



South Placer Fire District

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

March 1, 2018

Kristi Neznanski
Lenity Architecture
3150 Kettle Court SE
Salem, OR. 97301

Subject: **Temporary Will Serve Letter**

Project: Placer Retirement Residence
3905 Old Auburn Road

APN 468-060-052-000

The above named development is within the boundaries of the South Placer Fire District. It will be served by this District. The needs for fire protection, access, fire hydrants, water supplies, and facilities of related appurtenances will need to be addressed to District standards and indicated on the plans to be submitted. This temporary will serve letter, however, does not constitute approval or acceptance of dedication or transfer to the District of any of the facilities or installations referred to above.

Fire protection and prevention services provided by the District will be according to applicable laws and District rules, regulations and policies. This temporary will serve letter is **valid for 180 days**. This letter can be renewed for an additional 180 days. A final will serve letter will be issued upon final plan approval by the fire district.

Please contact this office if you need further information or have any questions.

Sincerely,

Michael E. Ritter, Fire Prevention Officer

cc: File

June 6, 2018

Sam Thomas
3150 Kettle Ct SE
Salem, OR 97301

RE: REQUIREMENTS FOR SEWER SERVICE FOR HAWTHORNE RETIREMENT CENTER PROJECT, PLN16-00061, 54.8 EDU, 145-SUITE RESIDENTIAL CARE HOME (APN 468-060-052-000)

Dear Mr. Thomas:

The subject property is within Placer County Sewer Maintenance District 2 (District). The District will not be able to serve this project, a 54.8 EDU, 145-suite residential care home, until the following requirements are met:

1. Improvement Plans for construction of public sewer with service to each created parcel shall be prepared by a registered California Civil Engineer and are subject to approval by the Department of Public Works and Facilities, Environmental Engineering Division.
2. Construct on- and off-site public sewer per the approved improvement plans and in accordance with Placer County standards. **Note: Any building permits issued prior to acceptance of the public sewer shall be for "Non Occupancy Only" until the public sewer has been inspected and accepted by Placer County.**
3. This project is proposing a facility where fats, oils, and greases could potentially adversely affect the sewer system. Consequently, an oil/grease interceptor approved by the Department of Public Works and Facilities, Environmental Engineering Division, appropriately sized per the most current California Plumbing Code, shall be installed.
4. Prior to issuance of a sewer permit, a Commercial/Industrial Waste Survey questionnaire (available at CDRA front counter) will need to be completed and approved by the County.
5. On- and off-site public sewer easements adequate for the public sewer infrastructure and utility vehicle accessibility shall be provided prior to improvement plan approval. On-site easements may be dedicated on the final map. All easements are to be referenced by document number on the improvement plans.

6. Provide public sewer easements where the sewer is not within an existing public road or utility easement. These easements shall be a minimum of 20-feet wide (wider easements may be required if the depth of the sewer line exceeds 10 feet). These easements shall be shown on the improvement plans and may be dedicated on the final map. However, off-site easements shall be recorded prior to improvement plan approval.
7. Irrevocably offer for dedication to the County of Placer, State of California, an easement for areas around new construction for pipeline purposes and incidentals thereto, including, but not limited to, the construction and maintenance of a gravity or pressure sewer line, together with the right of ingress and egress upon, over, under, and across all that real property situated in the County of Placer, State of California. Sewer Easement shall be kept free of permanent structures, debris, parked vehicles or trailers, trees, landscaping (except for minor features such as ground cover and shrubs), or any other objects that could obstruct ingress and egress on, over, and across the property as outlined in this easement. Any owner-installed fencing shall be gated in a location(s) and width(s) that allows access by applicable vehicles and COUNTY personnel.
8. After acceptance of the public sewer improvements by the County, the property owner/developer shall convey this infrastructure to the County via a Bill of Sale. **(Not required for major subdivisions as the BOS accepts the improvements for the Sewer District.)**
9. Projects with growth beyond the original assessment District (intensifications) shall pay a fair share fee for future improvements of the existing County sewer trunk lines to provide necessary capacity at build-out. Prior to or at sewer permit issuance, the estimated fair share fee of \$2,289.00 per EDU is required. The sewer connection fees may increase to include the fair share fee pending Placer County Board of Supervisors approval.
10. Currently, there is adequate capacity in the City of Roseville's sewer trunk lines downstream of the subject project. However, these trunk lines are nearing capacity due to parcel intensifications in the District. Projects with growth beyond their current zoning will need to pay a fair share fee for future sewer improvements in the City of Roseville for capacity at buildout. County staff is currently evaluating and determining the amount of this fair share fee.
11. These requirements are valid for one year. After the one year period, the District may modify the requirements of the letter if warranted.
12. Please note that the District is subject to new restrictions at any time, as is the Wastewater Treatment Plant, where the wastewater is treated. New restrictions could

effectively reduce the capacity of the system, thus causing an interim prohibition on new connections. Therefore, service is available for individual connections on a **first come, first serve basis**.

