



Staff Report June 12, 2018

TO: Honorable Mayor and Members of the Town Council
FROM: Robert King, Town Planner
DATE: June 5, 2018
RE: Brace Road Master Development Plan\Design Review
 to convert a vacant dwelling, into an office in the CT Tourist Commercial Zone

Recommendation

Adopt Resolution #18-___ approving the Brace Road Master Development Plan and Design Review to allow the conversion of a vacant single-family dwelling for use as an office, subject to the recommended findings and the conditions of approval.

Issue Statement and Discussion

Conversion of single family dwelling to an office is a "Permitted Use," that may be approved by staff in all of the commercial zones, including the CT zone. However, all new uses in the CT Zone require approval of a Master Development Plan (MDP) by both the Planning Commission and the Town Council. Since there has never been an office use at this location, it is considered a new use, and subject to a Master Development Plan (MDP).

The MDP requirements apply to all new projects in the CT zone, whether large multi-parcel projects, or a simple permitted use as in this case. A Master Development Plan, such as the one prepared for the Turtle Island Project, is immensely expensive to the applicant, but a necessity for good town planning. However strict adherence to these standards places an undue burden for projects with minimal impacts. Therefore, in order to apply the zoning code equitably, the MDP would only apply to the southeast ½ acre of the project site, where the dwelling is proposed to be used as a commercial office. The MDP approval would be limited to only the conversion of the dwelling for office uses. No other entitlement or approval is to be allowed within the ½ acre MDP area, or anywhere else on the 3.4 acre parcel.

Conditions of approval have been prepared limiting the use of the existing dwelling for a commercial office, and no other uses to be allowed including residential. Changes to the use, or expansion or replacement of the existing dwelling within the MDP would require planning commission approval. Any and all other development of the MDP or the remaining portion of the 3.4 acre parcel will be subject to the preparation and approval of a future MDP.

The Planning Commission heard the application at their regularly scheduled meeting on Tuesday May 22, 2018. The Planning Commission opened the public hearing where no one spoke in opposition to the project, nor had there been any written objections either. The applicant, Jared Taylor spoke explaining his project and future improvements, along with providing clarification on some issues. After the Planning Commission closed the Public hearing they entered into a brief discussion. They recommended that Condition #14 simply read that drainage shall be in compliance with the Town's Drainage requirements, to the satisfaction of the Town Engineer; and Condition #21 state the operating hours are to be consistent with the zoning code. At the end of their discussion they voted unanimously to recommend approval of the Brace Road Master Development Plan\Design Review Project #18-03 to the Town Council subject to the proposed findings and revised conditions of approval.

CEQA Requirements

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) as per Section 15303 Class 3 New Construction or Conversion of Small Structures.

Financial and/or Policy Implications

None

Recommendation

Adopt Resolution #18-___ approving the Brace Road Master Development Plan and Design Review to allow the conversion of a vacant single-family dwelling for use as an office, subject to the recommended findings and the conditions of approval.

Attachments

- A. Draft Resolution #18-___
 - a. Findings
 - b. Conditions of Approval
- B. Planning Commission Staff Report dated May 22, 2018 and attachments.
 - a. Planning Commission Resolution of Approval
 - b. Findings and Conditions of Approval
 - c. Overall Parcel Site Plan
 - d. Site and Landscape Plan
 - e. Applicant's Submittal Letter\Project Description
 - f. Photos-Proposed Office Building
- C. Maps
 - a. Site Location
 - b. Zoning
 - c. Aerial Photo
- D. Agency Comment Letters
 - a. PCWA
 - b. SPMUD
 - c. Placer Environmental Health
 - d. South Placer Fire District
 - e. City of Rocklin
 - f. PG&E

TOWN OF LOOMIS

RESOLUTION NO. 18-__

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS APPROVING MASTER DEVELOPMENT PLAN/DESIGN REVIEW APPLICATION #18-03

WHEREAS, the property owner has requested approval of Master Development Plan/Design Review Application #18-03 subject to the attached findings (Exhibit A) and Conditions of Approval, (Exhibit B); and

WHEREAS, on June 12, 2018, the Town Council of Loomis conducted a public hearing on the Master Development Plan, 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 recommended the Town Council approve Master Development Plan/Design Review Application #18-03; and to the Town Council.

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

NOW THEREFORE, based on the findings set forth herein the Town Council of Loomis, at its meeting of June 12, 2018, did resolve as follows:

1. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
2. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) as per Section 15303 Class 3 New Construction or Conversion of Small Structures.

ADOPTED this 12th day of June 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mayor Rhonda Morillas

ATTEST:

Town Clerk

EXHIBIT A
FINDINGS: MASTER DEVELOPMENT PLAN/DESIGN REVIEW APPLICATION #18-03
TOWN COUNCIL JUNE 12, 2018

Master Development Plan

1. The proposed use as conditioned is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
2. The proposed use as conditioned is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
5. 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 in that the impacts of the use on the surrounding neighborhoods and the Town of Loomis have been minimize to acceptable levels by the recommended conditions of approval conditions of approval.

Design Review:

1. The proposed Project complies with Section 13.62.040 Design Review of the Town of Loomis Zoning Code.
2. The proposed Project provides architectural design, building massing and scale appropriate to and compatible with the site surroundings and the community.
3. The proposed Project provides 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 Project provides efficient and safe public access, circulation and parking.
5. The proposed Project provides appropriate open space and landscaping, including the use of water efficient landscaping.
6. The proposed Project is consistent with the Town of Loomis General Plan.
7. The proposed Project complies with any applicable design guidelines and/or adopted design review policies.

EXHIBIT B
CONDITIONS OF APPROVAL: MASTER DEVELOPMENT\DESIGN REVIEW #18-03
TOWN COUNCIL, JUNE 12, 2018

The Master Development Plan\Design Review is approved to allow the conversion and use of a residence for office uses subject to the following conditions of approval.

GENERAL CONDITIONS

1. _____ This approval shall expire on May 22, 2020 unless implemented or extended as per **Section 13.64.060 Permit time limits, extensions, and expiration** of the Loomis Municipal Code.
2. _____ This Master Development Plan (MDP) only applies to the southeast ½ acre of the project site, where the dwelling is proposed to be used as a commercial office. This MDP approval is limited to only the conversion and use of the dwelling for office uses.
3. _____ No other entitlement or approval is permitted within the ½ acre MDP area, or anywhere else on the 3.4-acre parcel without submitting either a new MDP.
4. _____ Prior to the issuance or approval of any permits by the Town, or use of the property by the applicant, proof shall be provided of the applicant's ownership of the property or authorization for use of it, to the satisfaction of the Town Attorney.
5. _____ 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.
6. _____ The Project shall be implemented substantially in accordance with the proposed landscaping and site plan as prepared by Yamasaki Landscape Architects, dated May 2, 2018 except as may be modified by the conditions stated herein.
7. _____ 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 map or improvement plans.

IMPROVEMENTS

8. _____ The owner shall obtain an encroachment permit prior to any work within public rights-of-way with access to one location within the MDP as directed by the Town Engineer.
9. _____ The parking area, driveways, and vehicular travel ways shall be paved as per the requirements of the Loomis Zoning Ordinance. The applicant shall construct a paved apron, between the terminus of their driveway and the paved portion of Brace Road to the satisfaction of the Town Engineer
10. _____ The owner shall dedicate all necessary right-of-way or easements for streets, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the Town Engineer prior to issuance of the Certificate of Occupancy.

11. ____ The owner shall be responsible for all actions of his contractors and subcontractors until such time as the improvements have been accepted as complete by the Town.
12. ____ Prior to occupancy of the buildings, the owner shall construct all improvements required as a condition of approval of this project, or enter into a contract agreement with the Town to construct all improvements, and shall post bond, cash deposit, or instrument of credit, guaranteeing the construction of all improvements within the time period specified herein in accordance with the Town of Loomis Municipal Code.
13. ____ All grading shall conform to the Town Grading Ordinance (Municipal Code Section 12), , with prior review and approval by the Town Engineer. All grading shall be constructed in a manner so that post-development runoff flows do not exceed predevelopment flows in accordance with the Placer County Flood Control District Storm Water Management Manual and the Loomis Land Development Manual.
14. ____ **Prior to issuance of the Certificate of Occupancy, the owner shall satisfy Loomis drainage requirements as required by the Town Engineer.**

GENERAL PLANNING

15. ____ The applicant\property owner shall provide four paved parking spaces including one handicapped.
16. ____ Tenant Improvement Plans and any changes shall be completed to the satisfaction of the Loomis Chief Building Official (CBO) as required by the Uniform Building Code (UBC) and Loomis Municipal Code.
17. ____ The property owner shall be responsible to ensure all conditions to this permit are binding on all successors-in-interest (e.g., by incorporating into the standard provisions of any sale, lease, and/or rental agreements, etc.).
18. ____ The owner will be responsible for taking reasonable actions to abate nuisances caused by this project in the project area which are under the owner's control.
19. ____ Tenant occupancy shall not be permitted until all conditions incorporated into this Master Development Plan are completed by the applicant/owner and accepted or approved by the Town.
20. ____ If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be halted and the Town of Loomis Planning Department shall be notified. The archaeologist shall assess the situation, and consult with agencies and Native American Tribes, as to the treatment of the discovery. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered archaeological materials as appropriate with affected tribal groups.
21. ____ **Operating and construction hours are to be in conformance with Loomis Municipal Code 13.30.070.**
22. ____ **The applicant\owner shall pay all required applicable building and/or development fees prior to building permit issuance.**
23. ____ 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 exceed 65 dBA at the property line during or after construction.

DESIGN REVIEW

24. ____ The conversion of the former residence for office uses shall be in substantial compliance with the rural and small town design themes of the General Plan and CT zone regulations to the satisfaction of the Planning Director.
25. ____ Landscaping and irrigation shall be in substantial compliance with the Landscape Plan approved by the Planning Commission on May 22, 2018.
26. ____ Minor changes to the facade design, such as providing additional windows and doors and/or locations thereof, may be approved by the Planning Director.

AGENCIES

27. ____ Prior to issuance of a Building Permit the applicant\owner shall submit an application for review and approval by the South Placer Fire District (SPFD).
28. ____ The existing septic system may be allowed till such time as the SPMUD trunk line extension is completed and ready for service. The office building shall connect to it within one year of its availability, as per by the Loomis General Plan Public Services Element, unless otherwise extended.
29. ____ The United Auburn Indian Community (UAIC) shall be allowed to observe any ground disturbing activities and participate in any cultural resource surveys and be provided copies of all cultural reports prepared for this site as per AB 52.



PLANNING COMMISSION HEARING MAY 22, 2018

STAFF REPORT

#18-03 MASTER DEVELOPMENT PLAN\DESIGN REVIEW

REQUEST

To allow the conversion of a vacant 840 square foot single family dwelling for an office in the CT Tourist Commercial zone.

RECOMMENDATION

The Planning Commission

PROJECT DESCRIPTION

Location: On the north side of Brace Road, across from Dias Lane.
APN: 044-150-047
SIZE: 3.4 acres

General Plan, Zoning, and Existing Land Uses

| | GENERAL PLAN | ZONING | CURRENT LAND USE |
|---------|--------------------|--------|---------------------------|
| ON SITE | TOURIST COMMERCIAL | CT | VACANT |
| NORTH | TOURIST COMMERCIAL | CT | I-80 |
| EAST | TOURIST COMMERCIAL | CT | CHILDREN'S NURSERY |
| SOUTH | RESIDENTIAL ESTATE | RE | SINGLE FAMILY RESIDENTIAL |
| WEST | TOURIST COMMERCIAL | CT | GROUP HOME |

Improvements/Utilities/Service Systems:

Sewer – Septic **Water** – PCWA **Gas/Electric** – PG&E
Trash – Recology Auburn Placer **Fire** – South Placer Fire District

The 840 square foot (sf) dwelling is vacant and located within the southeast ½ acre corner of the 3.4 acre parcel, along with a small barn. This area is flat and level with a few mature oak and other trees and bushes. There is an unpaved residential driveway off of Brace Road. The dwelling is served with water by the Placer County Water Agency (PCWA) and currently on septic. The remaining portion of the 3.4 acre parcel is level, sloping slightly to the northwest with trees and brush. The surrounding area is characterized as rural residential with a daycare adjacent to the east, a group home to the west, and residences across Brace Road. Down Dias Lane, within the City of Rocklin, is a RV dealership.

The building will be a real estate consulting office of Golden Property Development LLC, and occupied by the owner and one employee. Phone calls, emails, paperwork and occasionally shipping of small packages will be the primary activities. Business does not require customers to visit the office premises. The proposed hours of operation will be Monday through Friday, 8 AM to 6 PM.

