



Staff Report

TO: Honorable Mayor and Members of the Town Council
FROM: Sean Rabé, Town Manager
DATE: March 9, 2021
RE: ACE Hardware Annex Lease Agreement Terms and Authorization for Town Manager to Enter Into Lease Agreement

Recommendation

Staff recommends the Town Council adopt the attached resolution authorizing the Town Manager to enter into a lease agreement with Greg Brenning of Loomis ACE Hardware for approximately 2500 square feet of Town-owned property on the west corner of the new parking area at the end of the cul-de-sac at the end of Walnut Street, pending approval of the Town Attorney. Terms of the proposed lease agreement are detailed below.

Issue Statement and Discussion

Loomis ACE Hardware (3690 Taylor Road) opened for business on November 10, 2020 in downtown Loomis at the corner of Taylor Road and Walnut Street. Since opening, they continue to realize monthly sales that far exceed their original predictions – for example, the store did nearly five times its projected sales in December 2020. At this time, their biggest hurdle relates to incoming inventory and appropriate storage. Corporate ACE Hardware limits the number of deliveries per day, and numerous daily deliveries creates conflict with daily sales activities, as well as Blue Anchor Park.

As a result of the store's incredible business, Loomis ACE Hardware owner Greg Brenning approached me about allowing the store to erect a 2100 square-foot annex at the end of the Walnut Street cul-de-sac. Town staff supported Mr. Brenning's idea and provided direction to file a request for a Conditional Use Permit through the Planning Department. That CUP was heard at the February 23, 2021 Planning Commission meeting and was approved unanimously, with additional conditions placed on the building (see Attachment B). One of those conditions included the establishment of an ad hoc committee of two Commissioners to provide further architectural refinement of the building.

The addition of the 2100 square foot metal building will provide an adjacent "Annex" to house inventory and receive deliveries without disruption to daily activity while increasing their sales potential. The public will not have access to the building.

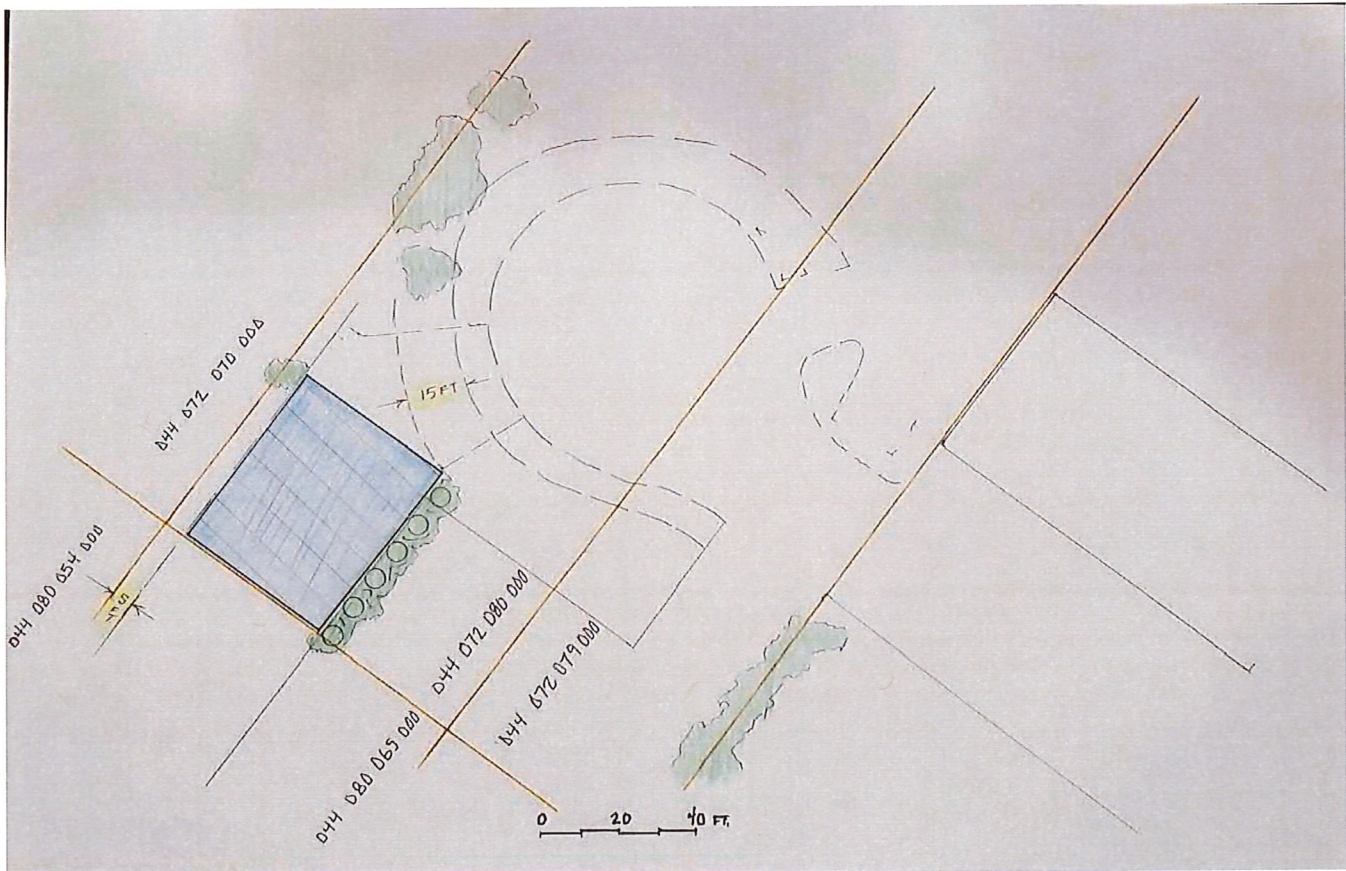
At this point, Staff is seeking Council authorization for the Town Manager to enter into a lease agreement, as approved by the Town Attorney, with ACE Hardware/Greg Brenning for approximately 2500 square feet of Town-owned property, under the following general terms:

1. Lease term of 10 years, with an option for an additional 10 years
2. 180-day lease termination clause for both parties
3. Property shall be put back to original condition (bare dirt) upon termination of lease

4. Lease amount to be \$120 per year
5. Cost of all work required to place the building (grading, etc.) will be borne by the lease
6. All standard ground lease provisions (insurance requirements, indemnification, no storage of hazardous materials on site, etc.) as determined necessary by the Town Attorney

The parcel considered for placement of this metal building is the .93 acres (40,510 sq.ft.) vacant Town owned parcel at the southwest corner, at the end of the cul-de-sac, on Walnut Street with the remainder of the parcel, northwest of the cul-de-sac used as the Blue Anchor Park. Previously in this southwest corner, was an open stage, used during Town events, which has been dismantled and housed for future relocation. Once the stage was removed, the area was graded to level and paved, to create additional public parking.

The location of the ground lease is shown in blue below:



As approved by the Planning Commission, the building will be placed on a cement slab. The area will also be landscaped with mandarin trees along the edge of the building facing the parking lot and a small community garden near the front of the building. Mr. Brenning has also discussed putting a fruit shed sign on the side of the building facing the parking lot, to provide for an aesthetically pleasing look. That area now has a small embankment and eight small maple trees that are either dead or are dying.

Staff supports the leasing of the property because it will provide additional inventory space for the store, which provides for additional economic benefit to the Town. It also provides a use for an otherwise unusable piece of land, which the Town has no future plans for.

Staff is prepared to answer any questions you may have.

CEQA Requirements

There are no CEQA implications associated with the recommended action. The Planning Commission determined the project was categorically exempt from CEQA under Section 15332, Class 32, In-Fill Development Projects.

Financial and/or Policy Implications

Leasing the property provides for a small amount of revenue (\$120) per year. However, there will likely be significant ongoing economic benefit that will be realized by providing additional inventory space to ACE Hardware because the store will have additional product to sell to the public.

