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TO: TOWN COUNCIL

FROM: PLANNING DEPARTMENT

DATE: MAY 4, 2010

RE: POPPY RIDGE ESTATES - TEMPORARY ENTRY GATE APPEAL

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### **BACKGROUND**

Following multiple instances of illegal dumping on the vacant lots in the rear of the subdivision, the Town, at the property owners' request, allowed Poppy Ridge Estates to install a temporary cattle gate at the front entrance. After that gate was damaged, the property owners installed a more permanent style gate (pictures enclosed) that has since been taken down (code enforcement action), as it was not consistent with the type the Town had originally approved. The property owners submitted a request to the Planning Commission to allow the newly installed gate to remain, indicating it was still temporary.

At their March 16, 2010 meeting, the Planning Commission was sympathetic to the ongoing issues of illegal dumping on the vacant lots and came to a decision to allow a temporary gate to be placed past lot 2 or 3, as decided by the owner of lot 3, with the following conditions:

1. Existing front entry gate must be removed (completed, other than the outer hinges).
2. Remove the existing signs located at the entrance to the subdivision. "Private Property" signs can only be located on private property.
3. The gate must be consistent in style to the previously allowed temporary gate (cattle gate).
4. A knoxbox must be installed, per Loomis Fire District Standards.
5. Temporary gate must be removed when subdivision is 50% built-out (4 of 7 lots).

### **REQUEST**

The Poppy Ridge Estates property owner's appealed the Commission's decision on March 26, 2010 (within the 10 day appeal period). The property owners are asking the Council to consider allowing the recently removed gate to remain at the front entrance of the subdivision, as opposed to the allowed cattle gate past lot 3. They are not requesting a permanent entry gate.

MAY 11, 2010 COUNCIL MEETING

**POPPY RIDGE ESTATES CONDITIONS OF APPROVAL**

Condition #4 states:

*"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 shall not waive compliance with all sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.) and the Loomis General Plan. In cases of conflict between the Municipal Code and the General Plan, the most restrictive practice applies as determined by the Planning Director."*

Page 36 of the Town's General Plan (attached) states:

*"Loomis shall prohibit the development of gated residential communities."*

**RECOMMENDATION**

Discuss the following options:



1. Uphold the Planning Commission decision of March 16, 2010 (above).
2. Allow a cattle gate to be placed at the entrance of the subdivision and discuss parameters on when it should be removed.
3. Allow the recently removed gate to be re-installed at the entrance of the subdivision and discuss parameters on when it should be removed.

Other requirements the Council may want to consider:

1. Require the hinges (outer supports for the gate that still remain) to be removed.
2. Require a "Temporary Gate" sign be placed on any gate that is allowed.

NOTE: Any temporary entry gate that is allowed must have a knockbox installed, per Loomis Fire District Standards. Also, the existing "Private Property" sign that is posted at the entrance to the subdivision must be removed. "Private Property" signs can only be located on private property.

**ATTACHED**

- Appeal Form submitted March 26, 2010
- Page 36 of Loomis General Plan
- November 2007 correspondence with HOA regarding a temporary gate
- Code Enforcement letter (with pictures of gate)
- Response letters from Dr. Barakat & the Loscotoff's
- Pictures submitted by Dr. Barakat
- Police reports submitted by Dr. Barakat



**TOWN OF LOOMIS**  
 6140 Horseshoe Bar Road, Suite K  
 Loomis, CA 95650  
 (916)652-1840 ☎ fax (916)652-1847

AT-1  
**RECEIVED**  
 MAR 26 2010  
 TOWN OF LOOMIS

**PLANNING APPEALS**

The specific regulations regarding appeal procedures may be found in the Town of Loomis Zoning Ordinance. Chapter 13.74-Appeals

<b>Last Day to Appeal</b>	<b>Date of Appeal</b>
<u>3-26-2010</u> <b>5 P. M.</b>	<u>MARCH 26, 2010 - 11 AM</u>
Appellant (s) <u>Poppy Ridge HOA</u>	
Address <u>3411 Clemens Way Sac 95804</u> Phone # <u>916 359-0294</u>	
Assessor's Parcel Number(s) <u>045-150-041, -042, -043, -044, -045, -046, -047</u>	
Zone District Designation <u>RE - RESIDENTIAL ESTATE</u>	
Application Being Appealed <u>Temp Entry Gate</u> (Use Permit File No., Parcel Map File No., etc.)	
Applicant _____ (If different from above)	
Address _____ Phone # _____	
Whose Decision is Being Appealed <u>Planning Commission to Town Co</u> (Staff, Planning Commission,)	
Hearing Body to Which Appeal is Being Appealed <u>Town Council</u> (Planning Commission, Town Council)	
Reason for Appeal (attach additional sheet if necessary) <u>to allow security and</u> <u>to prevent dumping on all lots.</u>	
_____ _____ _____ _____ _____	