ISSUES

New Uses in the Commercial Tourist Zone

Conversion of single family dwelling to an office is a "Permitted Use," that may be approved by staff in all of the commercial zones, including the CT zone. However, all new uses in the CT Zone require approval of a Master Development Plan (MDP) by both the Planning Commission and the Town Council. Since there has never been an office use at this location, it is considered a new use, and subject to a Master Development Plan (MDP).

Master Development Plans

The MDP requirements apply to all new projects in the CT zone, whether large multi-parcel projects, or a simple permitted use as in this case. A Master Development Plan, such as the one prepared for the Turtle Island Project, is immensely expensive to the applicant, but a necessity for good town planning. However strict adherence to these standards places an undue burden for projects with minimal impacts. Therefore, in order to apply the zoning code equitably, the MDP would only apply to the southeast ½ acre of the project site, where the dwelling is proposed to be used as a commercial office. The MDP approval would be limited to only the conversion of the dwelling for office uses. No other entitlement or approval is to be allowed within the ½ acre MDP area, or anywhere else on the 3.4 acre parcel.

Conditions of approval have been prepared limiting the use of the existing dwelling for a commercial office, and no other uses including residential. Changes to the use, or expansion or replacement of the existing dwelling within the MDP would require planning commission approval. Any and all other development of the MDP or the remaining portion of the 3.4 acre parcel will be subject to the preparation and approval of a future MDP.

The Master Development Plan submitted by the applicant satisfies the requirements of Section 13.26.070 A. 2. Master Development Plan Contents, for a minimal project such as this conversion of a residence to an office.

Approval and Findings

Approval of a Master Development Plan requires the Planning Commission and Town Council to each conduct a public hearing. The Planning Commission at their hearing makes a recommendation to the Town Council whether to approve, approve as modified, or disapprove the proposed Master Development Plan. The Town Council then holds a public hearing to approve, approve with modifications, or disapprove the Master Development Plan. Each body is required to make findings that the use is consistent with the General Plan and allowed in the CT zone. They need to find the MDP and land uses are suitable for the site and compatible with the circulation system and adjacent uses.

Adjacent Land Uses

The nearest residence is approximately 130 feet south, across Brace Road from the proposed office. The "Little People" daycare is approximately 140 feet to the east, with the children's enclosed outside play area approximately 200 feet away. Approximately 270 feet to the west is a residence said to be a licensed group home.

Parking

The zoning code requires 1 parking space for every 250 sf of floor area. The MDP provides four parking spaces, including one handicap consistent with the zoning code. The zoning code requires parking, driveways, and vehicular travel ways be all paved. The applicant will also be required to provide a paved apron, between the terminus of their driveway and the paved portion of Brace Road to the satisfaction of the Town Engineer.

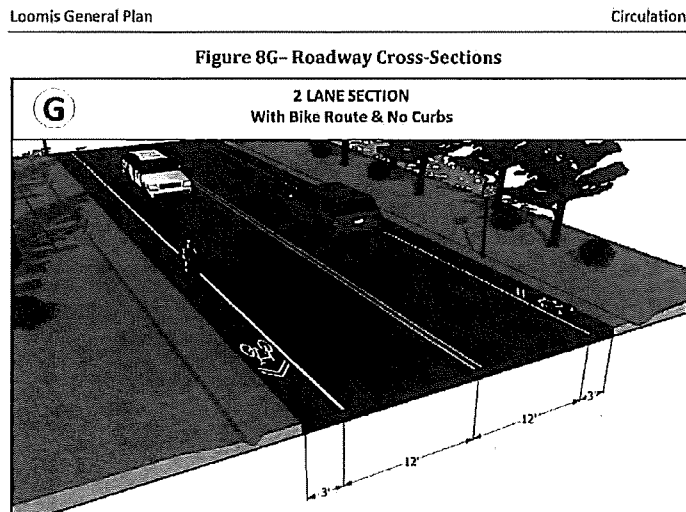
Screening

Section 13.34.040 C. 4. D Landscape Location Requirements requires a buffer between a commercial use's parking area and an adjacent residential use. The only adjacent residential use is 200 feet to the west, with heavy vegetation between it and the parking. While the daycare to the west is a commercial use, because of the

presence of children is being considered a residential use. But even so the parking would be over 170 feet away, on the other side of the office building. As the parking lot is not adjacent to Brace Road, no screening is required. The landscape screening standards may be modified, if an alternative would be equally effective. The office use as requested by the applicant, would have minimal impact on adjacent uses, more like a residence, especially given no customers are proposed to visit. In addition, the distance and either the existing vegetation to the west, or the proposed office to the east provides sufficient buffering. Therefore staff recommends a block wall need not be required, as the proposed landscaping and existing vegetation, provide sufficient screening of the parking lot.

Traffic\Street Improvements

This section of Brace Road is categorized as a two lane road requiring a “G” level improvements as shown in Figure 8G of the 2016 Circulation Element of the Loomis General Plan.



The Town Engineer reviewed the project and instructed the applicants to limit ingress and egress to one point of the proposed MDP, and provide a paved apron between the existing paved right of way, and their own paved driveway. Future development exceeding the proposed use would be required to provide access across from Dias Lane and improvements as may be required by the town.

Utilities\Public Services

Water is provided by PCWA by an existing 5/8 inch meter connected to an 12-inch water main in Brace Road. In a letter dated May 7, 2018 PCWA responded to the Town’s request for comment and review of this project. To obtain service, they will need to enter into a facilities agreement with PCWA, and provide improvements and fees in accordance with SWRCB and PCWA standards. (attached)

The site is now using a septic system. SPMUD is currently extending a new 18” trunk line along Brace Road and should be capable of serving this site later this year. During the construction of the trunk line, the applicant has made arrangements with SPMUD to construct a lateral from the trunk line to within his property.

While new construction in the commercial zones, must connect to public sewer, this is an existing building and septic system. Staff recommends the septic system be allowed while the SPMUD trunk line is under construction, and connect to it within one year after it is ready for service. SPMUD in their letter dated May 7, 2018 provided comments. Should the property connect to their system, they will need to obtain a can and will-serve letter from them, along with complying with their design requirements and fees. (attached)

Other Public Agency Comments

A request for comments and review was sent to responsible and trustee agencies providing services or with permitting authority for the project. (Attached) Along with responses the South Placer Municipal Utility District (SPMUD), and Placer County Water Agency (PCWA), and addressed above, comments were also received South Placer Fire District (SPFD), City of Rocklin, and the Placer County Environmental Health Division (PCEHD). (Attached)

The South Placer Fire District in an e-mail dated May 3, 2018(attached) noted tenant improvements will require review for code compliance and will necessitate the submittal of both site and floor plans for approval. In addition, the project site will be inspected yearly, and the address must be clearly visible from the street.

Neither Recology, the City of Rocklin, nor PCEHD, had any comments.

DESIGN REVIEW

Design Review is required for all nonresidential development per **Section 13.62.040 B** of the Loomis Municipal Code to ensure proposed development "Provides architectural design, building massing and scale appropriate to and compatible with surroundings and the community." No new buildings or façade changes are proposed and the existing buildings and grounds are compliant with the Town's rural and small town aesthetic standards.

In addition, the applicant proposes the following:

1. Removal of two trees to the west of the existing building to allow the new parking area to be installed.
2. Maintaining, trimming and cleaning up existing landscaping within the Master Development Plan area surrounding the existing building.
3. Modification/installation of native landscaping in landscape areas surrounding the new parking and existing building, within the Master Development Plan area, as per Town of Loomis code requirements.
4. Installation of automated irrigation system to water the landscape areas within the Master Development Plan area, as per Town of Loomis code requirements.
5. Modification to the existing three-foot fence around the existing building by moving a portion of the fence, east towards the existing building to allow the new parking area to be installed.

Any new construction, remodeling, or change of use, of structures will be subject to design review requirements.

The existing building and landscaping satisfy the findings required by **Section 13.62.040 F. Findings and Decision.**

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) as per Section 15303 Class 3 New Construction or Conversion of Small Structures.

RECOMMENDATION

The Planning Commission adopt Resolution #18-06 to recommend approval of the Master Development Plan and Design Review to the Town Council, subject to the recommended findings and the conditions of approval.

ATTACHMENTS

1. Draft Resolution #18-06
 - a. Findings
 - b. Conditions of Approval

2. Application #18-03
 - a. Overall Parcel Site Plan
 - b. Site and Landscape Plan
 - c. Applicant's Submittal Letter\Project Description
 - d. Photos-Proposed Office Building
3. Maps
 - Site Location
 - Zoning
 - Aerial Photo
4. Agency Comment Letters
 - PCWA
 - SPMUD
 - Placer Environmental Health
 - South Placer Fire District
 - City of Rocklin

NOTE: Notice published in the Loomis News on May 10, 2018, and mailed May 10, 2018.

RESOLUTION NO. 18-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS RECOMMENDING APPROVAL OF MASTER DEVELOPMENT PLAN/DESIGN REVIEW APPLICATION #18-03 TO THE TOWN COUNCIL.

WHEREAS, the property owner has requested approval of Master Development Plan/Design Review Application #18-03 subject to the attached findings (Exhibit A) and Conditions of Approval, (Exhibit B); and

WHEREAS, on May 22, 2018, the Planning Commission of the Town of Loomis conducted a public hearing on the extension, 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 recommend approval of the Master Development Plan/Design Review Application #18-03 to the Town Council.

NOW THEREFORE, based on the findings set forth herein the Planning Commission of the Town of Loomis, at its meeting of May 22, 2018, did resolve as follows:

1. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
2. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) as per Section 15303 Class 3 New Construction or Conversion of Small Structures.

ADOPTED this 22nd day of May 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mike Hogan,
Planning Commission Chairman

Carol Parker
Secretary to the Planning Commission

EXHIBIT A

FINDINGS: MASTER DEVELOPMENT PLAN/DESIGN REVIEW APPLICATION #18-03

PLANNING COMMISSION, MAY 22, 2018

Master Development Plan

1. The proposed use as conditioned is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
2. The proposed use as conditioned is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
5. 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 in that the impacts of the use on the surrounding neighborhoods and the Town of Loomis have been minimize to acceptable levels by the recommended conditions of approval conditions of approval.

Design Review:

1. The proposed Project complies with Section 13.62.040 Design Review of the Town of Loomis Zoning Code.
2. The proposed Project provides architectural design, building massing and scale appropriate to and compatible with the site surroundings and the community.
3. The proposed Project provides 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 Project provides efficient and safe public access, circulation and parking.
5. The proposed Project provides appropriate open space and landscaping, including the use of water efficient landscaping.
6. The proposed Project is consistent with the Town of Loomis General Plan.
7. The proposed Project complies with any applicable design guidelines and/or adopted design review policies.

EXHIBIT B

CONDITIONS OF APPROVAL: MASTER DEVELOPMENT\DESIGN REVIEW #18-03 PLANNING COMMISSION, MAY 22, 2018

The Master Development Plan\Design Review is approved to allow the conversion and use of a residence for office uses subject to the following conditions of approval.

GENERAL CONDITIONS

1. _____ This approval shall expire on May 22, 2020 unless implemented or extended as per **Section 13.64.060 Permit time limits, extensions, and expiration** of the Loomis Municipal Code.
2. _____ This Master Development Plan (MDP) only applies to the southeast ½ acre of the project site, where the dwelling is proposed to be used as a commercial office. This MDP approval is limited to only the conversion and use of the dwelling for office uses.
3. _____ No other entitlement or approval is permitted within the ½ acre MDP area, or anywhere else on the 3.4-acre parcel without submitting either a new MDP.
4. _____ Prior to the issuance or approval of any permits by the Town, or use of the property by the applicant, proof shall be provided of the applicant's ownership of the property or authorization for use of it, to the satisfaction of the Town Attorney.
5. _____ 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.
6. _____ The Project shall be implemented substantially in accordance with the proposed landscaping and site plan as prepared by Yamasaki Landscape Architects, dated May 2, 2018 except as may be modified by the conditions stated herein.
7. _____ 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 map or improvement plans.

IMPROVEMENTS

8. _____ The owner shall obtain an encroachment permit prior to any work within public rights-of-way with access to one location within the MDP as directed by the Town Engineer.
9. _____ The parking area, driveways, and vehicular travel ways shall be paved as per the requirements of the Loomis Zoning Ordinance. The applicant shall construct a paved apron, between the terminus of their driveway and the paved portion of Brace Road to the satisfaction of the Town Engineer.
10. _____ The owner shall dedicate all necessary right-of-way or easements for streets, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the Town Engineer prior to issuance of the Certificate of Occupancy.
11. _____ The owner shall be responsible for all actions of his contractors and subcontractors until such time as the

improvements have been accepted as complete by the Town.