Attachments

- A. Resolution
- B. Approved Conditions from February 23, 2021 Planning Commission Meeting
- C. Conditional Use Permit Application Staff Report dated February 23, 2021

TOWN OF LOOMIS

RESOLUTION 21 - __

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS APPROVING A LEASE AGREEMENT WITH ACE HARDWARE

WHEREAS, Ace Hardware ("Ace") currently operates a retail hardware business located at 3690 Taylor Road; and

WHEREAS, Ace has requested to lease approximately 2500 square feet of municipal land at the end of the Walnut Street cul-de-sac generally in the location shown on Exhibit A (the "Property"), upon which Ace proposes to construct an approximately 2100 square foot metal building;

WHEREAS, the building will house inventory and receive deliveries in support of Ace's operations at 3690 Taylor Road; and

WHEREAS, a Conditional Use Permit for the proposed building was approved by the Loomis Planning Commission on February 23, 2021; and

WHEREAS, the Town Council has reviewed the terms for the lease presented by staff on this date and finds that these terms are consistent with the terms of the Conditional Use Permit and represent a desirable use of municipal land.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Loomis that the Town Manager is hereby authorized to enter into a lease with Ace Hardware consistent with the terms presented to the Town Council, and in a form prepared and approved by the Town Attorney.

PASSED AND ADOPTED this 9th day of March 2021 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Mayor

ATTEST:

Town Clerk

RESOLUTION NO. 21-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS
APPROVING CONDITIONAL USE PERMIT/DESIGN REVIEW #21-01
LOOMIS ACE HARDWARE – ANNEX, GREG BRENING
ON
TOWN OF LOOMIS-OWNED PARCEL – APN 044-072-080**

WHEREAS, applicant Greg Brening has requested approval of Conditional Use Permit/Design Review Application #21-01 subject to the attached findings (Exhibit A) and Conditions of Approval, (Exhibit B); and

WHEREAS, on February 23, 2021, the Planning Commission of the Town of Loomis conducted a public hearing on Use Permit/Design Review Application #21-01, at which time any person interested in the matter had an opportunity to be heard; and

WHEREAS, the Planning Commission of the Town of Loomis reviewed and considered the staff report relating to the application, the plans, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission of the Town of Loomis hereby makes the following findings to approve Use Permit/Design Review Application #21-01 for “Loomis ACE Hardware” for the Town of Loomis owned property the end of Walnut Street (west cul-de-sac) at APN 044-072-080.

NOW THEREFORE, based on the findings set forth herein the Planning Commission of the Town of Loomis, does hereby resolve as follows:

1. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the Class 32 exemption and adopt the recommended Notice of Exemption; and
2. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
3. The Use Permit/Design Review Application #21-01 is hereby approved per the findings set forth in Exhibit A and the Conditions of Approval set forth in Exhibit B.

ADOPTED this 23rd day of February 2021, by the following vote:

AYES: Hogan, London, Kelly, Wilson, Obranovich

NOES: none

ABSENT: none

ABSTAINED: none

Carol Parker, Secretary to the
Planning Commission

Greg Obranovich
Planning Commission Chairman

**EXHIBIT A
FINDINGS
USE PERMIT/DESIGN REVIEW #21-01
LOOMIS ACE HARDWARE – ANNEX, GREG BRENING
ON
TOWN OF LOOMIS – APN 044-072-080**

The Planning Commission makes the following findings consistent with Municipal Code Chapter 13.62, Design Review:

1. The proposed use is allowed within the applicable general plan and zoning district;
2. The proposed structure provides architectural design, building massing and scale appropriate to and compatible with the site surroundings and the community;
3. The proposed structure provides an attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting signs, etc.;
4. The proposed structure will provide efficient and safe public access, circulation and parking;
5. The proposed structure will provide appropriate open space and landscaping, including the use of water efficient landscaping;
6. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

**EXHIBIT B
FINDINGS
USE PERMIT/DESIGN REVIEW #21-01
LOOMIS ACE HARDWARE – ANNEX, GREG BRENING
ON
TOWN OF LOOMIS – APN 044-072-080**

Use Permit/Design Review application #21-01 is approved for construction of a metal commercial building by Loomis ACE Hardware on a Town of Loomis parcel that is .93 acres (southwest corner of Blue Anchor Park) at APN 044-072-080, Loomis, CA 95650.

Pursuant to Municipal Code Chapter 13.64.020 this Use Permit/Design Review approval shall become effective on the 11th day following the date of application approval by the review authority, provided that no appeal has been filed in compliance with Chapter 13.74, March 8, 2021.

Pursuant to Municipal Code Chapter 13.64.040 this approval shall be deemed to run with the land through any change of ownership of the subject site, from the effective date of the permit, except in any case where a permit expires and becomes void in compliance with Section 13.64.080. All applicable conditions of approval shall continue to apply after a change in property ownership.

Pursuant to Municipal Code Chapter 13.64.060(A)(1) any approval not exercised within two years of approval shall expire and become void, except where an extension of time is approved in compliance with Chapter 13.64.060(B) - Extensions of Time prior to the expiration of the permit (April 8, 2023).

1	The applicant shall be responsible to ensure <u>all</u> of the below conditions of this permit approval are binding on all successors-in-interest (e.g. by incorporating them into the standard provisions of any sale, lease and/or rental agreement, etc.).
	Date Completed
2	The applicant shall, at all times, comply with the Town of Loomis Municipal Code.
3	The project shall proceed only in accordance with approved plans on file in the Planning Department, the conditions contained herein, and the Town of Loomis Municipal Code. Approval of this project, subject to these plans, conditions, and Code(s), shall not be interpreted as the Town having waived compliance with any sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, or applicable Plans.
4	When submitting for Plan Check, the owner must provide to the Planning Department a copy of the final conditions of approval with a cover letter specifying how and where the revised plans address each of the conditions. Plan Check by the Planning Department, Town Engineer, and Building Department <u>will not</u> be initiated without compliance with this condition. All plans shall be consistent with that approved by the Planning Department. The owner shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction.
5	The owner shall defend, indemnify, and hold harmless the Town of Loomis and its agents, officers, and employees from any claim, action or proceeding against the Town, or its agents, officers, and employees to attack, set aside, void, or annul, an approval of the Planning Commission, or Town Council concerning the Use Permit/Design Review that is the subject of this application.
6	The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the improvement plans.

IMPROVEMENTS (ROADWAY, DRAINAGE, GRADING)

7	The owner shall obtain a Town of Loomis approved encroachment permit prior to any work within public rights-of-way for construction of the 15' curb cut with ramp.	
8	The owner shall obtain a Town of Loomis approved grading permit prior to commencement of work.	
9	The plans for improvements required as a condition of approval of this project shall be prepared by a California Registered Civil Engineer and shall be approved by the Town Engineer prior to any construction.	
10	The cost of all inspections related to on-site and off-site improvements shall be borne by the owner and shall be paid prior to completion of the improvements.	
11	The owner shall be responsible for all actions of their contractors and sub-contractors until the improvements are accepted as complete by the Town.	
12	The owner shall construct all improvements required as a condition of approval of this project, or enter into a contract agreement with the Town of Loomis to construct all improvements, and shall post a bond, cash deposit, or instrument of credit, guaranteeing the construction of all improvements within the time period specified herein or approved time extension in accordance with the Town of Loomis Municipal Code Chapter 13.64.060(B).	
13	Existing public facilities, and real and personal property damaged during the course of construction shall be repaired by the owner at his sole expense, to the reasonable satisfaction of the Town Engineer.	
14	The owner shall prepare and install erosion and sediment control on all disturbed areas during all demolition/construction activities per State Water Resources Handbook.	

GENERAL PLANNING

15	The Town of Loomis and Loomis ACE Hardware must enter into a lease agreement for the use of the property known as APN 044-072-080.	
16	The owner shall be responsible for taking reasonable actions to abate nuisances caused by this project in the project area.	
17	No construction work shall begin prior to 7:00 a.m. nor occur after 7:00 p.m. Monday through Friday nor prior to 8:00 a.m. or after 5:00 p.m. on Saturday, and there shall be no work on Sundays or holidays.	
18	The project shall conform to the General Plan, including the Noise Element standards, State Noise Insulation Standards (CA Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code. Noise generated by the project shall not cause the day-night average sound level (Ldn) to exceed 65 A-weighted decibels (dBA) at the property line during or after construction, nor shall it cause the noise level at the property line to exceed 65 dBA at any time during or after construction.	
19	No request for final inspection for on-site improvements, pursuant to this Use Permit/Design Review application, shall be approved until all conditions are completed and accepted by the Town, or as acceptable to the Town Attorney, for those conditions not completed.	
21	Owner must obtain a street address assignment from the Town of Loomis.	
22	Pursuant to Municipal Code Chapter 13.38.030, the owner shall submit application and fee payment to obtain an approved Sign Permit prior to the installation of business signage.	
23	Owner shall obtain and maintain a valid Town of Loomis business license.	
24	Forklift use on S. Walnut, between the main store and the annex is prohibited.	
25	The owner shall obtain architectural design enhancement approval from the Planning Director and Ad Hoc committee prior to the issuance of a building permit.	