Once public sewer is available, and prior to issuance of a building permit for any lot, as depicted on the approved Tentative Map, the owner will be required to purchase a sewer connection permit. The fees for this permit will be determined at the time of issuance. Any building sewer services, force mains and/or pumps will be the individual builder's costs.

Feel free to contact me at 530-886-4918, if you need additional assistance.

Sincerely,



Jared D. Deck, PE
Associate Civil Engineer

JD/md

cc: Environmental Health
Engineering and Surveying



December 17, 2015

Ms. Darcy Koenig
Lenity Architecture
3150 Kettle Court SE
Salem, Oregon 97301

Directors
Edward J. "Ted" Costa
Kenneth H. Miller
Dan Rich
Pamela Tobin
Bob Walters
General Manager
Shauna Lorange

SUBJECT: REQUEST FOR WATER SERVICE FOR THE HAWTHORNE PROPOSED PLACER COUNTY RETIREMENT RESIDENCE PROJECT, 3865 OLD AUBURN ROAD, ROSEVILLE, CA

Dear Ms. Koenig:

This letter is in response to your 16 December 2015 correspondence to San Juan Water District (SJWD) inquiring about water service for the above-mentioned proposed commercial project.

SJWD is the potable water service provider for this parcel, and SJWD currently provides potable water service to an existing single family residence on this parcel which is located within the City of Roseville, Placer County, California (APN 468-060-019-000).

The proposed retirement residence project can be served by SJWD provided the necessary water system improvements are designed and constructed to serve the project needs in accordance with SJWD's Ordinances, requirements and Construction Standards. The necessary water system improvements will need to be designed and funded by the Developer, be approved by SJWD, and can be either constructed by SJWD or an approved contractor. Answers to your specific questions are as follows:

- Service would be supplied from an existing 10-in distribution main located in Old Auburn Road.
- Currently the Capital Facilities Fee (i.e., connection fee) for a 3-in metered service is \$96,991 and for a 1-inch metered service this fee is \$15,154. On January 1, 2016 these fees will increase to \$99,591 and \$15,560. There is no connection fee for the separate 8-inch standby fire service.
- Requirements for submittals and applications are being provided to you under separate cover.
- The schedule is under the control of the Developer, and the Developer's design team.
- An analysis of flow and pressure availability will need to be completed during the design phase.
- Backflow devices are required for both the landscape and fire supply connections.
- In accordance with California Code a separate meter is required for the landscape service.
- Continued drought conditions may result in increased water conservation measures, including a possible moratorium on new service connections, or further restrictions on landscape irrigation.

Should you have any questions, or need further assistance please do not hesitate to contact me.

Sincerely,
SAN JUAN WATER DISTRICT


Rob Watson, P.E.
Engineering Services Manager



333 Sacramento Street
Auburn, CA 95603

January 20, 2016

Darcy Koenig
Lenity Architecture
3150 Kettle Ct SE
Salem, OR 97301

Re: 3865 Old Auburn Rd, Roseville

Dear Ms. Koenig,

We have recently become aware of the above-referenced project. This is to inform you that Pacific Gas and Electric Company is a public utility and the certified carrier of electric and gas energy serving the territory wherein this project is located.

Providing that any necessary rights of way can be obtained, service will be provided to your project in accordance with our **Gas and/or Electric** Rules No. 15 and 16. Copies of these rules are available upon request at our Auburn office or online at www.PGE.com

To date, there has been no action on the part of the California Public Utilities Commission to subject our residential or commercial rates to new or additional requirements. However, since all of our tariffs are subject to decisions of this Commission, you should be aware that service will be established under the provisions of the tariffs in effect when service is installed.

Upon receipt of an Application for Service, we will have a pre-engineering meeting, and at that time, determine the placement of the transformer(s) and related equipment.

If you have any additional concerns or questions, please feel free to contact me at (530) 889-3261.

Sincerely,

Susan L. Smith

Susan L. Smith
Senior New Business Rep