12. ____ Prior to occupancy of the buildings, the owner shall construct all improvements required as a condition of approval of this project, or enter into a contract agreement with the Town to construct all improvements, and shall post 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.
13. ____ All grading shall conform to the Town Grading Ordinance (Municipal Code Section 12), , with prior review and approval by the Town Engineer. All grading shall be constructed in a manner so that post-development runoff flows do not exceed predevelopment flows in accordance with the Placer County Flood Control District Storm Water Management Manual and the Loomis Land Development Manual.
14. ____ **Prior to issuance of the Certificate of Occupancy, the owner shall satisfy Loomis drainage requirements as required by the Town Engineer.**

GENERAL PLANNING

15. ____ The applicant\property owner shall provide four paved parking spaces including one handicapped.
16. ____ Tenant Improvement Plans and any changes shall be completed to the satisfaction of the Loomis Chief Building Official (CBO) as required by the Uniform Building Code (UBC) and Loomis Municipal Code.
17. ____ The property owner shall be responsible to ensure all conditions to this permit are binding on all successors-in-interest (e.g., by incorporating into the standard provisions of any sale, lease, and/or rental agreements, etc.).
18. ____ The owner will be responsible for taking reasonable actions to abate nuisances caused by this project in the project area which are under the owner's control.
19. ____ Tenant occupancy shall not be permitted until all conditions incorporated into this Master Development Plan are completed by the applicant/owner and accepted or approved by the Town.
20. ____ If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be halted and the Town of Loomis Planning Department shall be notified. The archaeologist shall assess the situation, and consult with agencies and Native American Tribes, as to the treatment of the discovery. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered archaeological materials as appropriate with affected tribal groups.
21. ____ **Operating and construction hours are to be in conformance with Loomis Municipal Code 13.30.070.**
22. ____ **The applicant\owner shall pay all required applicable building and/or development fees prior to building permit issuance.**
23. ____ 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 exceed 65 dBA at the property line during or after construction.

DESIGN REVIEW

24. ____ The conversion of the former residence for office uses shall be in substantial compliance with the rural and small town design themes of the General Plan and CT zone regulations to the satisfaction of the Planning Director.
25. ____ Landscaping and irrigation shall be in substantial compliance with the Landscape Plan approved by the Planning Commission on May 22, 2018.
26. ____ Minor changes to the facade design, such as providing additional windows and doors and/or locations thereof, may be approved by the Planning Director.

AGENCIES

27. ____ Prior to issuance of a Building Permit the applicant\owner shall submit an application for review and approval by the South Placer Fire District (SPFD).
28. ____ The existing septic system may be allowed till such time as the SPMUD trunk line extension is completed and ready for service. The office building shall connect to it within one year of its availability, as per by the Loomis General Plan Public Services Element, unless otherwise extended.
29. ____ The United Auburn Indian Community (UAIC) shall be allowed to observe any ground disturbing activities and participate in any cultural resource surveys and be provided copies of all cultural reports prepared for this site as per AB 52.

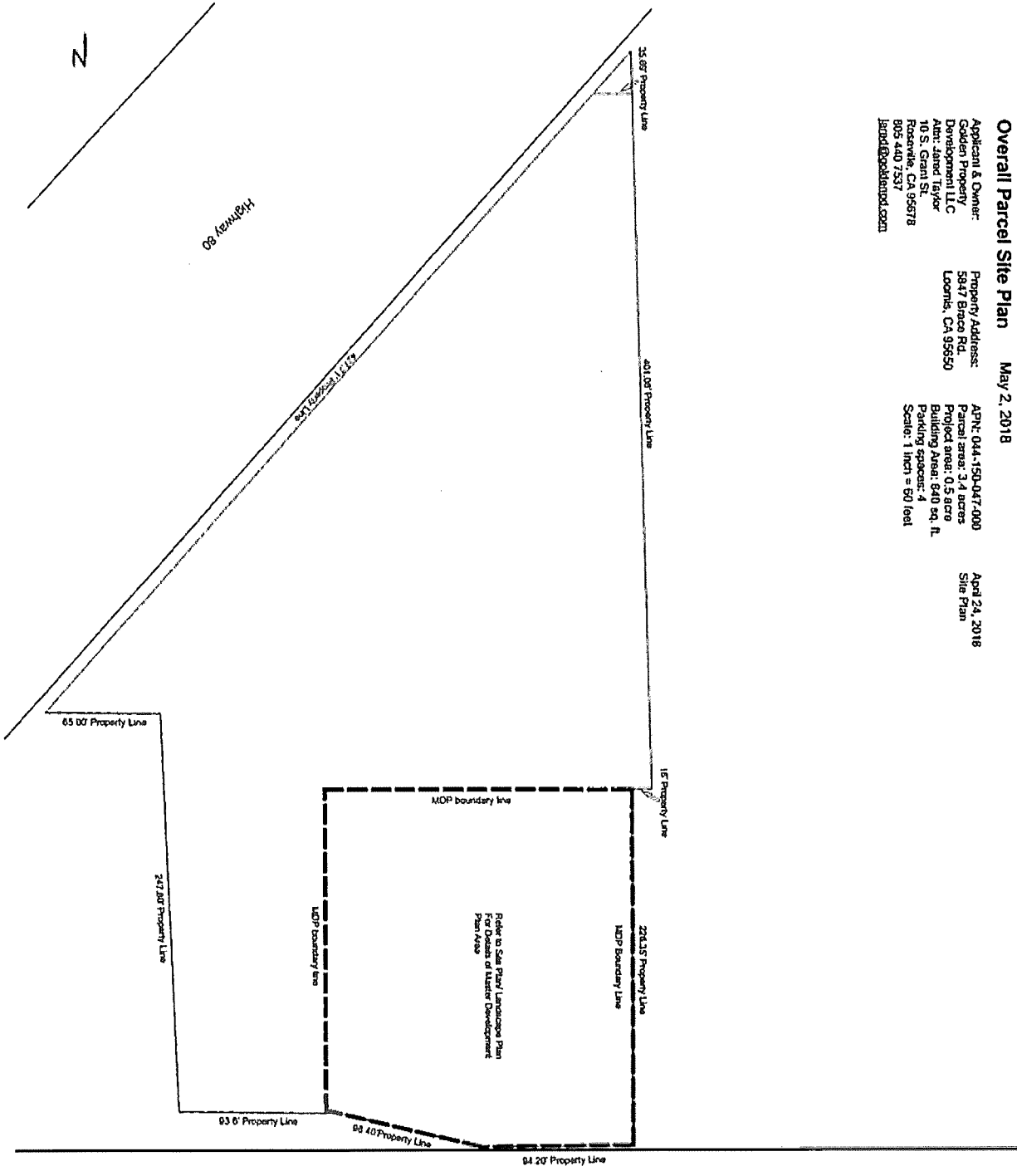
Overall Parcel Site Plan May 2, 2018

Applicant & Owner:
Golden Property
Development LLC
Attn: Janet Taylor
10 S. Grant St.
Roseville, CA 95678
905.440.7337
jared@goldenpd.com

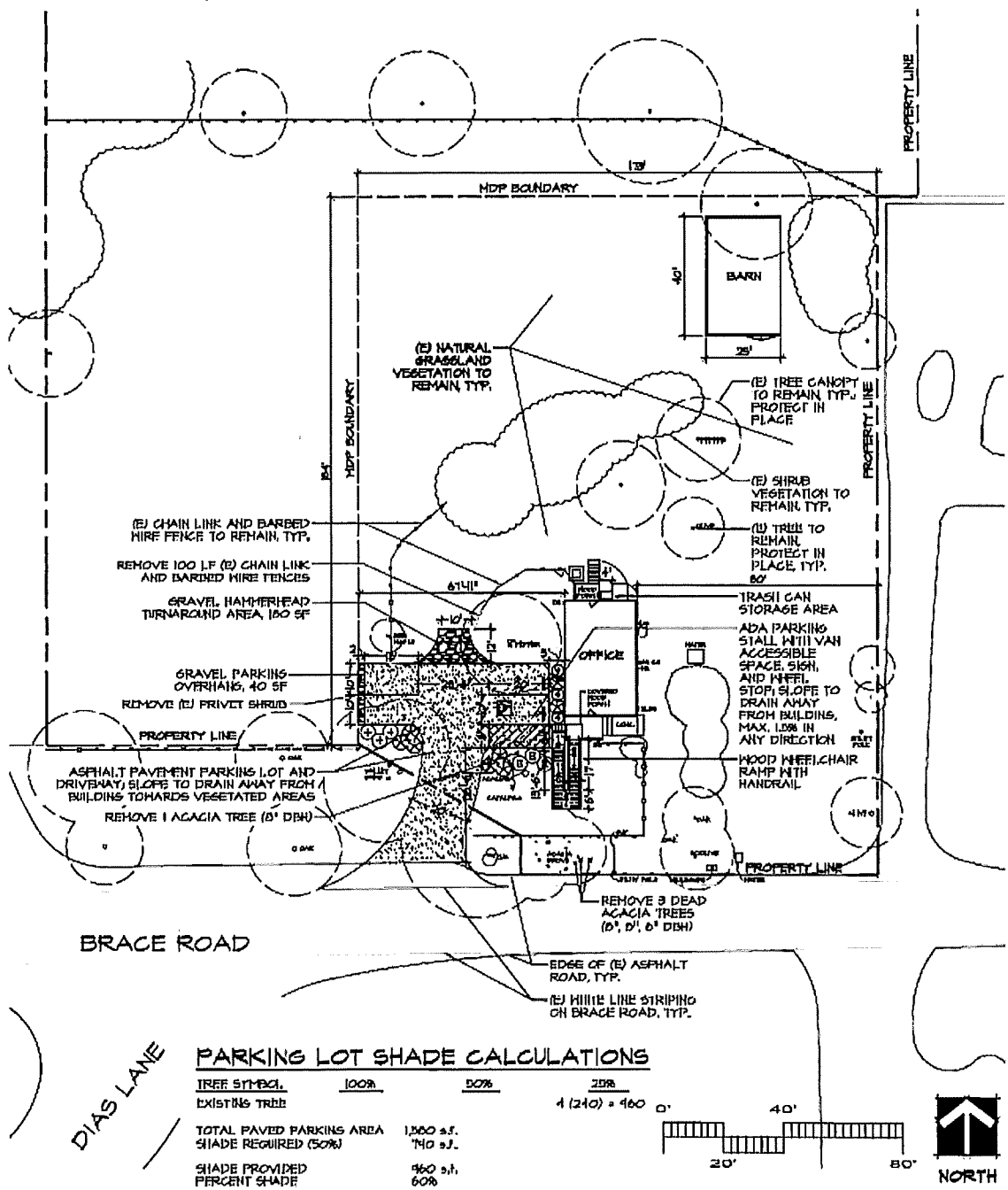
Property Address:
5847 Birch Rd.
Loomis, CA 95650

APN: 044-150-047-000
Parcel area: 3.4 acres
Project area: 0.5 acre
Building Area: 840 sq. ft.
Parking spaces: 4
Scale: 1 inch = 50 feet

April 24, 2018
Site Plan



| <u>NUMBER</u> | <u>CODIC</u> | <u>QTY</u> | <u>BOTANICAL NAME / COMMON NAME</u> | <u>SIZE</u> |
|---------------|--------------|------------|---|-------------|
| ⊙ | MAH COM | 3 | Malva aifolium 'Compacta' / Compact Oregon Crap | 1 gal |
| ⊗ | MH RIG | 5 | Muhlenbergia rigens / Deer Grass | 1 gal |
| Ⓡ | SYH ALB | 9 | Symphoricarpon albus / Common White Snowberry | 1 gal |
| ⊕ | VAC OVA | 3 | Vaccinium ovatum / Evergreen Huckleberry | 5 gal |



May 1, 2018

Town of Loomis
Planning Department
Attn: Robert King
3665 Taylor Rd.
Loomis, CA 95650

Re: Master Development Plan Request
Golden Property Development LLC
Office Use of Existing Building
5847 Brace Road
Loomis, CA 95650

Mr. King,

This letter is to formally present a Master Development Plan request for a proposed Golden Property Development LLC office use which will be located within an existing building at 5847 Brace Road in the Town of Loomis, Placer County, State of California. To the North of the lot exists Highway 80. To the South of the lot exists Brace Road. To the East of the lot exists Little Orchard Preschool. To the West of the lot exists Teeny Tots Therapy.

The existing site is developed with one 840 sq. ft. freestanding building and one barn located on a 3.4 acre lot. The existing site was previously utilized as a residence, but as per Town of Loomis residential use is no longer permitted within the existing site or building. The subject Master Development Plan project area includes only a 1/2 acre portion of the overall lot, including the 840 sq. ft. building. The subject Master Development Plan project area is adjacent to Brace Road, as shown in the attached plans.