AGENCIES

26	<p>Placer County Environmental Health (PCEH)</p> <p>1) "Hazardous materials" as defined in Health and Safety Code Division 20, Chapter 6.95 shall not be allowed on any premises in regulated quantities (55 gallons, 200 cubic feet, 500 pounds) without notification to Environmental Health Services. A property owner/occupant who handles or stores regulated quantities of hazardous materials shall comply with the following within 30 days of commencing operations:</p> <p>Operator must complete an electronic submittal to California Environmental Reporting System (CERS) and pay required permit fees.</p> <p>If the business will generate hazardous waste from routine operations, obtain an EPA ID number from the Department of Toxic Substances Control (DTSC). (Note: If the business owner/operator is unsure of what constitutes a hazardous material or waste, please contact Environmental Health Services for assistance at 530-745-2300.)</p>	
27	<p>South Placer Fire Protection District (SPFPD)</p> <p>New construction must comply with South Placer Fire District standards, as well as the 2016 California Building and Fire Codes.</p> <ol style="list-style-type: none"> 1. The address must be posted and visible from the roadway fronting the property, Walnut Street. 2. SPFD requires a fire final inspection prior to occupancy. (Contact SPFPD for project specifics.) 	
28	<p>Central Valley Regional Water Quality Control Board (CVRWQCB)</p> <p>Owner/applicant shall, at all times, meet all requirements of the CVRWQB to ensure protection of the quality of surface and groundwaters of the state.</p>	
29	<p>Applicant shall pay \$50.00 California Notice of Exemption recording fee and provide proof of filing with the Placer County Recorder within 5 days of approval. (Note: A Notice of Exemption may be filed, but is not required, after a public agency decides that a project is exempt from CEQA and grants approval of the project. Should the Notice of Exemption be filed, a shorter statute of limitations of 35 days commences for any challenge to the approval. If a Notice of Exemption is not filed, the normal 180 day statute of limitations will apply.)</p>	

* * * * *



Staff Report

TO: Town of Loomis Planning Commission
FROM: Mary Beth Van Voorhis, Planning Director
DATE: February 23, 2020
RE: CONDITIONAL USE PERMIT/DESIGN REVIEW – APPLICATION #21-01
 Loomis ACE Hardware - Annex
 Vacant/Paved Parcel – Southwest corner - Blue Anchor Park (APN 044-072-080), LOOMIS, CA 95650

Recommendation

1. Conduct a public hearing and receive public input; and
2. Find the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the Class 32 categorical exemption; and
3. Adopt Resolution #21-02 approving Conditional Use Permit/Design Review #21-01 for Loomis ACE Hardware to construct a +/- 2,100 sq.ft. (35'x 60') metal building "Annex" subject to the findings in Exhibit A and with the recommended Conditions of Approval as outlined in Exhibit B.

Issue Statement and Discussion

Loomis ACE Hardware (3690 Taylor Road) opened for business on November 10, 2020 in downtown Loomis at the corner of Taylor Road and Walnut Street. Since opening, they continue to realize monthly sales that far exceed their original predictions. At this time, their biggest hurdle relates to incoming inventory and appropriate storage. Corporate ACE Hardware limits the number of deliveries per day, and numerous daily deliveries creates conflict with daily sales activities, as well as Blue Anchor Park.

The addition of a +/- 2,100 sq.ft. (35' x 60') metal building will provide an adjacent "Annex" to house inventory and receive deliveries without disruption to daily activity while increasing their sales potential. An approved ground lease agreement between the Town of Loomis and Loomis ACE Hardware will be required prior to being constructed. Should the Planning Commission approve this Conditional Use Permit/Design Review application, that lease agreement will be brought to the Town Council at its March 9, 2021 Council meeting.

The parcel considered for placement of this metal building is the .93 acres (40,510 sq.ft.) vacant Town owned parcel at the southwest corner, at the end of the cul-de-sac, on Walnut Street with the remainder of the parcel, northwest of the cul-de-sac used as the Blue Anchor Park. Previously in this southwest corner, was an open stage, used during Town events, which has been dismantled and housed for future relocation. Once the stage was removed, the area was graded to level and paved, to create additional public parking.

The proposed parcel (is within the "Town Center Commercial" Land Use category of the General Plan and the CC "Central Commercial" Zoning District. General retail uses are an allowable use within this land use and zoning designation. All new construction requires Design Review approval. Surrounding uses include the railroad property to the west with rural residential beyond and retail commercial uses to the east, north and south.

The existing .93 acre parcel is shown in Figure 1-Vicinity Map. Figure 2-Aerial View provides the existing park amenities and the proximity to 3690 Taylor Road. Figure 3-Topographic Map shows the existing and surrounding site topography. Figure 4-Floodway/Floodplain Map indicates this parcel is outside of the floodway/floodplain.

This parcel is directly accessed from Taylor Road with two driveway entrances located on the north and south of the parcel (Figure 5) and is served by all public utilities in front of the parcel within Taylor Road.