Received By [Signature]

[Signature]  
Signature of Appellant



- residential development shall not be permitted on arterials serving as entryways to the Town unless substantial setbacks and landscaping are provided.
12. Proposed development shall be planned and designed to preserve and enhance significant natural features (e.g. creeks, wetlands, native trees, rock outcrops, wildlife habitat), and retain the existing topography, to the greatest extent practical.
  13. Loomis shall evaluate all new residential subdivisions and other significant development proposals for consistency with the Town's design standards, with the objectives of maintaining a small, neighborly, rural community, reflective of the Town's heritage. Proposed projects that are inconsistent with the Town's design guidelines shall be denied, or be revised to be consistent.
  14. Loomis shall encourage the retention and enhancement of natural vegetation along major roadways in new developments as a tool for mitigating noise impacts and providing scenic open spaces.
  15. New residential development near the freeway shall consider alternative noise mitigation measures and avoid the construction of artificial freeway sound walls.
  16. Loomis shall prohibit the development of gated residential communities.
  17. Loomis will monitor the rate and type of residential development within the Town in relation to commercial and industrial revenue-producing development, and may enact measures to ensure balance between residential and non-residential development so that excessive residential growth does not adversely affect Town finances.
  18. All new development in Loomis shall conform to the land use map, land use categories and development intensities set forth in this General Plan.

### Policies for Specific Residential Land Use Issues

The policies of this section apply to the following specific residential development issues.

#### Second Residential Units

State law, and past Town policies and regulations have provided the possibility for residential parcels of sufficient size to be developed with a second residential unit in addition to the primary dwelling normally allowed. This possibility raises important land use policy issues for the Town, because an uncontrolled proliferation of second units could change the single-family residential character of neighborhoods and rural residential areas, and increase traffic on roads that were planned in anticipation of lower densities. Inappropriately designed and sited second units in the rural areas of the Town can also disrupt neighbors' privacy, and impair the rural character of those areas. Therefore, second residential units may be approved through the process required by the Zoning Ordinance, subject to the following standards.

- a. **Minimum site area.** Outside of the Downtown area identified in Figure 3-3 (page 42) second units may be placed only on parcels of 20,000 square feet or larger. Within the Downtown, second units may be allowed as provided by the Zoning Ordinance.



**Kathy Kerdus**

---

**From:** Perry Beck [pbeck@loomis.ca.gov]  
**Sent:** Thursday, November 15, 2007 1:14 PM  
**To:** 'Darren Neishi'; 'Brian Fragio'; 'Kathy Kerdus'  
**Cc:** 'Ryan Wunsch'; 'Matt Lopez'  
**Subject:** RE: Dumping at Poppy Ridge

Is that a temporary gate while X number of houses are built? A gated community is out. The reason dumping is occurring is that it is a secluded spot. Once houses are built there will not be a need for a gate. If he wants to submit a plan for a temporary gate then something might be worked out. I'm not sure if the code allows.

---

**From:** Darren Neishi [mailto:dneishi@loomis.ca.gov]  
**Sent:** Thursday, November 15, 2007 1:02 PM  
**To:** 'Brian Fragio'; 'Perry Beck'; 'Kathy Kerdus'  
**Cc:** 'Ryan Wunsch'; 'Matt Lopez'  
**Subject:** FW: Dumping at Poppy Ridge

-----Original Message-----

**From:** penni loscotoff [mailto:penniloscotoff@hotmail.com]  
**Sent:** Thursday, November 15, 2007 12:13 PM  
**To:** Darren Neishi  
**Subject:** RE: Dumping at Poppy Ridge

Darren: We have been forced to try and haul off garbage, but it gets dumped faster than it can get hauled away. We have asked for regular patrol by the Sherriff as well as Loomis Police but get little response. The problem can be effectively solve by allowing the community to install an entry gate. Can the city support us with this?  
 Bill Loscotoff  
 (916) 359-0295

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**From:** dneishi@loomis.ca.gov  
**To:** penniloscotoff@hotmail.com  
**CC:** bfragiao@loomis.ca.gov; rwunsch@loomis.ca.gov  
**Subject:** Dumping at Poppy Ridge  
**Date:** Wed, 14 Nov 2007 14:32:49 -0800

Dear Penni,

Over the past weekend, a council member brought to our attention that the cul-de-sac and lot 6, 4 and 3 is being used as a dump site. The majority of the debris is reinforced concrete on lot 4 and 3. Please take the necessary steps to deter this activity before it becomes a larger problem. Maybe the use of (No-Dumping Signs or protective fencing will help). Also on my site walk, erosion of road base and knocked down signs were present.