Golden Property Development proposes no modifications to the existing site or building other than trimming existing landscaping and removal of dead trees. All other proposed site or building modifications are only proposed in order to satisfy requirements received from the Town of Loomis in association with the proposed office use of the existing building. No phasing is proposed in association with the subject Master Development Plan application. Golden Property Development understands the following improvements are required by Town of Loomis, and are therefore proposed;

1. Installation of new driveway and 4 striped off street parking stalls to the West of the existing building. The parking stalls are proposed to include one van accessible handicap stall. All per current code requirements.
2. Installation of a new accessible path of travel including ramp from the new van accessible handicap parking stall to the existing covered porch at the front of the existing building.
3. Removal of dead trees onsite, as show in landscape plan.
4. Maintaining, trimming and cleaning up existing landscaping within the Master Development Plan area.
5. Modification/installation of native landscaping in landscape areas surrounding the new parking and within 15 feet of the right of way, within the Master Development Plan area, as per Town of Loomis code requirements.

6. Installation of automated irrigation system to water the landscape areas within the Master Development Plan area, as per Town of Loomis code requirements.
7. Modification to the exiting 3 foot tall chain link fence surrounding the existing building by moving a portion of the existing chain link fence, East towards the existing building to allow the new parking area to be installed.
8. Painting existing building and deck. Colors to be similar to the existing grey and white on the existing building.

The proposed use of the existing building is a real estate consulting office for Golden Property Development LLC. The office use is proposed to be occupied by the business owner and one full time employee. As per Town of Loomis requirements the proposed land use is a permitted use within the subject zoning, but requires a Master Development Plan approval per the existing zoning described as CT (Commercial Tourist). Golden Property Development office operations consist of phone calls, conference calls, emails, paperwork and occasionally shipping small packages via UPS or USPS. As a consultant Golden Property Development completes all business activities without requiring customers visit the office premises. Golden Property Development proposed hours of operation are Monday through Friday, 8 AM to 6 PM.

The proposed project location, size, design and operational characteristics will not create noise, traffic or other conditions or situations which may be objectionable, detrimental or incompatible with other permitted uses in the vicinity. As a part of the existing CT zoning district, Golden Property Development will be adjacent to existing business uses to the West and East along Brace Rd. All traffic in association with Golden Property Development operations will consist of 2 trips per day, one for the owner and one for the employee. Golden Property Development will not emit any noise from the premises. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity. The proposed use will not adversely affect the present economic stability or future economic development of property in the surrounding area.

Please do not hesitate to call should you have any questions or need any additional information during your review process.

Sincerely,

Jared Taylor
Golden Property Development LLC
805 440 7537



TOWN OF LOOMIS

3665 Taylor Road
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number #18-03
Application Fee(s) \$2500
Receipt # 26784 Date 4/20/18
Date Received 4/20/18
Paid \$ \$2,500

PLANNING DEPARTMENT

Planning Application

1. **Project Title:** Office use of 5847 Brace Rd.
2. **Street Address/ Location:** 5847 Brace Rd. Loomis, CA 95650
1/2 acre of parcel associated with application.
3. **APN(s):** 044-150-047-000 **Acreage:** Overall parcel is 3.4 acres
Zoning: CT **General Plan Designation:** Commercial
Current Site Use: Vacant freestanding structure with 2 bedrooms/offices, 1 kitchen, 1 service room, 1 bathroom
Surrounding Land Use(s): Site is surrounding by CT zoning. Uses include Preschool and Teeny Tots Therapy
4. **Property Owner:** Jared Taylor
Address: 4569 Lake Forest Drive Loomis CA 95650

City State Zip

Telephone: 805 440 7537 **Fax:** 916 496 9769
5. **Project Applicant:** Golden Property Development LLC, Attn: Jared Taylor
Address: 10 S. Grant St. Roseville CA 95678

City State Zip

Telephone: 805 440 7537 **Fax:** 916 496 9769
6. **Project Engineer/Architect:** N/A
Address: _____

City State Zip

Telephone: _____ **Fax:** _____
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 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"/> Hot Line Adjustment | <input type="checkbox"/> Zoning Amendment (Rezone) |
| <input checked="" type="checkbox"/> Other <u>Master Development Plan</u> | |
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>PG&E</u> | Natural Gas <u>PG&E</u> |
| Fire Protection <u>SPFD</u> | Water/Well <u>PCWA</u> |

Sewer/Septic Septic Telephone _____
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 4/19/18 and find: Regulatory identification number _____

Date of list 4/19/18 No problems identified _____ 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 4/19/18 Applicant Jared Taylor

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.)**

The existing building structure located at 5847 Brace Rd. in Loomis is proposed to be used as an office for Golden Property Development LLC. The office will be occupied by business owner Jared Taylor and one full time employee. The business does not and will not have any customers visiting the business location. Only the occasional delivery and shipping of small packages will be completed. No building, structure or site improvements of any kind are proposed in association with the occupancy of the business within the existing building. Golden Property Development LLC seeks to only obtain a business license to operate a permitted office use in the CT zoning, this application is only being completed as per the request of Town of Loomis. Purchase of the property is scheduled to close on 5/10/18, at which time Jared & Lauren

12. **Owner Authorization:** _____ will own the property.
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)

Jared Taylor

Jared Taylor

4/19/18

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)

Jared Taylor

Jared Taylor

4/19/18

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)

Jared Taylor

Jared Taylor

4/19/18

Date

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW ASSESSMENT

GENERAL INFORMATION

1. Project Name (same as on Planning Application) Office use of 5847 Brace Rd.

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? Nothing proposed, existing 840 sf. ft. structure
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. Existing 840 sq. ft. structure with all municipal utilities except existing septic system

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. Residential use of the existing building

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. _____

I. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes ☒ No ☐
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. _____

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes ☒ No ☐
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. _____

3. Describe the signage and/or lighting proposed by the project. None proposed, existing to remain

4. Is landscaping proposed? Yes ☐ No ☒ If yes, describe. _____

II. AGRICULTURE RESOURCES

III. 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: N/A. No construction proposed

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? N/A. No scope of work or project is proposed. All existing to remain.

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

IV. BIOLOGICAL REPORTS

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. Existing grass and small trees and bushes surrounding existing building

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. Site is adjacent to 80 freeway.

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

None. No scope of work is proposed.

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 ☐

V. 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? Unknown

What is the name of this site? 5847 Brace Rd.

VI. 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). _____
- _____
- _____
- Estimate the grading area/quantities. _____ 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. N/A
- _____
- _____
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. Existing site is entirely flat and fully grown in with grass and small vegetation
- _____
- _____
6. Will blasting be required during project construction? Yes ☐ No ☒ If yes, describe. _____
- _____

VII. 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. If yes, include an outline of the proposed chemical emergency spill response plan.

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.

VIII. 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 appropriative 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 drainage-way? 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? Unknown
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. _____

6. Will there be a discharge to surface waters of wastewater other than storm water 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. _____

IX. LAND USE/PLANNING

X. MINERAL RESOURCES

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

XI. 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. None

XII. POPULATION/HOUSING

1. How many new residents will the project generate? 0
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.). None
4. Will the project create or destroy job opportunities? Create ☐ Destroy ☐ Describe N/A, neither
5. Will the proposed project displace any currently productive use? Yes ☐ No ☒ If yes, describe.

XIII. PUBLIC SERVICES

A. FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). Loomis Fire, 1.6 miles from site

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). Existing fire hydrant across and just down Brace Rd.

3. Describe the fire hazard and fire protection needs created as a result of project development. None

4. Describe the on-site fire protection facilities proposed with this project. None

5. If this is a single access project, what is the distance from the project to the nearest through roadway/
name of roadway? 40 feet, Brace Rd.

6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. _____
Existing gravel drive way with large field

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) 2

B. LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). Existing gravel drive way, no fence

2. Describe the security protection that will be provided on the site, if any. Existing locking doors and windows

3. Describe the location, visibility and lighting of vehicle and equipment storage areas. _____
Existing to remain.

C. SCHOOLS

1. What are the nearest elementary and high schools to the project? Franklin Elementary
Del Oro High School

- What are the distances to these schools from the project? Franklin: 2.5 miles. Del Oro: 2.6 miles

XIV. RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 3.7 miles
What is the name of this facility? Loomis Basin Community Park

2. Are any park or recreation facilities proposed as part of the project? Yes ☐ No ☒ If yes, describe.

XV. 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?

Brace Rd.

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. _____

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? N/A

(Show typical street section(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). None

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes

and peak hour times/days). 2 trips per day, 5 days per week. One trip by the owner, one by the one employee

8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?

Yes ☐ No ☒ If yes, describe. _____

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). _____

XVI. UTILITY/SERVICE SYSTEMS

A. WATER

1. Is the project within a public domestic water system district or service area? Yes ☒ No ☐
If yes, describe the district/area. Placer County Water Agency currently provides 5/8" metered domestic water to the existing building

2. Can the district serve the project? Yes ☒ No ☐
3. What will be the water source(s) for the project? Existing 5/8" water meter to the existing building

4. What is the estimated usage and peak usage of the project? 5 gpd/ 5 gpd
5. Are there any existing or abandoned wells on the site? Yes ☐ No ☒
If yes, describe (location, depth, yield, contaminants, etc.) _____

B. WASTEWATER

1. Is wastewater presently disposed on the site? Yes ☒ No ☐
If yes, describe the method(s) and quantities (gpd). Building is served by existing operating septic system

2. Is the project located within a sewer district? Yes ☒ No ☐
If yes, describe. South Placer Municipal Utility District.

- 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? 5 gpd Existing septic system

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 [x]

C. 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.) Office paper. 1-2 medium residential trash bags per week

2. Describe the disposal method of this waste material. Typical trash can service

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Existing refuse service along Brace Rd.

Building Elevations May 2, 2018

Applicant & Owner:
Golden Property
Development LLC
Attn: Jared Taylor
10 S. Grant St.
Roseville, CA 95678
805 440 7537
jared@goldenpd.com

APN: 044-150-047-000
Parcel area: 3.4 acres
Project area: 0.5 acre
Building Area: 840 sq. ft.
Parking spaces: 4
Scale: 1 Inch = 5.8 feet
All feature are existing to remain

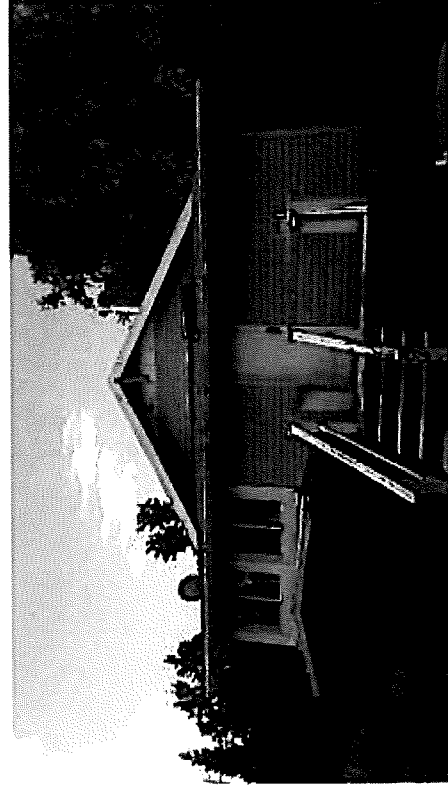
New paint of existing grey and white color scheme is proposed on building exterior.
Including painting the existing red deck railing and columns.