Figure 1 – Vicinity Map

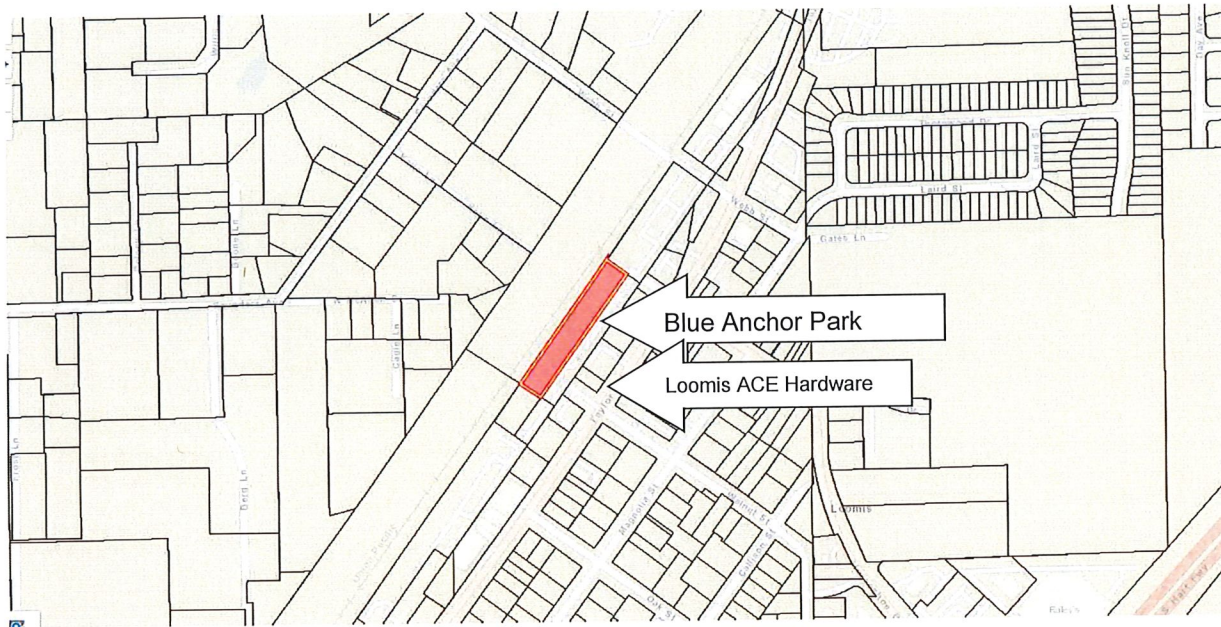


Figure 2 – Aerial View – Site Specific

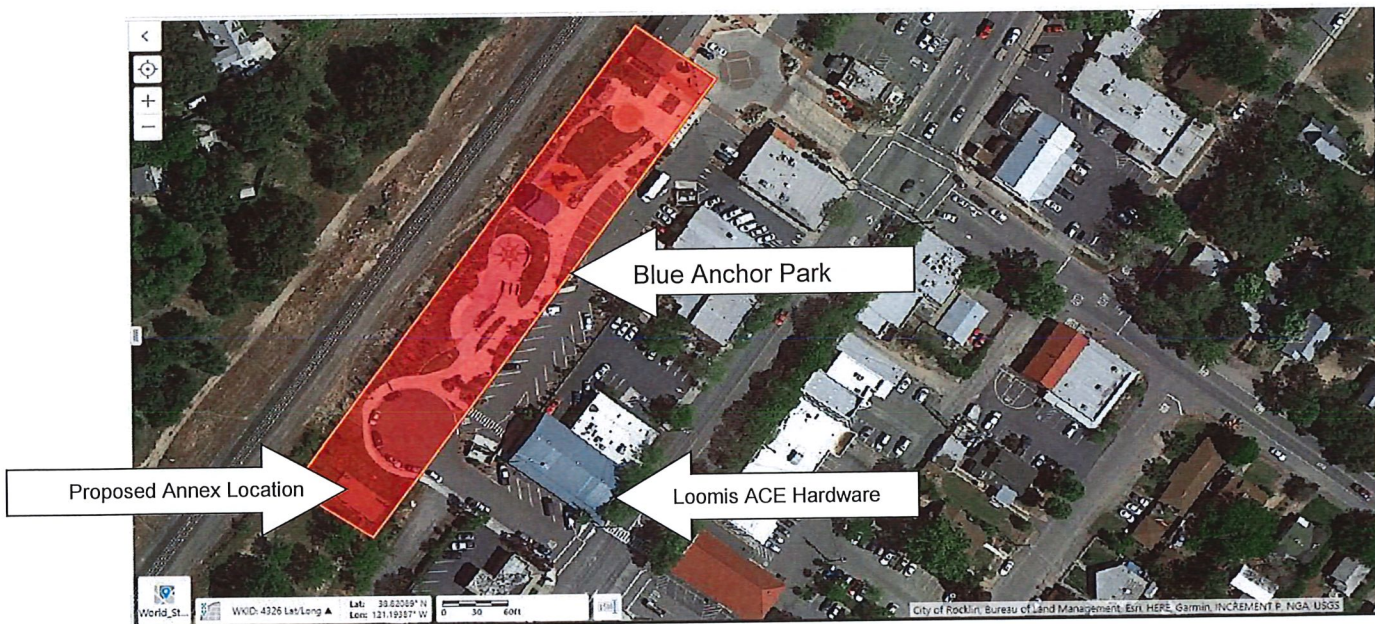


Figure 5 – Walnut Street – End of Cul-de-Sac



Walnut Street – Former site of Stage



General Plan, Zoning, and Existing Land Uses

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON SITE	TOWN CENTER COMMERCIAL	CC	BLUE ANCHOR PARK
NORTH	TOWN CENTER COMMERCIAL	CC	TOWN OF LOOMIS – COMM. BLDG.
SOUTH	TOWN CENTER COMMERCIAL	CC	COMMERCIAL
EAST	TOWN CENTER COMMERCIAL	CC	COMMERCIAL
WEST	TOWN CENTER COMMERCIAL	CC	RAILROAD

General Plan: Town Center Commercial (CC): This designation is applied to approximately 39 acres along Taylor and Horseshoe Bar Roads to the area identified as the “Downtown Core” by the Loomis Town Center Master Plan prepared in 1992. According to the master plan, “The Downtown Core describes an area where a variety of higher intensity uses are encouraged...” “Commercial uses along Taylor Road within the Downtown Core should evolve into specialty retail shopping district that will serve both residents and visitors. The Core should capitalize on its historic character, its existing fresh produce activities, its potential commuter rail stop, and its proximity to large numbers of residents and employees.” The Town Center Commercial designation is intended to accommodate a mixture of land uses, with primarily retail commercial and office uses on the ground floors of commercial structures, and residential units allowed on the second or third floors. The density of these mixed-use residential units should not exceed 15 dwelling units per acre. Building heights are limited to three stories or 35 feet. Site coverage may range from 35 percent to a maximum of 100 percent, and the allowable floor area ratio (FAR) may range from 0.35 to 1.60, with a FAR greater than 0.50 allowed only where parking is approved by the Town to be either in parking structures that do not detract from the intended pedestrian orientation of the Downtown Core, or in public parking lots or other approved off-site locations.

Zoning: Central Commercial (CC) – Chapter 13.26.020: The CC zoning district is applied to areas within the historical downtown appropriate for a mixture of land uses, with primarily retail and pedestrian-oriented office uses on the ground floors of commercial structures, and residential units allowed on second or third floors. The CC zoning district is consistent with and implements the town center commercial land use designation of the general plan.

Parcel Information:

	<u>Required</u>	<u>Proposal</u>
Minimum lot size Area (net)	5,000 sq.ft.	Complies
Minimum lot width	None	Complies
Minimum lot depth	None	Complies
Maximum Site Coverage	35% to 60%	Complies

Owner Information:

APN 044-072-080
Town of Loomis
3665 Taylor Road
P.O. Box 1330
Loomis, CA 95650
(916) 652-1840
www.loomis.ca.gov

Applicant:

Greg Brening (dba Loomis ACE Hardware)
3690 Taylor Road
Loomis, CA 95650

(916) 672-0188
greg@loomisacehardware.com

Existing Improvements/Utilities/Service Systems:

The proposed 35' x 60' (+/- 2,100 sq.ft.) metal building will not need services. Shell only. No water/sewer/gas/electric will be provided.

Should future service be required, the following utility companies will be provided an opportunity to serve this site:

Sewer – South Placer Municipal Utilities District

Trash – Recology (currently provided at 3690 Taylor Road)

Fire – South Placer Fire District (must approve building plan submittal prior to construction)

Water – Placer County Water Agency (landscape water will be provided from 3690 Taylor Road)

Gas/Electric – Pacific Gas & Electric (solar building mounted lighting is proposed)

Parking:

Parking is compliant for the existing Loomis ACE Hardware retail building employees and customers. There is no additional parking requirement for this annex facility. Additionally, public parking in adjacent Town owned parcels and on-street parking is readily available.

The applicant proposes to construct a new fifteen-foot (15') curb cut with ramp, at the west corner of the cul-de-sac, to grade level as required by the Town Engineer to meet existing Town code at the entrance to the new annex facility.

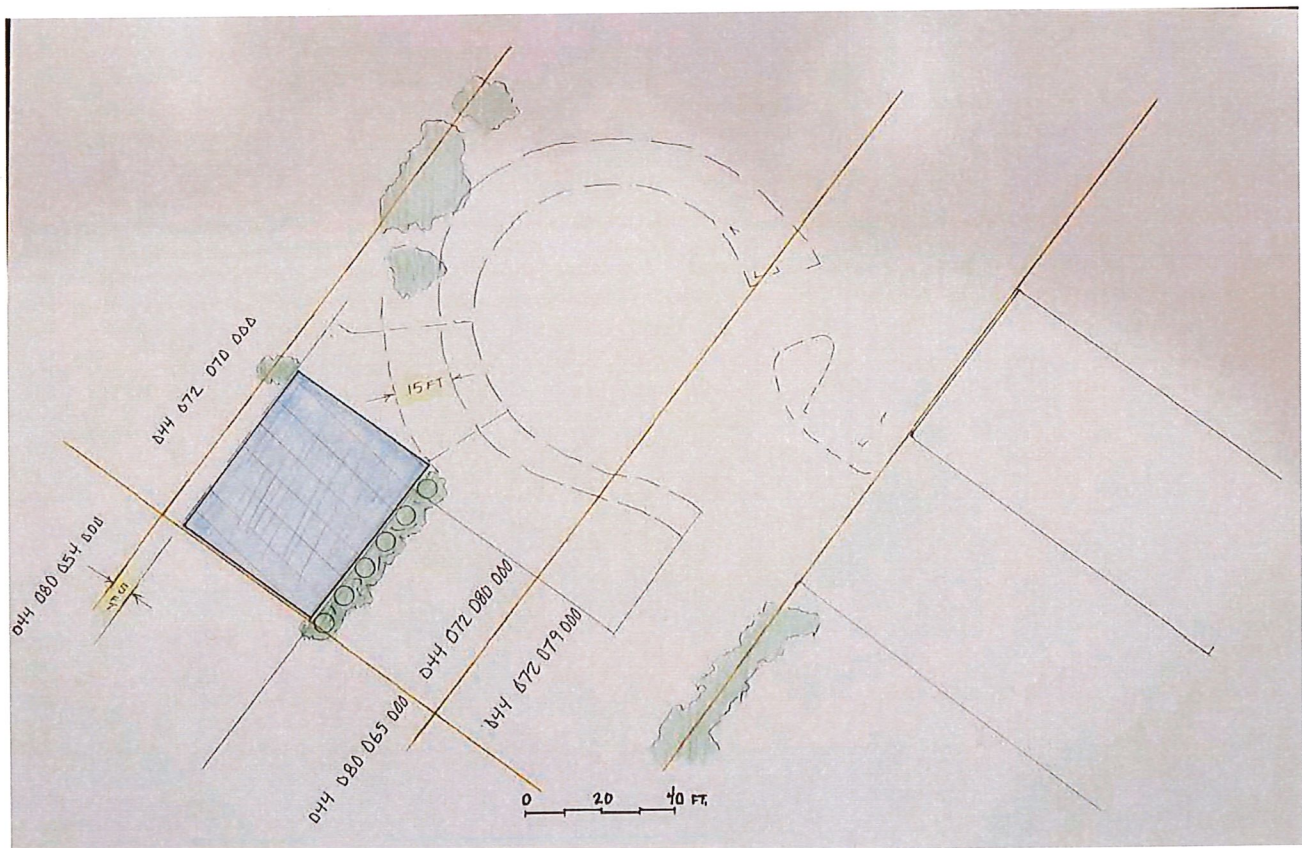
Design Review:

As proposed in Figure 6, the 35' x 60' (+/- 2,100 sq.ft.) metal building will be placed within required setbacks on the site.