Please contact me if you have any questions.

Darren Neishi  
 Town of Loomis PW

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## Kathy Kerdus

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**From:** penni loscotoff [penniloscotoff@hotmail.com]  
**Sent:** Monday, November 19, 2007 11:38 AM  
**To:** kathy kerdus  
**Subject:** FW: Dumping at Poppy Ridge

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**From:** retailplus@surewest.net  
**To:** penniloscotoff@hotmail.com  
**Subject:** Dumping at Poppy Ridge  
**Date:** Mon, 19 Nov 2007 11:16:21 -0800

In order to stop dumping within Poppy Ridge, we propose to install a temporary double, tube frame entry gate at a location just north of the driveway entry into lot 3, which is currently under house construction.

While placing chain link fencing around the entire perimeter of Poppy Ridge Drive could help, it would still allow entry into the isolated back portion of Poppy Ridge at the cul-de-sac where it is most difficult to monitor.

Poppy Ridge CC&R's limit the fencing type and once someone is living in the development and additional construction commences, the homeowners association would enforce the original rules.

At this time all lot owners not only agree, but proactively agree to take immediate steps to halt the dumping abuse.

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Share life as it happens with the new Windows Live. [Share now!](#)



## Kathy Kerdus

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**From:** penni loscotoff [penniloscotoff@hotmail.com]  
**Sent:** Tuesday, November 27, 2007 10:50 AM  
**To:** kathy kerdus  
**Cc:** john barakat  
**Subject:** FW: Gate

Kathy,

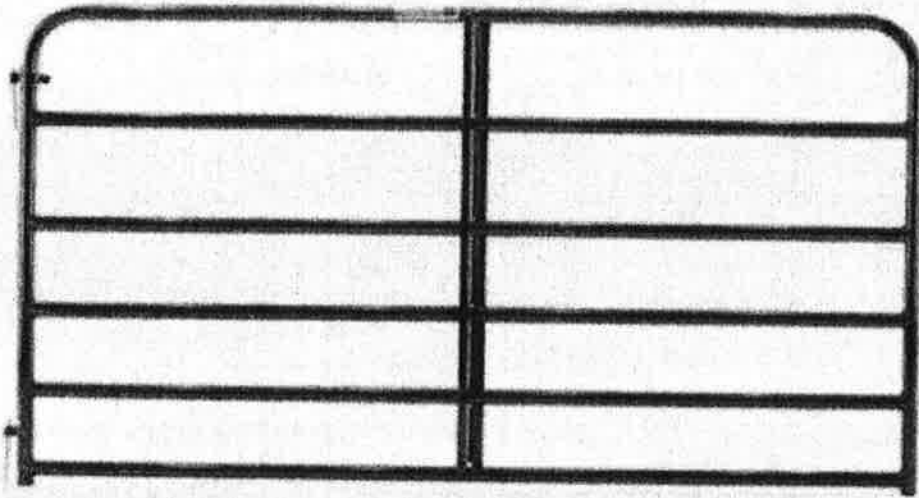
These are a copy of the type of temporary security gates we want to put up at Poppy Ridge. As we talked about, the dumping of cement and other trash is horrendous. It will cost us thousands of dollars just to get rid of what is already there. I did send an e-mail to John and he was going to forward it to the other owners of lots in Poppy Ridge to sign off on the temporary gates. We will be ready to start tomorrow. We appreciate the Town of Loomis's support in this matter.

Thank You,

Penni Loscotoff

---

**From:** retailplus@surewest.net  
**To:** penniloscotoff@hotmail.com  
**Subject:** Gate  
**Date:** Mon, 26 Nov 2007 18:29:11 -0800



of 1

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Get the power of Windows + Web with the new Windows Live. [Power up!](#)

**COPY**

February 16, 2010

Oliver Management, Inc.  
c/o Laura Young  
PO Box 997  
Orangevale, CA 95662

RE: Poppy Ridge Estates – Homeowners Association

To Whom It May Concern:

Please be advised that the Town of Loomis has been notified that a gate has been installed at the front entrance of Poppy Ridge Court. The installation of the gate is in violation of the Town's General Plan and the conditions of approval for the Poppy Ridge Estates Subdivision. The project was not approved as a gated community and the gate must be removed by March 2, 2010.