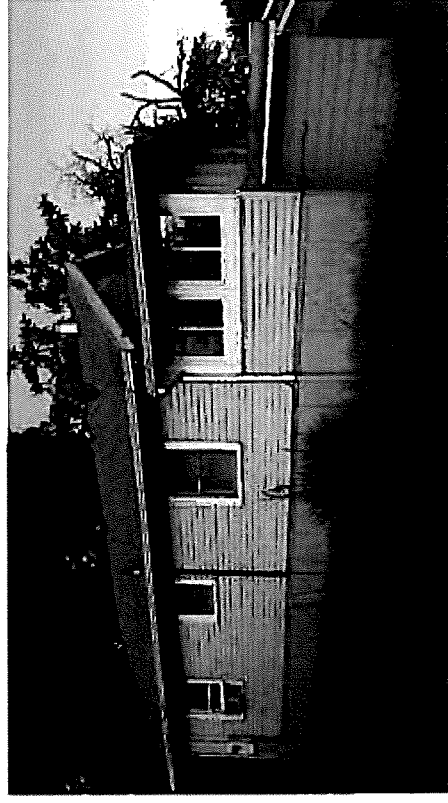
West Elevation



South Elevation



North Elevation



East Elevation

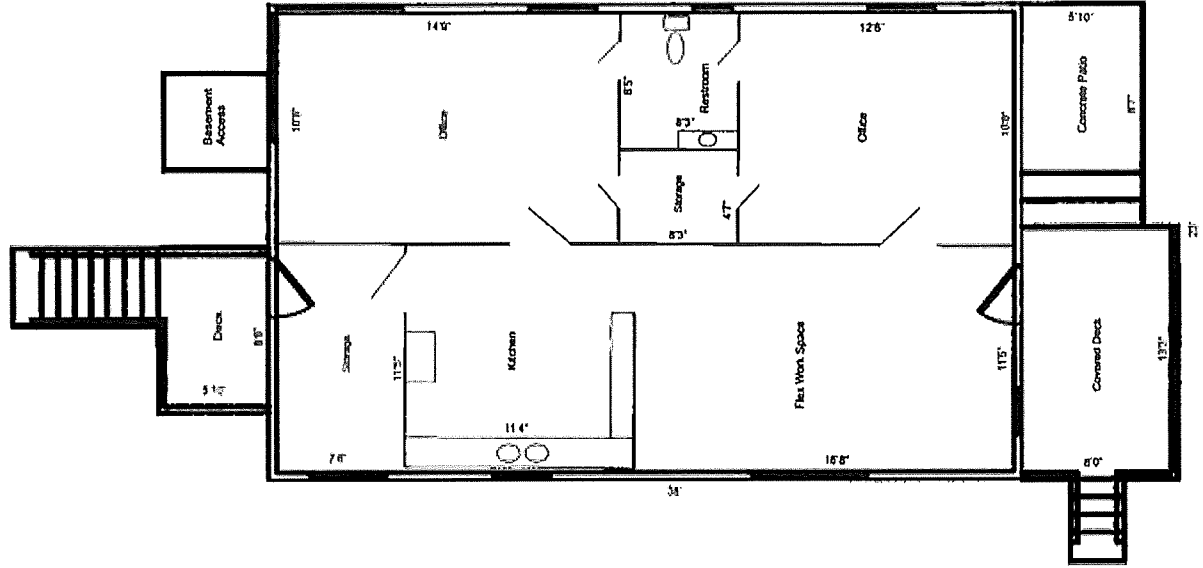
Floor Plan

May 2, 2018

Applicant & Owner:
Golden Property
Development LLC
Attn: Jared Taylor
10 S. Grant St.
Roseville, CA 95678
805 440 7537
jared@goldenpd.com

Property Address:
5847 Brace Rd.
Loomis, CA 95650

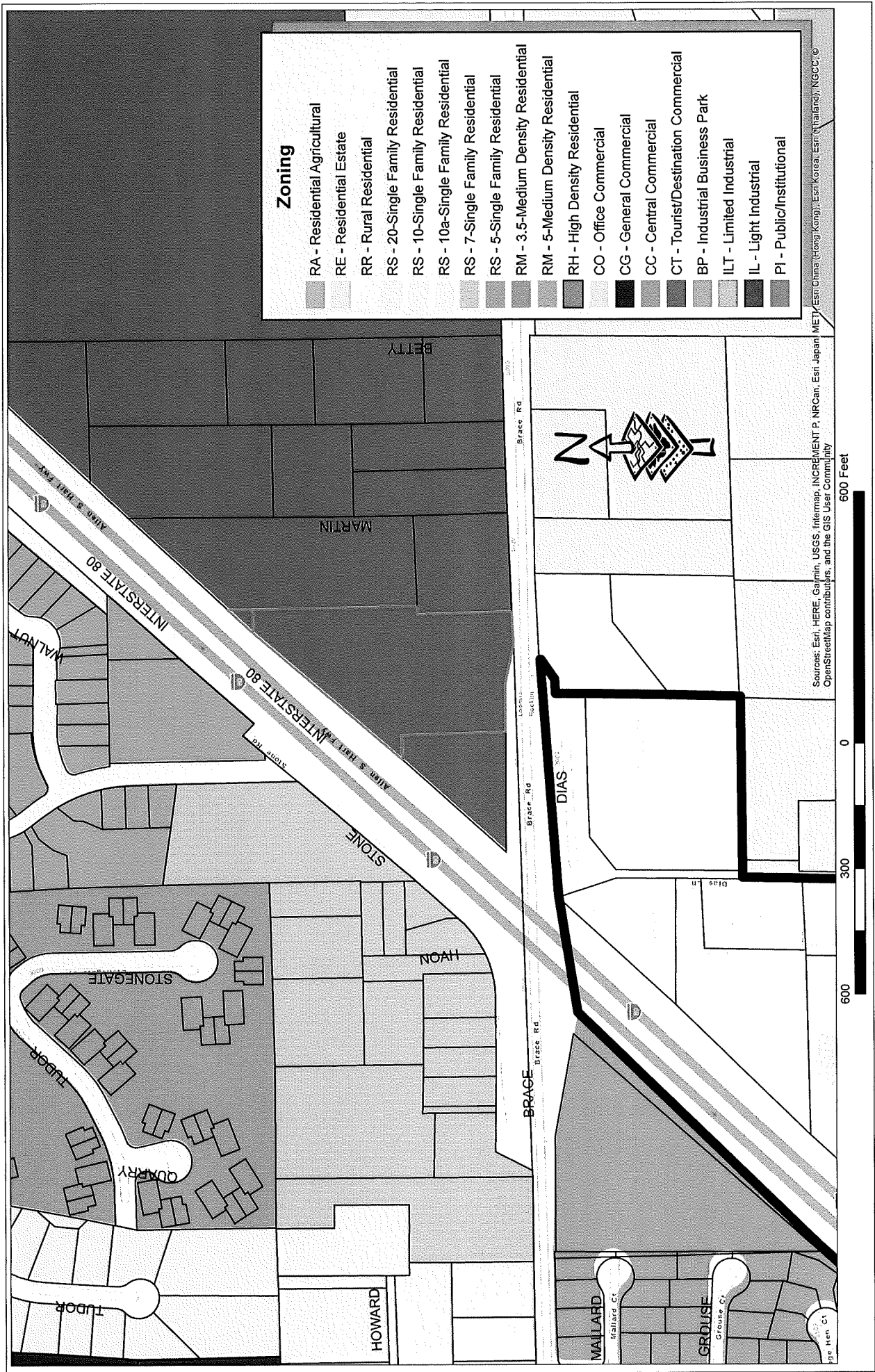
APN: 044-150-047-000
Parcel area: 3.4 acres
Project area: 0.5 acre
Building Area: 840 sq. ft.
Parking spaces: 4
Scale: 1 inch = 5.8 feet
All features are existing to remain



Residence to Office Conversion
Master Development Plan #18-03



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community







PLACER COUNTY WATER AGENCY
 SINCE 1987
 BUSINESS CENTER
 144 Ferguson Road
 MAIL
 P.O. Box 6570
 Auburn, CA 95604

PHONE
 530.823.4850
 800.464.0030
 WWW.PCWA.NET

May 7, 2018
 File No.: PD/Loomis
 Map No.: 30-A-13

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

SUBJECT: Application #18-03 (Master Development Plan) to convert an existing house to office use

Dear Mr. King:

Thank you for the opportunity to review and comment on Application #18-03. This letter is written in response to your Request for Comment dated April 23, 2018 and is intended to provide a preliminary design review of the plans and documents provided with the request from the Town of Loomis regarding the proposed development located at 5847 Brace Road, Loomis, California; APN 044-150-047. The Agency does not reserve water for prospective customers and this letter in no way confers any right or entitlement to receive water service in the future. The Agency makes commitments for service only upon execution of a Facilities Agreement and the payment of all fees and charges required by the Agency. All water availability is subject to the limitations described below and the prior use by existing customers.

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

The Agency is currently serving treated water to the above mentioned parcel by an existing 5/8-inch meter connected to the Agency's 12-inch treated water main in Brace. In order to obtain service, the developer will have to enter into a facilities agreement with the Agency to provide any on site or off site pipelines or other facilities if they are needed to supply water for domestic or fire protection purposes and pay all fees and charges required by the Agency, including the Water Connection Charges.

All public treated water facilities shall be designed and constructed in accordance with the California State Water Resources Control Board Division of Drinking Water and the Agency's standards, which include but are not limited to the following:

- 1) Separation of treated water lines from other utilities. All dimensions are from the outside of pipes and structures.
 - a) Water facilities and sanitary sewer facilities must maintain a minimum separation of 10 feet horizontal and 1 foot vertical with water above.
 - b) Water facilities and storm drain facilities must maintain a minimum separation of 4 feet horizontal and 1 foot vertical with water above.
 - c) Water facilities and dry utility trench must have a minimum separation of 2 feet between trench walls.
 - d) Water facilities must cross above all wet utilities with a maximum 45 degree crossing angle from what would be perpendicular.
- 2) The distribution system shall be designed with looping pipelines such that all points within the distribution system are connected to a minimum of two source pipelines.
- 3) Treated water mains shall be located within public rights-of-way or easement, and out of residential lots and landscape areas. Structures, trees, and large shrubs shall be kept outside of easements containing water mains.
- 4) The Agency's minimum easement width is 20 feet centered over public facilities, with 10 feet minimum each side of the facilities.
 - a) Clearly show and label all easements and rights-of-ways on all plans showing water facilities.
- 5) Water mains within roadways, alleyways, parking lot drive isles, and other travel ways shall be located under pavement and at a minimum 3' from the edge of pavement.
- 6) Treated water main sizing for the distribution systems is based on the Agency's velocity maximum of 5 feet per second (fps) for maximum day demand in gallons per day (gpd) and 7 fps for fire flow demand.
 - a) Fire hydrant placement, spacing, and flow rate requirements are dictated by the local fire protection district and reviewed by the Agency to ensure compliance with the Agency's maximum pipe velocity standards.
 - i) Verify with the local fire protection district any fire hydrant spacing and flow rate requirements as well as fire sprinkler flow rate requirements.
- 7) Residential water services shall be located on the parcel for the house they serve.
- 8) Commercial water services shall be located adjacent to the building they serve.
 - a) All domestic services shall have reduced pressure principle (RP) backflow device constructed to Agency standards.
 - b) All fire services shall have a double check detector assembly (DCDA) backflow device constructed to Agency standards.
- 9) Site landscaping greater than 5,000 square feet requires a separately metered landscape service from the domestic service.
 - a) The landscape architect's calculations in conformance with the State of California's Model Water Efficient Landscape Ordinance (MWELO) are required to determine maximum day demand (in gpd) for the landscape service.
- 10) The Agency's standards are available online <http://www.pcwa.net/business/new-development>.

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

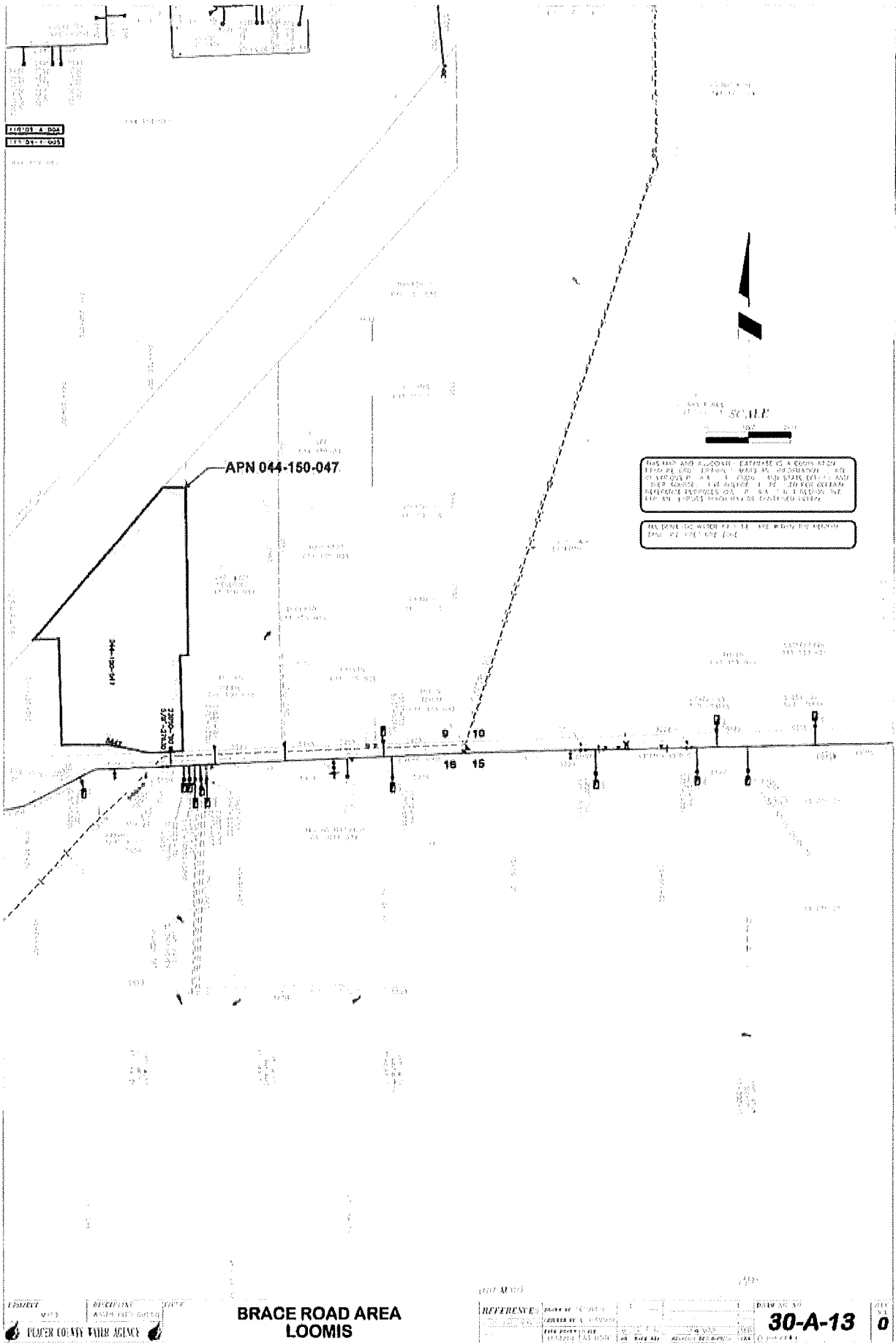
Sincerely,

A handwritten signature in black ink, appearing to read 'Josh Leiko', written in a cursive style.