Required setbacks:

Front	15'
Side	None (does not abut a residential zone)
Rear	None (does not abut a residential zone)
Maximum height:	35' (3 stories)

Figure 6 – Proposed building placement



Landscaping:

As depicted in Figure 7 and in compliance with Zoning Chapter 13.34.040(4,a,i) the applicant proposes to provide and maintain a landscaping strip on the east end of the proposed building to screen cars from view from the street to a height of up to thirty-six inches but shall not exceed any applicable height limit for landscaping within a setback. As proposed, the applicant desires to plant orange trees in this strip.

Figure 7 – Proposed Landscaping / Screening

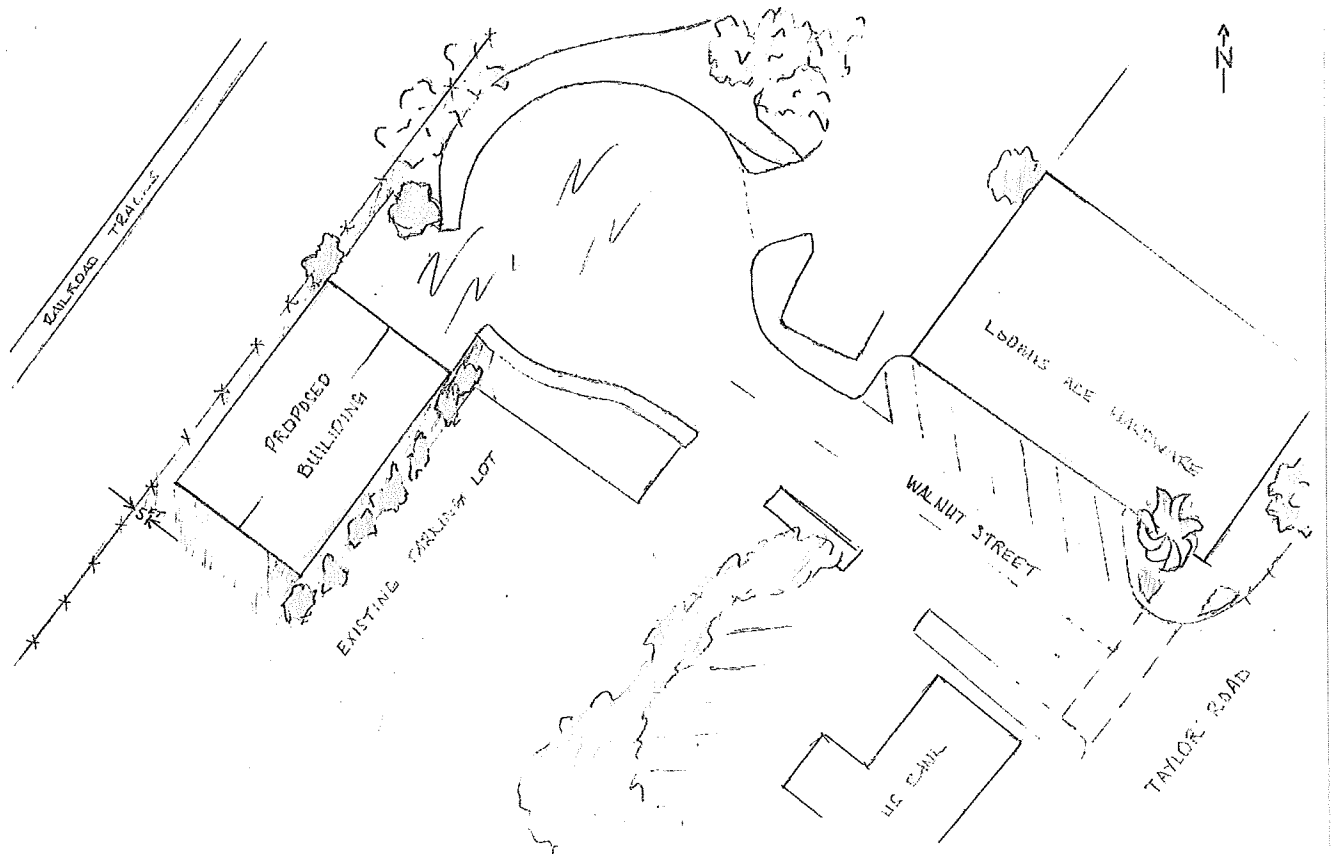


Figure 8 provides the style of metal building that will be constructed. The applicant proposes the barn style metal building, with fixed side windows, and a man door to the left of the front of the barn door.

Figure 8 – Proposed Street View

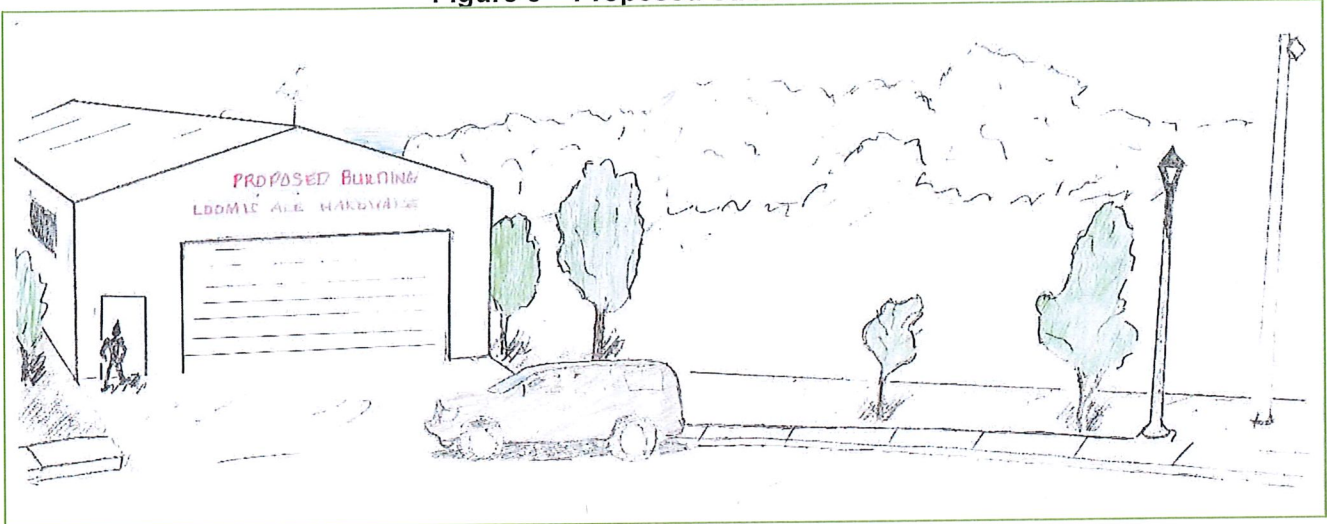


Figure 9 provides examples of the proposed structure. Note man door on front, fixed windows on the sides.

Figure 9 – Metal building examples



As proposed, the metal building will provide a consistent look of a fruit or packing shed and the building roof will be painted to match the Blue Anchor Park patio.

An approved tree removal permit is required in compliance with Town of Loomis Tree Conservation Chapter 13.54. At this time there are eight maple trees with a 2"-3" diameter to be removed that appear to be dying or dead.

The project proposes no utilities at the building. The applicant will install downcast solar security lights, fixed windows to allow day light inside, and solar, roof installed light tubes called "Solatube" for interior lighting.

As proposed, exterior signage will either be a painted or vinyl graphic applied to the front of the metal building above the barn style door and will require Sign Permit approval.