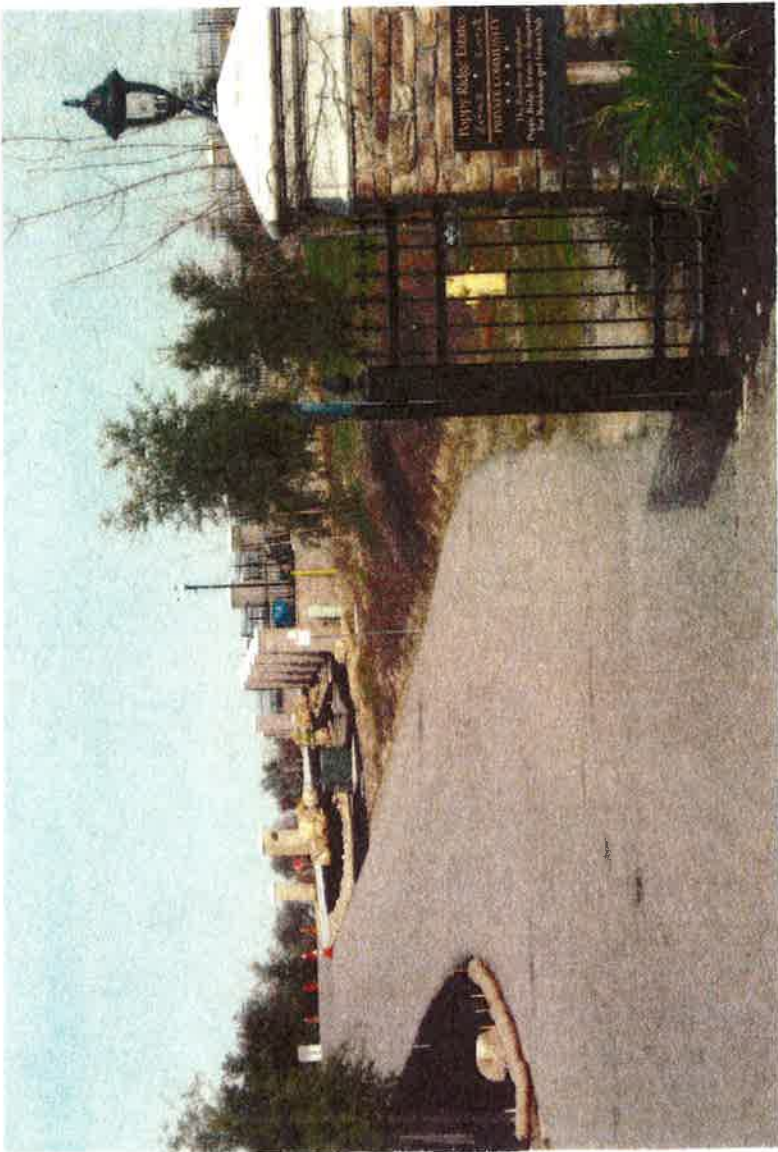
In the event you have not taken corrective action by that time, you will receive an administrative citation which will specify the penalties owed to the Town. Also, the temporary gate that was previously allowed to prevent illegal dumping may not be re-installed now that it is not needed because of lot 2 being occupied, as well as security cameras located within the subdivision.

Should you have any questions regarding this notice, please do not hesitate to contact me at any time.

Respectfully,

Matt Lopez  
Town of Loomis  
Planning Department  
916.652.1840

Cc: Town Attorney  
Town Manager



AT-5

February 18, 2010

RECEIVED

FEB 23 2010

TOWN OF LOOMIS

Town Manager

Town of Loomis

6140 Horseshoe Bar Road, Suite K

Loomis, CA 95650

Re: Manual Gate At The Front Entrance to the Poppy Ridge Subdivision

Dear Town Manager:

I am writing this letter in response to your letter dated February 16, 2010 in which you requested the removal of an entrance gate to the Poppy Ridge Subdivision by March 2, 2010. Originally, we had the approval for a temporary gate in order to prevent illegal dumping and trespassing. The original manual gate, which had been approved by the Town of Loomis, had been damaged by a hit-and-run vehicle (about 7 months ago) as they tried to enter the property. This event was reported to the police. Because of the damage to that gate we decided to replace it with another manual gate that was stronger and more visually pleasing.