Josh Leiko
Engineering Technician

JL:sw

pc: Daryl Hensler
Ken Yunk
Field Services
Customer Service
Enc: Map No. 30-A-13



Robert King

From: Carie Huff <chuff@spmud.ca.gov>
Sent: Tuesday, May 8, 2018 8:00 AM
To: Robert King
Subject: 5847 Brace Road - #18-03
Attachments: 5847 Brace Road comment letter 5-7-18.pdf; SPMUD - District Map.pdf

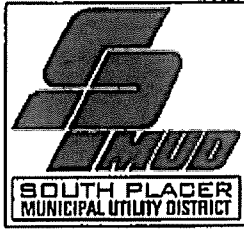
Good morning,

Attached is the District's response regarding 5847 Brace Road along with a copy of the District's facility map. Please note that the orange sewer lines depicted in the facility map are sewer lines that are in construction and are not currently in service.

Please let me know if you have any questions or need additional information.

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



South Placer Municipal Utility District

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

May 7, 2018

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

Attention: Robert King, Town Planner

Subject: #18-03 Master Development Plan
5847 Brace Road
APN: 044-150-047-000

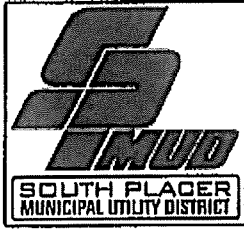
Dear Mr. King,

Thank you for the opportunity to comment on the application for a conversion of a single-family dwelling (SFD) to an office at 5847 Brace Road. The site and adjacent properties, northeast of I-80 and Brace Road are zoned CT Tourist Commercial. The existing SFD is currently on septic.

The property is not proposing to connect to sewer at this point. If the property elects to connect to public sewer in the future, 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. A copy of the District's facility map has been provided for your use. Please refer to Ordinance 09-02 for information regarding participation fees.

If the property elects to connect to public sewer in the future, the following comments apply:

1. Sewer easements and all-weather access is required over all public sewer in the future.
2. Each parcel/building shall have its own independent sewer lateral.
3. A two-way cleanout shall be located within two feet of the building.
4. A property line cleanout for each parcel shall be located at the edge of the right-of-way or easement.
5. Minimum separation between utility laterals is required. Sewer and storm drain shall be 5-feet from outside of pipe/structure to outside of pipe/structure. The minimum separation between water and sewer is 10-feet from outside of pipe/structure to outside of pipe/structure.
6. The property is located within the boundary area of four current refund agreements for sewer improvements. The refund agreement fees may be due at the time of plan approval and are as follows:
 - a. Croftwood - \$95/EDU
 - b. Rocklin 60 Phase 1 - \$68.32/EDU



South Placer Municipal Utility District

5807 Springview Drive

Rocklin, CA 95677

(916) 786-8555

- c. Rocklin 60 Phase 2 - \$139.76/EDU
- d. Sierra College Lift Station - \$1,788/EDU
- 7. Trees, including the drip line, shall not be located within the easement area.
- 8. Please contact the District for information regarding relevant fees.

Additional requirements may be required as design information is provided.

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

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

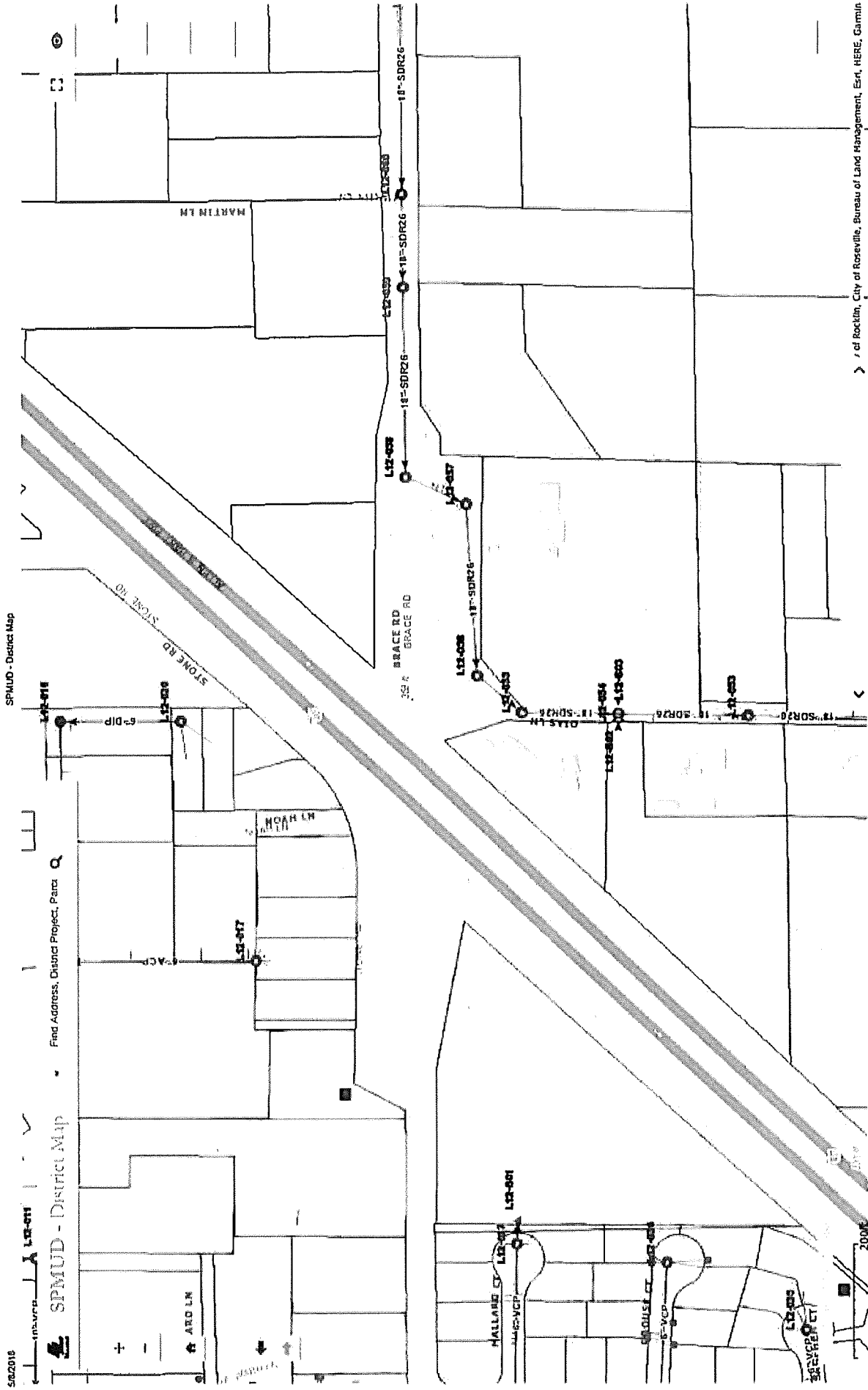
Please do not hesitate to contact me at (916) 786-8555 extension 311 or chuff@spmud.ca.gov if you have any questions or need additional information.

Sincerely,

A handwritten signature in cursive script, reading 'Carie Huff', is positioned above the printed name.

Carie Huff, P.E.

Cc: File



Robert King

From: Joseph Scarbrough <JScarbrough@placer.ca.gov>
Sent: Monday, May 7, 2018 11:49 AM
To: Robert King
Subject: #18-03 Placer County Environmental Health Memo
Attachments: #18-03 House to Office EH Memo.pdf

Hello Mr. King,

Attached is our memo, we have no concerns with this project.

Thank you,

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



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**Placer County
Health and Human Services Department**

Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

**DEPARTMENT OF HEALTH & HUMAN SERVICES
DIVISION OF ENVIRONMENTAL HEALTH**

To: Robert King, Town Planner

From: Joey Scarbrough, Technical Specialist
Land Use and Water Resources Section

Date: May 7, 2018

Subject: #18-03, To Convert Existing House to an Office, APN's 044-150-047

Placer County Environmental Health (PCEH) has reviewed the 1st submittal of the subject project application and has comments or conditions of approval.

NO

Perspective, Hope, and Opportunity

Robert King

From: Katrina Hoop <khoop@southplacerfire.org>
Sent: Thursday, May 3, 2018 1:12 PM
To: Robert King
Subject: Application #18-03 Comments
Attachments: E Commerical Building Plan Notes 2016.doc; D Commerical Site Plan Notes 2016.doc

Robert,

South Placer Fire will approve the conversion of a vacant residence to be an office with these requirements.

- 1) Site plans will be required for approval. Must submit to South Placer Fire 2 sets and a check for \$125.00 for the review process.
 - *Fire access in compliance with appendix E (attached).
- 2) Floor plans will be required for approval. Must submit to South Placer Fire 2 sets with the site plans.
 - *Address posted
 - *Exit signs posted
 - * Fire extinguishers every 75 feet (2A10BC)
- 3) Address must be posted on the dwelling facing the street as indicated
- 4) No fire alarm will be required for the proposed existing dwelling.
- 5) No fire sprinklers will be required for the proposed existing dwelling.
- 6) Since this will be a B occupancy they will be entered into our system and will receive Bi-Annual Inspections by the Engine Company assigned to that address.

If you have any questions please let me know.

Thank you,

Katrina Hoop
Prevention Division
South Placer Fire District
6900 Eureka Road
Granite Bay, CA 95746
916-791-7059
916-791-2199 (Fax)
khoop@southplacerfire.org

APPENDIX E

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

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

Commercial Building

Fire Safety During Construction, Alteration or Demolition of a Building

Buildings undergoing construction, alteration or demolition shall be in accordance with **Chapter 33** of the most current California Fire Code.

Address

All new and existing buildings shall place and maintain approved numbers or address identification on the buildings so as to be plainly visible and legible from both directions of travel on the street or roadway fronting the property. Approved numbers or address identification shall be placed prior to occupancy on all new buildings. Said numbers shall contrast with their background and shall be visible at all hours of the day and night by way of internal or external illumination. Illuminated numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. External source illumination shall have an intensity of not less than 5.0 foot-candles. All numbers will be visible from a distance of at least 100 feet.

Buildings under construction

Approved numbers or addresses shall be placed at each fire access road entry into and on each building within construction sites.

Multiple tenant buildings

Tenant spaces within new or existing multi-tenanted buildings shall have approved numbers or addresses displayed at secondary access doors into the tenant space as required by the fire code official.

Exiting

Provide approved panic hardware at all required exit doors. Flush, edge or surface bolts or any other type of device that may be used to close or restrain the doors other than operation of the panic hardware-locking device are prohibited. Provide appropriate illuminated exit signs at all required exits. Exit and exit directional signs shall be illuminated per Section 1008, California Building Code.

Provide exits signs at every required exit doorway and wherever otherwise required to clearly indicate that direction of egress, an exit sign with letters having a principal stroke not less than 3/4 inches wide and at least 6 inches high.