Agency review and response comments:

As this application does not require outside agency services, the application was not referred. The applicant is required to meet all requirements of the Loomis Fire Protection District.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

A determination has been made that the project is categorically exempt from the provision of CEQA under Section 15332, Class 32, In-Fill Development Projects. Class 32 consists of projects characterized as in-fill development meeting the conditions described as:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effect relating to traffic, noise, air quality, or water quality.
- (e) The site can adequately be served by all required utilities and public services, just not at this time.

A Notice of Exemption may be filed, but is not required, after a public agency decides that a project is exempt from CEQA and grants approval of the project. Should the Notice of Exemption be filed, a shorter statute of limitations of 35 days commences for any challenge to the approval. If a Notice of Exemption is not filed, the normal 180 day statute of limitations will apply.

ATTACHMENTS:

- A. Draft Resolution #21-02 (Pages 10 - 14)
 - Exhibit A: Recommended Findings
 - Exhibit B: Recommended Conditions of Approval
 - Exhibit C: Notice of Exemption
- B. Application #21-01

NOTE: Notice published in the Loomis News on February 12, 2021 and mailed to adjacent property owners within 300 feet on February 12, 2021.

RESOLUTION NO. 21-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS
APPROVING CONDITIONAL USE PERMIT/DESIGN REVIEW #21-01
LOOMIS ACE HARDWARE – ANNEX, GREG BRENING
ON
TOWN OF LOOMIS-OWNED PARCEL – APN 044-072-080**

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WHEREAS, the Planning Commission of the Town of Loomis reviewed and considered the staff report relating to the application, the plans, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission of the Town of Loomis hereby makes the following findings to approve Use Permit/Design Review Application #21-01 for “Loomis ACE Hardware” for the Town of Loomis owned property the end of Walnut Street (west cul-de-sac) at APN 044-072-080.

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3. The Use Permit/Design Review Application #21-01 is hereby approved per the findings set forth in Exhibit A and the Conditions of Approval set forth in Exhibit B.

ADOPTED this 23rd day of February 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Carol Parker, Secretary to the
Planning Commission

Greg Obranovich
Planning Commission Chairman

**EXHIBIT A
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LOOMIS ACE HARDWARE – ANNEX, GREG BRENING
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The Planning Commission makes the following findings consistent with Municipal Code Chapter 13.62, Design Review:

1. The proposed use is allowed within the applicable general plan and zoning district;
2. The proposed structure provides architectural design, building massing and scale appropriate to and compatible with the site surroundings and the community;
3. The proposed structure provides an attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting signs, etc.;
4. The proposed structure will provide efficient and safe public access, circulation and parking;
5. The proposed structure will provide appropriate open space and landscaping, including the use of water efficient landscaping;
6. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

**EXHIBIT B
FINDINGS
USE PERMIT/DESIGN REVIEW #21-01
LOOMIS ACE HARDWARE – ANNEX, GREG BRENING
ON
TOWN OF LOOMIS – APN 044-072-080**

Use Permit/Design Review application #21-01 is approved for construction of a metal commercial building by Loomis ACE Hardware on a Town of Loomis parcel that is .93 acres (southwest corner of Blue Anchor Park) at APN 044-072-080, Loomis, CA 95650.

Pursuant to Municipal Code Chapter 13.64.020 this Use Permit/Design Review approval shall become effective on the 11th day following the date of application approval by the review authority, provided that no appeal has been filed in compliance with Chapter 13.74, March 8, 2021.

Pursuant to Municipal Code Chapter 13.64.040 this approval shall be deemed to run with the land through any change of ownership of the subject site, from the effective date of the permit, except in any case where a permit expires and becomes void in compliance with Section 13.64.080. All applicable conditions of approval shall continue to apply after a change in property ownership.

Pursuant to Municipal Code Chapter 13.64.060(A)(1) any approval not exercised within two years of approval shall expire and become void, except where an extension of time is approved in compliance with Chapter 13.64.060(B) - Extensions of Time prior to the expiration of the permit (April 8, 2023).

1	The applicant shall be responsible to ensure <u>all</u> of the below conditions of this permit approval are binding on all successors-in-interest (e.g. by incorporating them into the standard provisions of any sale, lease and/or rental agreement, etc.).	
		Date Completed
2	The applicant shall, at all times, comply with the Town of Loomis Municipal Code.	
3	The project shall proceed only in accordance with approved plans on file in the Planning Department, the conditions contained herein, and the Town of Loomis Municipal Code. Approval of this project, subject to these plans, conditions, and Code(s), shall not be interpreted as the Town having waived compliance with any sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, or applicable Plans.	
4	When submitting for Plan Check, the owner must provide to the Planning Department a copy of the final conditions of approval with a cover letter specifying how and where the revised plans address each of the conditions. Plan Check by the Planning Department, Town Engineer, and Building Department <u>will not</u> be initiated without compliance with this condition. All plans shall be consistent with that approved by the Planning Department. The owner shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction.	
5	The owner shall defend, indemnify, and hold harmless the Town of Loomis and its agents, officers, and employees from any claim, action or proceeding against the Town, or its agents, officers, and employees to attack, set aside, void, or annul, an approval of the Planning Commission, or Town Council concerning the Use Permit/Design Review that is the subject of this application.	
6	The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the improvement plans.	

IMPROVEMENTS (ROADWAY, DRAINAGE, GRADING)

7	The owner shall obtain a Town of Loomis approved encroachment permit prior to any work within public rights-of-way for construction of the 15' curb cut with ramp.	
8	The owner shall obtain a Town of Loomis approved grading permit prior to commencement of work.	
9	The plans for improvements required as a condition of approval of this project shall be prepared by a California Registered Civil Engineer and shall be approved by the Town Engineer prior to any construction.	
10	The cost of all inspections related to on-site and off-site improvements shall be borne by the owner and shall be paid prior to completion of the improvements.	
11	The owner shall be responsible for all actions of their contractors and sub-contractors until the improvements are accepted as complete by the Town.	
12	The owner shall construct all improvements required as a condition of approval of this project, or enter into a contract agreement with the Town of Loomis to construct all improvements, and shall post a bond, cash deposit, or instrument of credit, guaranteeing the construction of all improvements within the time period specified herein or approved time extension in accordance with the Town of Loomis Municipal Code Chapter 13.64.060(B).	
13	Existing public facilities, and real and personal property damaged during the course of construction shall be repaired by the owner at his sole expense, to the reasonable satisfaction of the Town Engineer.	
14	The owner shall prepare and install erosion and sediment control on all disturbed areas during all demolition/construction activities per State Water Resources Handbook.	

GENERAL PLANNING

15	The Town of Loomis and Loomis ACE Hardware must enter into a lease agreement for the use of the property known as APN 044-072-080.	
16	The owner shall be responsible for taking reasonable actions to abate nuisances caused by this project in the project area.	
17	No construction work shall begin prior to 7:00 a.m. nor occur after 7:00 p.m. Monday through Friday nor prior to 8:00 a.m. or after 5:00 p.m. on Saturday, and there shall be no work on Sundays or holidays.	
18	The project shall conform to the General Plan, including the Noise Element standards, State Noise Insulation Standards (CA Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code. Noise generated by the project shall not cause the day-night average sound level (Ldn) to exceed 65 A-weighted decibels (dBA) at the property line during or after construction, nor shall it cause the noise level at the property line to exceed 65 dBA at any time during or after construction.	
19	No request for final inspection for on-site improvements, pursuant to this Use Permit/Design Review application, shall be approved until all conditions are completed and accepted by the Town, or as acceptable to the Town Attorney, for those conditions not completed.	
21	Owner must obtain a street address assignment from the Town of Loomis.	
22	Pursuant to Municipal Code Chapter 13.38.030, the owner shall submit application and fee payment to obtain an approved Sign Permit prior to the installation of business signage.	
23	Owner shall obtain and maintain a valid Town of Loomis business license.	

