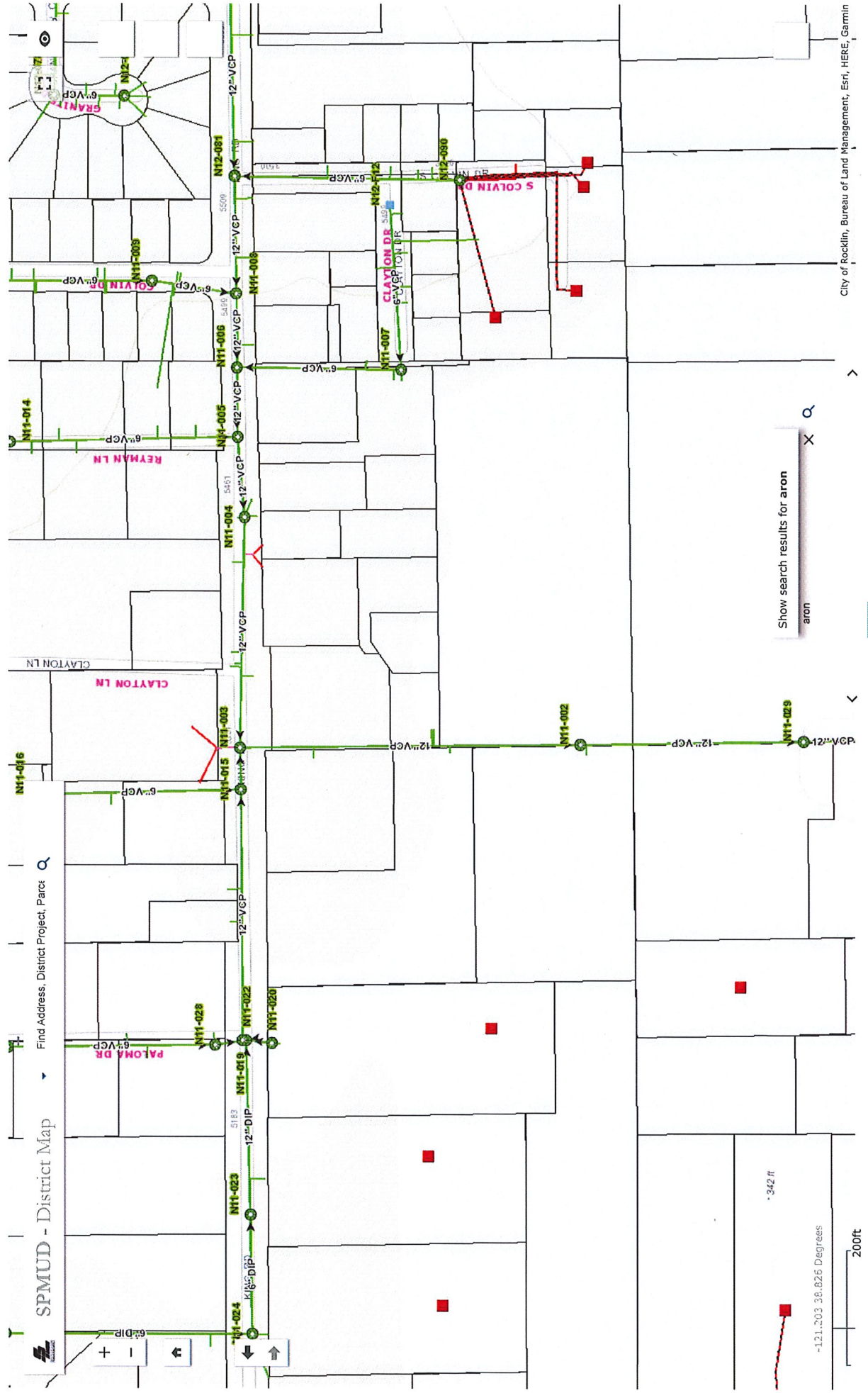
Please do not hesitate to contact me at (916) 786-8555 extension 311 or [chuff@spmud.ca.gov](mailto:chuff@spmud.ca.gov) if you have any questions or need additional information.

Sincerely,

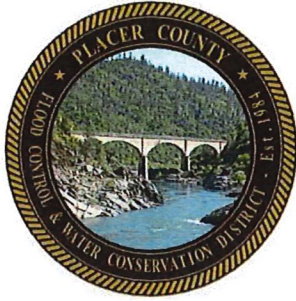
A handwritten signature in black ink, appearing to read 'Carie Huff', is positioned below the 'Sincerely,' text.

Carie Huff, P.E.









PLACER COUNTY  
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

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

August 18, 2018

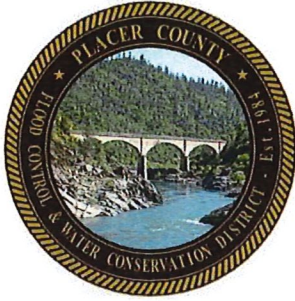
Robert King  
Town of Loomis Planning Department  
P.O. Box 1327  
Loomis, CA 95650

**RE: King Road Minor Subdivision Project #17-11& 12 McDonald/Mack Minor Land Division to divide a 5.00 ac (gross) parcel into four lots of approximately 1.18 ac each (net) at 5460 King Rd in Loomis. APN: 044-051-047**

Robert:

We have reviewed the Notice of Intent to adopt a Mitigated Negative Declaration for the subject project dated July 17, 2018 and our comments are as follows:

- a) We have conferred with the Placer County floodplain administrator and determined that a new Pending FEMA Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) dated 11/2/18 for Sucker Ravine, which is located on this site, should be considered as the most current best available information as this development moves forward. This new FEMA FIS and mapping is scheduled to become effective (final) November 2, 2018. Please have the applicant confirm the referenced Base Flood Elevation (BFE) and depicted floodplain limits on the tentative map are consistent with this Pending FEMA information dated 11/2/18. Please also have the applicant note that the elevations within this pending FEMA information has a vertical datum of NAVD88.
- b) 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](http://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.
- c) The development will likely create or replace more than 2,500 square feet of impervious surface; therefore, 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.



PLACER COUNTY  
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

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

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, M.S., P.E., CFM, QSD/P  
Development Coordinator

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