Fire Alarm System

Where required – new buildings and structures.

An approved fire alarm system installed in accordance with the provisions of the California Fire Code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5.

Except for Group R and Group U occupancies, all new unsprinklered buildings shall have an approved automatic fire alarm system installed when the total fire area is equal to or greater than 1500 square feet. In addition, Group A, E, and M occupancies in buildings of any square footage, sprinklered or unsprinklered, shall be provided with an approved automatic fire alarm system.

Not less than one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or water-flow detection devices. Where other sections of the California Fire Code allow elimination of fire alarm boxes due to sprinklers *or automatic fire alarm systems*, a single fire alarm box shall be installed *at a location approved by the fire code official*.

APPENDIX E

Fire Alarm Indication Panel

An approved illuminated indicator board shall be provided at an approved location or locations when more than one building or zone will be monitored at the same site.

Monitoring

Fire alarm systems required by this chapter or by the California Building Code, shall be monitored by an approved Central Station Protective Signaling Service (UUFX) that is listed in the current edition of the UL Online Certifications Directory unless otherwise required by the California Fire Code.

Alarms

One exterior approved audible alarm and visual strobe device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Visible alarm notification appliances shall not be required except when required by Section 907. A single approved audible/visual device shall be provided in the interior of the building in a normally occupied location.

Fire Control Room

An approved fire control room shall be provided for buildings protected by an automatic sprinkler system. The room shall contain all sprinkler system risers, fire alarm control panels, and other fire equipment required by the chief. Fire control rooms shall be located within the building on an outside wall at a location approved by the chief and shall be provided with a means to access the room directly from the exterior with an approved door of minimum dimensions of 36" X 80". Durable signage reading "FIRE CONTROL ROOM" with letters not less than three inches in height shall be affixed to the exterior of the door. A key box complying with section 506 shall be installed adjacent to the door.

Dimensions

Fire control rooms shall have a minimum dimension of five feet and shall be not less than 35 square feet in usable area. The fire sprinkler riser shall be located between 12 inches and 18 inches from the exterior wall and at least 12 inches from any other wall. The fire control room may contain other building service equipment. No other storage will be permitted.

Fire Department Rapid Entry System

An approved rapid access system shall be provided on all commercial buildings. Buildings equipped with sprinklers, alarm or other system components that will be utilized in the event of an emergency shall install the Knox Box in an approved location by near the FIRE CONTROL ROOM. Knox-Box installation requirements: Maximum height, 6 foot to the top of the Knox-Box; Minimum height, 5 foot to the bottom of the Knox-Box (measured from finished floor elevation). The approved rapid entry system is provided by the Knox Company. The 3200 Series or 4400 Series is acceptable. The recessed version is recommended. Knox Company products may be ordered on the Internet at www.knoxbox.com.

Roof access identification

Doors leading to roof access ladders or stairs shall be labeled with signage reading "Roof Access" as required by the fire code official.

Fire Extinguishers

Provide and maintain portable fire extinguishers with a minimum rating of 2A10BC. Maximum travel distance to portable fire extinguishers shall not exceed 75 feet. In large open areas, there shall be one extinguisher per 3,000 square feet. The maximum travel distance from laundry rooms shall not exceed 50 feet. One 40BC rated extinguisher shall be provided in each kitchen area. If the kitchen is provided with a Hood Fire Suppression System, the fire extinguisher agent shall be compatible with the extinguishing agent in the Hood System. Fire extinguishers shall be mounted so that the top of the extinguisher is not higher than 5 feet from the ground. Fire extinguishers shall be serviced as required by code, serviced after each use, and inspected every month.

APPENDIX E

Fire Sprinkler System

Where required in existing buildings and structures.

An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11. In addition, except for Group U and R-3 occupancies, when the area of an existing building is increased to 3600 square feet or more, the addition and existing building shall be provided with an approved automatic fire sprinkler system throughout.

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in the California Fire Code Sections 903.2.1 through 903.2.19 and as follows:

1. For all new buildings and structures, except Group R-3 and U occupancies, when the total fire area is 3600 square feet or greater.
2. Automatic sprinkler protection shall be provided in all accessible combustible and non-combustible attic spaces, sub-floors, or areas above ceilings, which are greater than six inches in height, in a fire sprinklered structure.
3. For new buildings having no designated use or tenant, the minimum sprinkler design shall be Ordinary Hazard Group 2 or as prescribed by the fire code official.

Height

In other than Group R-3 and R3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45720mm) above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider:
 - 5.1. Recessed loading docks for four vehicles or less, and
 - 5.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

APPENDIX E

Fire Department Connections

With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. Locking fire department connections caps are required on fire department connections for water-based fire protection systems. A metal sign with raised letters at least 1 inch in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable.

Hood System

Provide an approved hood extinguishing system for cooking surfaces in all commercial building kitchens per the latest edition of NFPA 96. Two sets of plans and specifications shall be submitted to this office for review and approval before construction.

Identification (Hazards and hazardous materials)

Approved regulatory safety signs that meet the latest edition of NFPA shall identify hazards and hazardous materials. Fire protection devices or other components that will be utilized in the event of an emergency shall be marked in an approved manner; areas to be labeled with 4-inch letters contrasting with the background to assure good visibility.

Occupancy

Maximum occupant load sign must be posted in a conspicuous place near the main exit.

Final Plans Accepted

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

Commercial Building Final Acceptance

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

APPENDIX D

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

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

Commercial Building Site Infrastructure

Fire Safety During Construction, Alteration or Demolition of a Building

Buildings undergoing construction, alteration or demolition shall be in accordance with Chapter 33 of the most current California Fire Code.

Fire Alarm System

Where required – new buildings and structures. An approved fire alarm system installed in accordance with the provisions of the California Fire Code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5.

Except for Group R and Group U occupancies, all new unsprinklered buildings shall have an approved automatic fire alarm system installed when the total fire area is equal to or greater than 1500 square feet. In addition, Group A, E, and M occupancies in buildings of any square footage, sprinklered or unsprinklered, shall be provided with an approved automatic fire alarm system.

Not less than one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or water-flow detection devices. Where other sections of the California Fire Code allow elimination of fire alarm boxes due to sprinklers *or automatic fire alarm systems*, a single fire alarm box shall be installed *at a location approved by the fire code official*.

Monitoring

Fire alarm systems required by this chapter or by the California Building Code, shall be monitored by an approved Central Station Protective Signaling Service (UUFX) that is listed in the current edition of the UL Online Certifications Directory unless otherwise required by the California Fire Code.

Alarms. One exterior approved audible alarm and visual strobe device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Visible alarm notification appliances shall not be required except when required by Section 907. A single approved audible/visual device shall be provided in the interior of the building in a normally occupied location.

Fire Control Room

An approved fire control room shall be provided for buildings protected by an automatic sprinkler system. The room shall contain all sprinkler system risers, fire alarm control panels, and other fire equipment required by the chief. Fire control rooms shall be located within the building on an outside wall at a location approved by the chief and shall be provided with a means to access the room directly from the exterior with an approved door of minimum dimensions of 36" X 80". Durable signage reading "FIRE CONTROL ROOM" with letters not less than three inches in height shall be affixed to the exterior of the door. A key box complying with section 506 shall be installed adjacent to the door.

APPENDIX D

Dimensions

Fire control rooms shall have a minimum dimension of five feet and shall be not less than 35 square feet in usable area. The fire sprinkler riser shall be located between 12 inches and 18 inches from the exterior wall and at least 12 inches from any other wall. The fire control room may contain other building service equipment. No other storage will be permitted.

Fire Sprinkler System

Where required in existing buildings and structures.

An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11. In addition, except for Group U and R-3 occupancies, when the area of an existing building is increased to 3600 square feet or more, the addition and existing building shall be provided with an approved automatic fire sprinkler system throughout.

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in the California Fire Code Sections 903.2.1 through 903.2.19 and as follows:

1. For all new buildings and structures, except Group R-3 and U occupancies, when the total fire area is 3600 square feet or greater.
2. Automatic sprinkler protection shall be provided in all accessible combustible and non-combustible attic spaces, sub-floors, or areas above ceilings, which are greater than six inches in height, in a fire sprinklered structure.
3. For new buildings having no designated use or tenant, the minimum sprinkler design shall be Ordinary Hazard Group 2 or as prescribed by the fire code official.

Bridges

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

Building Access

Access roadways shall extend to within 150 feet of all portions of the exterior walls of the first story of any building.

Dead End Access Roads

Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved turnaround for fire apparatus. (See Attached Details)

Gate Entrances

Gate entrances shall be at least two feet wider than the width of the traffic lane serving that gate. All gates providing access from a road to a driveway or private road shall be located at least 30 feet from the roadway and open to allow a vehicle to stop without obstructing traffic on that road. Gates shall be accessible to the fire district by approved electric key switch; strobe entry, person gate and standard key pad access code. Gates shall be provided with an emergency power source that will open the gates in the event of a power failure. During a power emergency, gates shall automatically open and remain open during the period when the primary source of power is not available.

Electronically opened access gates located across fire apparatus access roads shall be provided with an approved strobe switch access system that interfaces with the TOMAR Model 780-1228-PRE or 3M OPTICOM traffic preemption optical signal emitter provided on all District emergency vehicles. An acceptance test of the emergency vehicle strobe switch system shall be witnessed by the fire department prior to final approval. Gates shall be coded to allow a minimum of fifteen (15) minutes of open access time when activated by the strobe entry device.

APPENDIX D

All electronically opened perimeter access gates located across fire apparatus access roads shall be provided with a vehicle detection loop on the out-bound drive aisle from the site. The vehicle detection loop shall be placed a minimum of ten-feet from the gate to permit fire apparatus to activate the detection loop without interference from the gate. The vehicle detection loop shall be provided with a 30-second delay prior to closing the gate.

Hydrants

Hydrants shall be wet barrel type with two 2-½ inch discharges and one 4-½ inch discharge, with individual valves for each discharge. (RICH 960 or equivalent). Two-way blue reflective pavement markers shall be placed in the roadway (eight inches from the center line on the hydrant side) at each hydrant location. The area around the hydrant will be kept clear of obstructions including fences, trees and shrubs so as to provide for clear access to the hydrant from the roadway. The center of the lowest discharge shall be a minimum of 18 inches and a maximum of 28 inches off the ground. Hydrant setback location shall meet the appropriate water agency standards, but shall not be greater than 6' from the face of curb or edge of pavement if no curb is present. Water supply and hydrants to be provided before any building construction is allowed. Final acceptance of the water supply system shall be granted only after testing and inspection by the fire district.

Hydrant Spacing

Hydrants shall be spaced a maximum of 300 feet apart. One hydrant shall be placed within 40 feet of each fire department connection when the building is protected by an automatic fire sprinkler system. Ballards shall be provided to protect appliances from vehicle damage when necessary.

Water Supply

On site water supply for firefighting shall be as follows for new commercial buildings: The minimum number of fire hydrants and amount of available water for commercial buildings shall be determined by the size of the building, the planned use for the building and the fire protection proposed for the building. Fire flow for new commercial buildings shall be no less than those amounts specified in Appendix B, Section B105.1(2) of the 2016 California Fire Code. All proposed water supplies shall come from a reliable source such as a fixed underground water distribution system or a static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". (A reduction in fire flow may be allowed when the building is provided with an approved automatic sprinkler system, but in no case shall the fire flow be less than 1,500 gallons per minute at 20 pounds residual pressure). THE FIRE FLOW FOR THE PROPOSED BUILDING SHALL BE DETERMINED BY THE FIRE DISTRICT AND INDICATED ON THE FINAL APPROVED PLANS.

Road Width

Driveways, thruways, entrances and fire access roads shall be 26 feet in width for commercial buildings 2 stories or less in height and 28 feet for commercial building 3 stories or more in height where aerial apparatus is required. Vertical clearance shall be 15 feet for the width of the road. For the purpose of this section, roadway width shall mean driving surface to face of curb or flow line of rolled curb. Emergency access roadways shall be marked with approved signs stating 'EMERGENCY FIRE ACCESS ROAD'. All roadways and access roads shall be completed before any building construction. (See Attached Details)

Parking

When provisions for parallel parking are included in the width of a street or roadway, a minimum eight (8) foot width shall be allocated for the parking space.

There shall be no parking on fire access roadways less than 34 ft. in width or in required fire apparatus turnaround areas. Parking will only be allowed in designated parking areas. Parking will be allowed on one side of the road on roadways 34 ft. to 42 ft. On roadways, over 42 ft. parking will be allowed on both sides.

When the roadway width restricts parking, 'NO PARKING FIRE LANE' signs shall be posted every 200 ft and curbs to be painted red with 'NO PARKING FIRE LANE' stenciled on them every 25 feet.