AGENCIES

24	<p>Placer County Environmental Health (PCEH)</p> <p>1) "Hazardous materials" as defined in Health and Safety Code Division 20, Chapter 6.95 shall not be allowed on any premises in regulated quantities (55 gallons, 200 cubic feet, 500 pounds) without notification to Environmental Health Services. A property owner/occupant who handles or stores regulated quantities of hazardous materials shall comply with the following within 30 days of commencing operations:</p> <p>Operator must complete an electronic submittal to California Environmental Reporting System (CERS) and pay required permit fees.</p> <p>If the business will generate hazardous waste from routine operations, obtain an EPA ID number from the Department of Toxic Substances Control (DTSC). (Note: If the business owner/operator is unsure of what constitutes a hazardous material or waste, please contact Environmental Health Services for assistance at 530-745-2300.)</p>	
25	<p>South Placer Fire Protection District (SPFPD)</p> <p>New construction must comply with South Placer Fire District standards, as well as the 2016 California Building and Fire Codes.</p> <ol style="list-style-type: none"> 1. The address must be posted and visible from the roadway fronting the property, Walnut Street. 2. SPFD requires a fire final inspection prior to occupancy. (Contact SPFPD for project specifics.) 	
26	<p>Central Valley Regional Water Quality Control Board (CVRWQCB)</p> <p>Owner/applicant shall, at all times, meet all requirements of the CVRWQB to ensure protection of the quality of surface and groundwaters of the state.</p>	
27	<p>Applicant shall pay \$50.00 California Notice of Exemption recording fee and provide proof of filing with the Placer County Recorder within 5 days of approval. (Note: A Notice of Exemption may be filed, but is not required, after a public agency decides that a project is exempt from CEQA and grants approval of the project. Should the Notice of Exemption be filed, a shorter statute of limitations of 35 days commences for any challenge to the approval. If a Notice of Exemption is not filed, the normal 180 day statute of limitations will apply.)</p>	

Exhibit C

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Placer
2954 Richardson Drive
Auburn, CA 95603

From: (Public Agency): Town of Loomis
3665 Taylor Road, PO Box 1330
Loomis, CA 95650

Project Title: Use Permit/Design Review #21-01 – Town of Loomis APN 044-072-080 Loomis, CA 95650 and Loomis ACE Hardware, Greg Brening.

Project Applicant: Loomis ACE Hardware, Greg Brening, 3690 Taylor Road, Loomis, CA 95650

Project Location - Specific: Walnut Street, APN 044-072-080, Loomis, CA 95650

Project Location - City: Loomis, CA

Project Location - County: Placer, CA

Description of Nature, Purpose and Beneficiaries of Project:

Use Permit/Design Review #21-01 will allow the Town of Loomis to enter into a lease agreement with Loomis ACE Hardware, Greg Brening to construct an approximate 35' x 60' (2,100 sq.ft.) metal building on Town property (APN 044-072-080) to serve as an annex to their existing retail operation at 3690 Taylor Road on an existing/vacant .93 acre parcel at the southwest portion of the parcel which serves as Blue Anchor Park, Loomis, CA 95650.

Owner: Loomis ACE Hardware, Greg Brening.

Name of Public Agency Approving Project: Town of Loomis, CA

Name of Person or Agency Carrying Out Project: Planning Department

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: #15332, Class 32 – In-fill Development
☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Class 32 consists of projects characterized as in-fill development meeting the conditions described as:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effect relating to traffic, noise, air quality, or water quality.
- (e) The site can adequately be served by all required utilities and public services.

Lead Agency

Contact Person: Mary Beth Van Voorhis Area Code/Telephone/Extension: 916-652-1840 x21

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

Signature: _____

Date: _____

Title: _____

Planning Director

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
21152.1, Public Resources Code

Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and
Revised 2011



TOWN OF LOOMIS

6140 Horseshoe Bar Rd, Suite K
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number 21-01

Application Fee(s) 3800

Receipt # 29739 Date 2/1/21

Date Received 2/1/21

Paid \$ 3800

PLANNING DEPARTMENT

Planning Application

1. Project Title: LOOMIS ACE HARDWARE ANNEX
2. Street Address/ Location: 3690 TAYLOR RD
3. APN(s): _____ Acreage: _____
Zoning: CC General Plan Designation: CC
Current Site Use: vacant land
Surrounding Land Use(s): Retail / Park / Bank / RAILROAD PROP.
4. Property Owner: Town of Loomis
Address: 3665 Taylor Rd. Loomis CA 95650
City State Zip
Telephone: (916) 652-1840 email: _____
5. Project Applicant: GREG BRENING dba LOOMIS ACE HARDWARE
Address: 3690 TAYLOR RD LOOMIS CA 95650
City State Zip
Telephone: 916-672-0188 email: greg@LOOMIS ACE HARDWARE.COM
6. Project Engineer/Architect: N/A
Address: _____ City State Zip
Telephone: _____ email: _____

7. What actions, approvals or permits by the Town of Loomis does the proposed project require?

- | | | | |
|-------------------------------------|-----------------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Appeal | <input type="checkbox"/> | Miscellaneous Permit |
| <input type="checkbox"/> | Certificate of Compliance | <input type="checkbox"/> | Planned Development |
| <input checked="" type="checkbox"/> | Conditional Use Permit | <input type="checkbox"/> | Second Unit Permit |
| <input type="checkbox"/> | Design Review | <input type="checkbox"/> | Sign Review |
| <input type="checkbox"/> | Development Agreement | <input type="checkbox"/> | Tentative Review |
| <input type="checkbox"/> | Environmental Review | <input type="checkbox"/> | Minor Land Division |
| <input type="checkbox"/> | General Plan Amendment | <input type="checkbox"/> | Subdivision |
| <input type="checkbox"/> | Hardship Mobile Home Permit | <input type="checkbox"/> | Variance |
| <input type="checkbox"/> | Lot Line Adjustment | <input type="checkbox"/> | Zoning Amendment (Rezone) |
| <input type="checkbox"/> | Other _____ | | |

8. Does the proposed project need approval by other governmental agencies?

☐ Yes ☐ no If yes, which agencies? _____

9. Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)

Electricity	<u>NONE</u>	Natural Gas	_____
Fire Protection	_____	Water/Well	_____
Sewer/Septic	_____	Telephone	_____

RECEIVED

FEB 02 2021

TOWN OF LOOMIS

High School _____ Elem. School _____
Other _____

10. The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated 1-25-2021 and find: Regulatory Identification number _____

Date of list _____ No problems identified _____

Type of problem _____

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated _____ Applicant _____

11. Project Description (Describe the project so that a person unfamiliar with the project would understand the purpose, size, phasing, duration, required improvements, duration of construction activities, surrounding land uses, etc. associated with the project. Attach additional pages as necessary.)

LOOMIS ACE HARDWARE IS PROPOSING TO CONSTRUCT A ONE-STORY COUNTRY-STYLE METAL BUILDING NESTLED IN ALONG WALNUT ST, DIRECTLY SOUTH OF THE COURT NEAR THE RAILROAD TRACKS. THE BUILDING WILL STAND INDEPENDENTLY AND IS PLANNED TO SERVE AS AN ANNEX TO OUR STORE FRONT LOCATED ACROSS THE STREET.

12. Owner Authorization:

I hereby authorize _____, the above-listed applicant, to make applications for project approvals by the Town of Loomis, regarding the above-described project and to receive all notices, correspondence, etc., from the Town regarding this project. I also hereby authorize the town staff to place a noticing board (approximately 4' x 3') on my property, visible from the street, at least ten (10) days prior to the first hearing on my project, and for subsequent hearings as determined necessary by the Planning Director.

Signature(s) of Owner(s)

Printed Name(s)

Date

Date

13. Applicant and/or Owner Hold Harmless:

Owner, and Applicant (if different from Owner), agrees to hold Town harmless from all injuries, damages, costs and expenses, including attorney's fees resulting from the negligence of owner, and Applicant (if different from Owner), and their employees, contractors, subcontractors and agents, in connection with any proceeding brought in any State or Federal court with respect to the applicant's project.

Signature(s) of Owner(s)

Printed Name(s)

Date

Date

14. Applicant and/or Owner Acknowledgment:

Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant

Printed Name(s)

GREG R. BRENING
Date

**TOWN OF LOOMIS
PLANNING DEPARTMENT**

**OPEN SPACE
SUPPLEMENTARY APPLICATION FORM**

1. Briefly describe site vegetation (habitat value, native or specimen trees, large oak woodlands, wetlands, part of a riparian or wildlife corridor, any rare, endangered, federally listed or candidates for listing species)

BARE LAND WITH GRASS WEEDS AND EIGHT LESS THAN 3" TRUNK TREES

2. Describe the number, size and condition of any trees to be removed

8 TREES WITH TRUNK SIZES 2" - 3" LARGE MAJORITY OF THE TREES SEEM TO BE DEAD/DYING

3. Briefly describe wildlife typically found in the area (any rare, endangered, federally listed or candidates for listing species)

NO WILDLIFE OBSERVED

4. Describe changes to site habitat(s) resulting from development of the project

10 MOUNTAIN TREES WILL BE PLANTED ALONG THE PROPOSED BUILDING EAST WALL IN THE LANDSCAPE BUFFER

5. Does your project involve any public use or value, including visual access?

6. Does your project propose to include any open space? If so, what is its size (in square footage and as a percentage of your project area)? How does any open space you propose "work" with the adjacent property development? Is any open space you propose continuous or contiguous to development within or outside of your project?

WE PROPOSE TO INSTALL AND MAINTAIN A COMMUNITY GARDEN IN EAST PERMITOR AREA BETWEEN WALKWAY & THE TOWN'S NEW PARKING

7. Does your site contain anything of historic or cultural value? Any unique features (such as rock outcroppings, quarries, etc.)? NO

I hereby acknowledge that I have read this application and state that the information given is correct. I agree to comply with all Town ordinances and State laws regulating property division.

Date 1-25-2021

Signature

Printed Name

GREG R. BOENING
GREG R. BOENING

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) LOOMIS ACE HARDWARE ANNEX
2. What is the general land use category for the project? COMMERCIAL
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? 35'X60' APPROX 2100 SQFT
4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes [] No [☒]
If yes, show on the site plan and describe. _____

5. Is adjacent property in common ownership? Yes [☒] No [] If yes, Assessor's Parcel Number (s) and acreage(s). _____
6. Describe previous land use(s) of the site over the last 10 years. NO CHANGE
7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes [] No [☐]
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. _____

II. POPULATION AND HOUSING

1. How many new residents will the project generate? _____
2. Will the project displace or require the relocation of any residential units? Yes [] No [☒] If yes, the number. _____
3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) _____
4. Will the project create or destroy job opportunities? Create [☒] Destroy [] Describe _____
5. Will the proposed project displace any currently productive use? Yes [] No [☒] If yes, describe. _____

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes [] No [☒] If yes, describe. _____

2. Will grading on the site be required? Yes ☒ No ☐ If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). LEVEL THE DIRT
MOUND TO BE THE SAME AS PARKING LOT

Estimate the grading area/quantities. 40' x 70' acres _____ cubic yards

3. Will site excavation and fill quantities balance? Yes ☐ No ☒ If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. EXCAVATION FILL WILL
BE TRUCKED TO 7158 CAVITT STALLMAN

4. Are retaining walls proposed? Yes ☐ No ☒ If yes, describe location(s), type(s), height(s), etc. _____

5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. ZERO EROSION

6. Will blasting be required during project construction? Yes ☐ No ☒ If yes, describe. _____

7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes ☐ No ☒ If yes, describe. _____

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes ☐ No ☒ If yes, name/describe the body of water and show on the site plan. _____

2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes ☐ No ☒ If yes, describe. _____

3. If water will be diverted, does the project applicant have an appropriate or riparian water right? Yes ☐ No ☐ If yes, describe. N/A

4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. N/A

5. What area/percentage of the project site is presently covered by impervious surface? NONE
What will be the area/percentage of impervious surface coverage after development? _____

6. Will any runoff from the project site enter any off-site body of water? Yes ☐ No ☒ If yes, identify the destination of the runoff. _____

7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes ☐ No ☒ If yes, identify/describe the materials/contaminants present in this runoff. _____

8. Will the project result in the physical alteration of a body of water? Yes [] No [☒] If yes, describe. _____
9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [] No [☒] If yes, describe. _____
10. Are there any areas of the project site that are subject to flooding or inundation? Yes [] No [☒] If yes, describe. _____
11. Will the project alter existing drainage channels and/or drainage patterns? Yes [] No [☒] If yes, describe. _____

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [] No [☒] If yes, describe. _____
2. Describe the following emissions sources related to project development:
 Construction emissions - Extent and duration of site grading activities: 1 DAY 8 HOURS

 Stationary source emissions - Are woodstoves proposed in residential projects? Yes [] No []
 Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses:

3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [] No [☒] If yes, describe (may require the results from specific air quality studies). _____
4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [] No [☒] If yes, describe. _____
5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions?

6. Will vegetation be cleared from the project? Yes [] No [☒] If yes, describe the method of disposal. _____

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

1. Does the project front on a local roadway? Yes [☒] No [] If yes, what is the name of the roadway?
WALNUT
- If no, what is the name and distance of the nearest roadway? _____
2. Will new entrances onto local roadways be constructed. Yes [☒] No []
If yes, describe. A TEN FOOT CURB CUT W/ RAMP TO GRADE LEVEL
15'
3. Would any non-automobile traffic result from the development of the project? Yes [] No [☒] If yes, describe. _____
4. If applicable, what road standards are proposed within the project? _____
(Show typical street sections(s) on the site plan.)
5. Will a new entrance(s) onto local roadways be constructed? Yes [] No [☒]
If yes, show location(s) on site plan.
6. Describe any frontage improvements to the local roadway(s). A COMMUNITY GARDEN
7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). NONE
8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?
Yes [] No [] If yes, describe. N/A
9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes [] No [☒]
If yes, describe. _____
10. Will the project require provisions for parking? Yes [] No [☒] If yes, describe the number, size, location and access of the parking facilities proposed. _____
11. Will there be company vehicles associated with the project? Yes [] No [☒] If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). _____

VII. BIOLOGICAL RESOURCES

Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

1. Briefly describe site vegetation. BAKE LAND WITH GRASS WEED, EIGHT
TREES WITH TRUNK SIZES 2"-3"
2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes ☐ No ☒ If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent.
3. Briefly describe wildlife typically found in the area. NONE
4. Describe changes to site habitat(s) resulting from development of the project. NONE
5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes ☐ No ☒ If yes, describe.
6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes ☐ No ☒ If yes, describe.
7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes ☐ No ☒ If yes, describe.
8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes ☐ No ☒ If yes, describe (type, acreage, etc.).
9. If yes, will project development affect these wetland areas? Yes ☐ No ☐ If yes, describe.
10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes ☐ No ☐

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

1. Will the proposed project involve the handling, storage or transportation of hazardous materials?
Yes [] No [☒]

If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [] No [☒]

If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

1. Is the project located near a major noise source? Yes [] No [☒] If yes, describe. _____
2. Describe the noise that will be generated by this project, both during construction and following project development. _____

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). SOUTH PLACER
FIRE 1/4 mile
2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). _____
3. Describe the fire hazard and fire protection needs created as a result of project development. NONE, METAL BUILDING
4. Describe the on-site fire protection facilities proposed with this project. FIRE EXTINGUISHERS

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? _____
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. WALNUT COURT
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No [☒] If yes, describe. _____
8. Estimate the number of persons on-site (residents or employees/visitors) 1

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). NONE
2. Describe the security protection that will be provided on the site, if any. NONE
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. NONE

WATER

1. Is the project within a public domestic water system district or service area? Yes [☒] No [] If yes, describe the district/area. _____
2. Can the district serve the project? Yes [☒] No []
3. What will be the water source(s) for the project? NONE REQUIRED
4. What is the estimated usage and peak usage of the project? 0 gpd/ 0 gpd
5. Are there any existing or abandoned wells on the site? Yes [] No [☒] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [] No [☒] If yes, describe the method(s) and quantities (gpd). _____
 2. Is the project located within a sewer district? Yes [☒] No [] If yes, describe. NONE REQUIRED
- If yes, can the district serve the project? Yes [] No []
- Is there sewer service in the area? Yes [] No [] If yes, what is the distance to the nearest collector line? _____
3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 0 gpd _____

4. Will there be any unusual characteristics associated with project wastewater? Yes [] No [☒] If yes, describe any special treatment processes that may be necessary for these wastes. _____
5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [] No [☒]

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) NONE
2. Describe the disposal method of this waste material. N/A
3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. N/A

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 200 YARDS
What is the name of this facility? BLUE ANCHOR
2. Are any park or recreation facilities proposed as part of the project? Yes [☒] No [] If yes, describe.
A COMMUNITY GARDEN

SCHOOLS

1. What are the nearest elementary and high schools to the project? LOOMIS ELEM. & DEL ORO
What are the distances to these schools from the project? 1/2 MILE & 3/4 MILE

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [☒] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities.
METAL BUILDING CONSISTENT WITH A FRUIT OR PACKING SHED
2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [☒] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities.
METAL BUILDING ROOF TO MATCH BLUE ANCHOR PARK PATIO
3. Describe the signage and/or lighting proposed by the project. NONE

4. Is landscaping proposed? Yes ☒ No ☐ If yes, describe. A LANDSCAPE BUFFER
ALONG THE EAST WALL OF THE BUILDING

XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes ☐ No ☒ If yes, describe. _____
2. What is the nearest archaeological, historical or paleontological site? _____

What is the name of this site? _____