APPENDIX D

Roadways and Access Routes

The minimum number of access roads serving new commercial buildings shall be determined by the size of the building, the planned use for the building and the fire protection proposed for the building.

Roadway Grades

Fire Apparatus access roads and response routes shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief, when the road is surfaced with asphalt or concrete.

The grade for all private lanes and driveways over 16% shall be approved by the Fire Marshal.

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

Roadway Radius

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

Road Surface

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete, or other all-weather driving surface capable of supporting the imposed loads of fire apparatus weighing at least 75,000 pounds

Roadway Turnarounds

Turnarounds are required on driveways and dead end roads as specified. Cul-de-sac's radius shall be 42 feet of driving surface. Radius is measured from face of curb or flow line of rolled curb. If a hammerhead/T is used, the top of the (T) shall be a minimum of 80 feet in length. (See Attached Details)

Final Plans Accepted

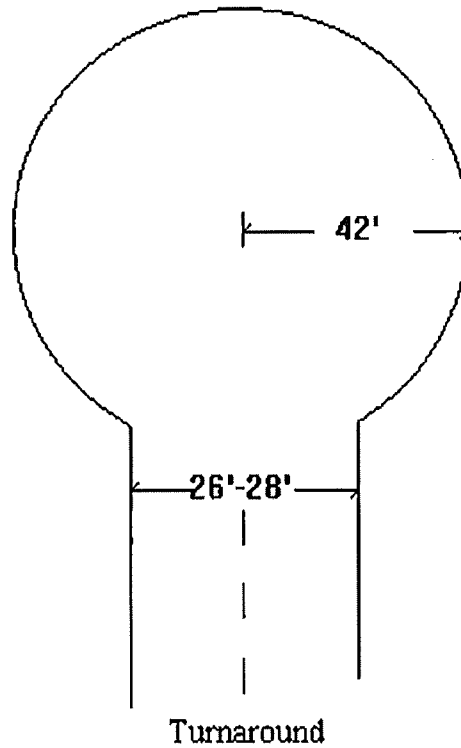
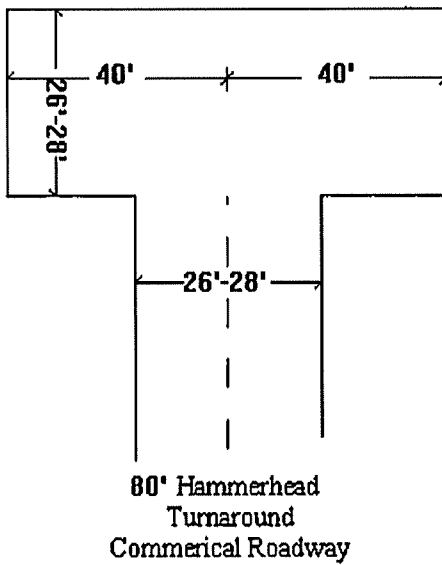
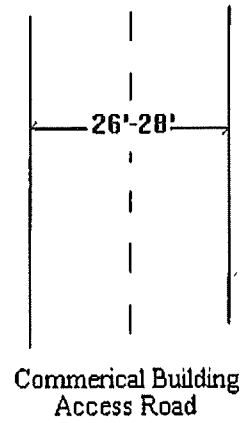
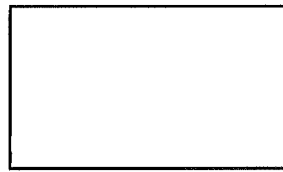
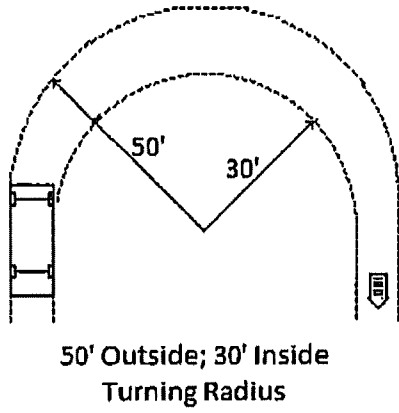
The final plans shall be approved only when stamped and/or signed by authorized the South Placer Fire Protection District personnel.

Commercial Building Final Acceptance

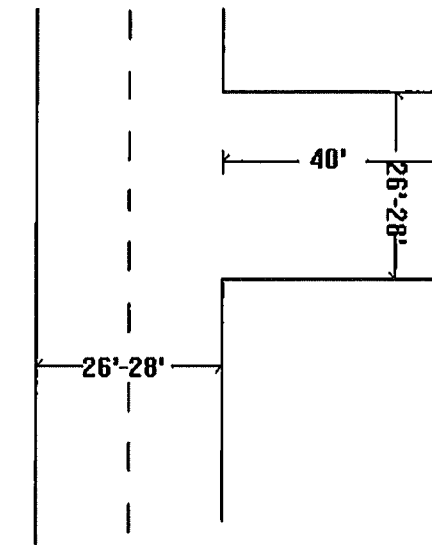
Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72-hour notice required previous to inspection and testing.

APPENDIX D

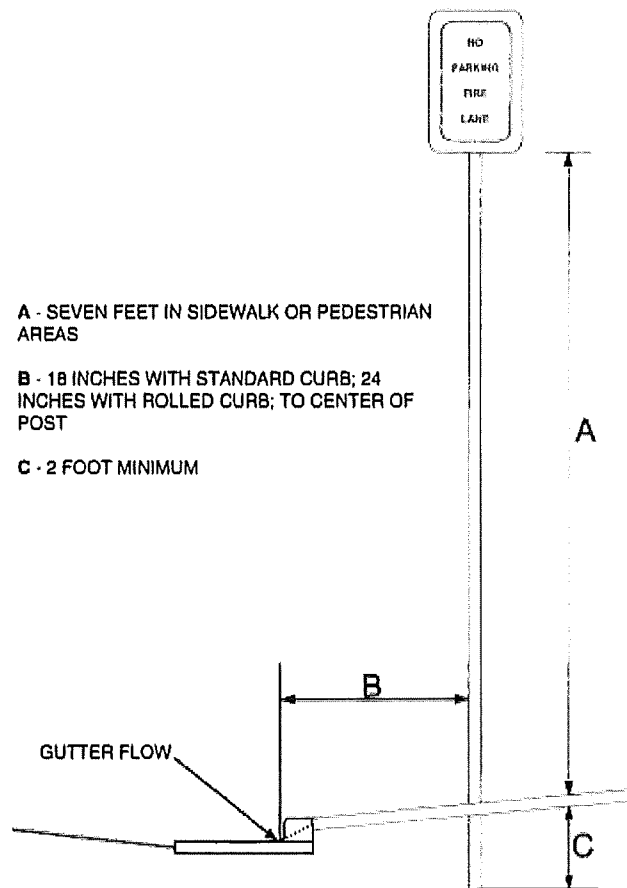
Attached Details Not Drawn To Scale:



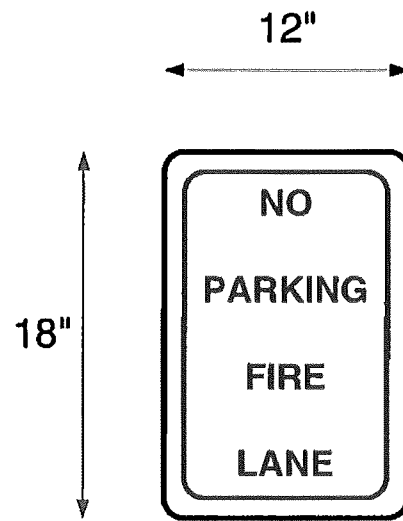
APPENDIX D



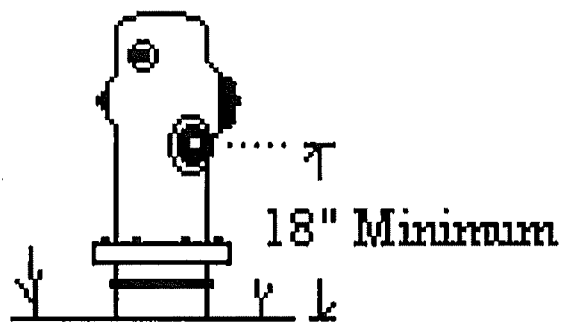
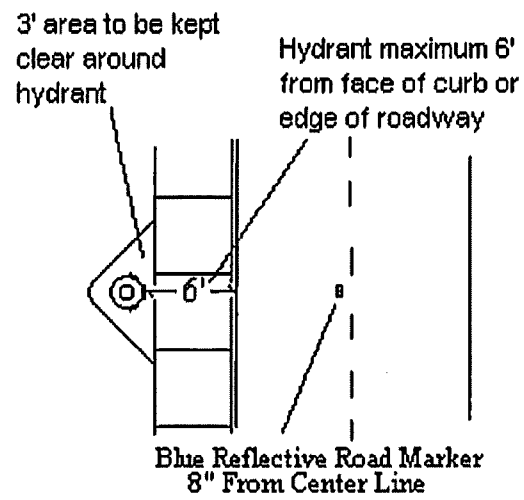
Turnaround
Commercial Roadway



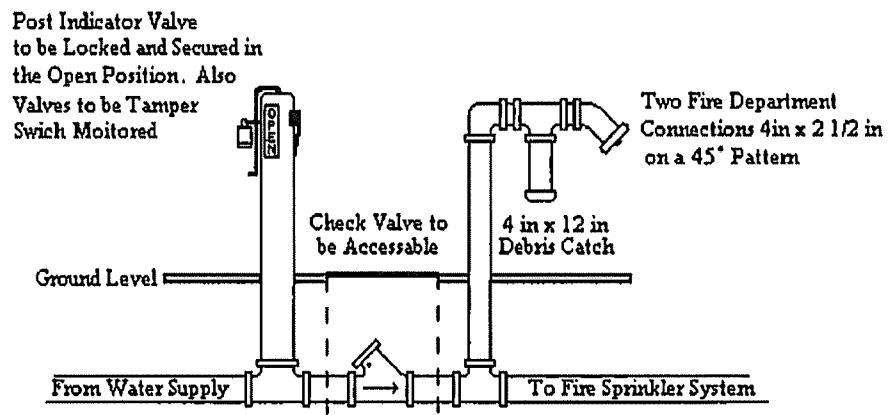
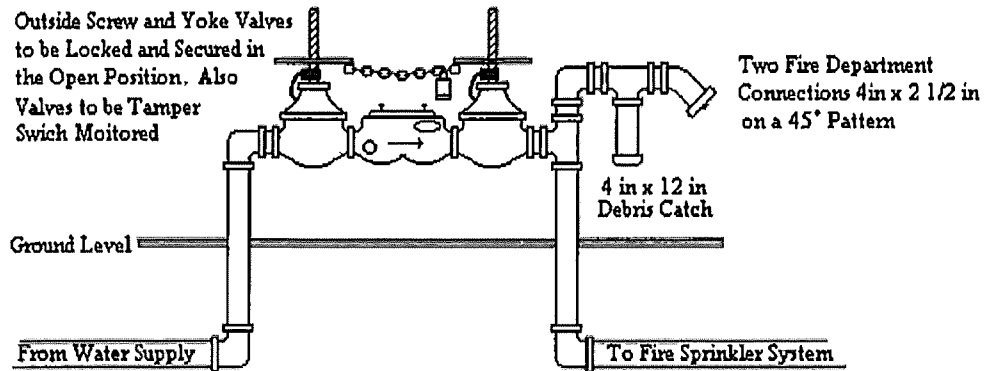
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APPENDIX D



APPENDIX D



Robert King

From: David Mohlenbrok <David.Mohlenbrok@rocklin.ca.us>
Sent: Tuesday, May 1, 2018 9:12 AM
To: Robert King
Cc: Dave Palmer; Laura Webster; Bret Finning
Subject: Town of Loomis Application # 18-03 (Master Development Plan) to convert an existing house to office use

Hello Robert – thanks again for the opportunity to review the above-referenced project application. City of Rocklin staff have reviewed the application materials and we 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

 Please consider the environment before printing this email.



May 21, 2018

Mr. Robert King
3665 Taylor Road
Loomis, CA 95650

Re: Project MDP18-03
5847 Brace Road, Loomis

Dear Mr. King:

Thank you for giving us the opportunity to review your plans. While PG&E has existing gas and electric distribution facilities that service this property, the proposed master development plan for 5847 Brace Road dated April 19, 2018 and received by PG&E on May 17, 2018 does not appear to interfere with these existing PG&E facilities or easement rights; therefore, we have no comments at this time.

Please note that this is our preliminary review and reserve the right for future review as needed. If there are subsequent modifications made to your design, we ask that you resubmit your plans to the email address listed below.

In the event that you require PG&E's gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management