We would seriously like you to reconsider your decision to have us remove the current gate. There are a few reasons why we think it is imperative that we continue to have the permission to keep a gate at the entrance to the property. First, the street/court is a private road that is owned and maintained by the owners of the lots in the subdivision. We have multiple signs up on the property that says: "No Trespassing", "Private Property", "No Dumping". Still people continue to disregard and ignore any of these requests. We worry about liability for anyone that enters the subdivision and might get injured or hurt while there. Also, we have had continual issues with items being dumped in the cul-de-sac such as: condoms, beer bottles, cigarettes, and trash. Then, when anyone decides that the open land in the subdivision is a dumping ground for their trash, the property owners end up having to spend the money to clean up the mess. Recently, we spent over \$7000.00 to clean up a mess that was left from someone's illegally dumping on Lots 4, 5 and 7.

We have also had the unfortunate fact of people parking at the end of the street at night "making out". This happens mostly in the evening or at night. We are trying to raise children while making sure they are as safe and protected as possible. Since they often walk, bike, or play down at the cul-de-sac, or anywhere in the court, they end up seeing stuff that goes on and items that have been dumped that are unpleasant for a youngster to witness. Finally, I wanted to mention that we have, at numerous times, contacted the police in regards to these issues.

In your letter you mentioned that the gate was no longer needed due to the fact that Lot #2 was now occupied and had security cameras. It is true that Lot #2 does have security cameras, however, these only cover and protect the house and property of Lot #2. There are no other security cameras located anywhere else in the subdivision.

So as you can see, because of all of the above mentioned issues, it is of great concern and importance to all of the property owners of the Poppy Ridge Subdivision that we continue to have the permission to keep the manual gate at the entrance of the subdivision. As long as the gate is closed at night, we have not had any of the above mentioned problems occurring.

We appreciate your reconsidering this matter and hope you understand our concerns and reasons why we are requesting this.

Thank you,



John H. Barakat

Property Owner of Lot #2 and Lot #6



Robert H. Barakat

Property Owner of Lot #4 and Lot #5

Bill & Penni Loscotoff  
3411 Clemens Way  
Sacramento, CA 95864  
(916) 359-0294

RECEIVED  
FEB 23 2010  
TOWN OF LOOMIS

February 19, 2010

Mr. Perry Beck  
Town Manager  
Town of Loomis  
6140 Horseshoe Bar Road, Suite K  
Loomis, CA 95650

RE: Control Gate at Poppy Ridge Court Entrance

Dear Mr. Beck:

On February 16<sup>th</sup> we were given notice by Matt Lopez of a violation regarding a gate installed at the entrance to the Poppy Ridge Subdivision for security and to deter the constant dumping on lots within this development.

I would like to add our support to the response provided by one of our Home Owners Association board members and a resident of the Poppy Ridge Development in the Town of Loomis, Dr. John Barakat.

As Dr. Barakat details in his letter, the primary owners of lots within Poppy Ridge have been subject to spending thousands of dollars to continually remove trash and debris dumped on the rear lots. In addition the far cul-de-sac is frequently used as meeting place for local youth where empty beer cans, condoms and miscellaneous party items have been left.

We have reported these instances repeatedly to both the Loomis Police Department and Placer County Sheriff's office, and to my knowledge, there has never been anyone caught or disciplined.

We ask that the current gate be allowed to remain in place until such time as one other additional residence is built and occupied toward the rear portion of Poppy Ridge.

The gate is closed only during the night and evening hours, is not locked, and simply serves to discourage rogue use and abuse of our private property.

As Dr. Barakat states, Poppy Ridge Court is a private road intended for the use of the local property owners and subject to the maintenance and upkeep expense by the home/lot owners.

Your consideration of this matter will allow the home owners of Poppy Ridge to join in keeping Loomis a safe, clean and attractive community.

Sincerely,

Bill & Penni Loscotoff  
Owners of Lots 1 and 7 of Poppy Ridge



Att. 6

POPPY RIDGE CT



POPPY RIDGE CT



poppy Ridge ct



poppy Ridge ct



POPPY Ridge ct



POPPY Ridge ct

PLACER COUNTY SHERIFF/CORONER'S DEPARTMENT

3100

REPORT NUMBER S.O. 09 8561 year month day event #

VALUE LOSS \$ 1300.00 GEO. CODE 135

CRIME/INCIDENT REPORT

CRIME

Table with columns: SECTION, F, M, CRIME TITLE, ADDITIONAL CRIMES (SEE ADDITIONAL CRIME VICTIM REPORT ATTACHED). Row A: PC 594(B)(1), VANDALISM OVER \$400.

LOCATION OF OCCURRENCE 5345 POPPY RIDGE CT, LOOMIS CA 95650 REPORTED 7 24 09 0648 OCCURRED 7 23 09 2300

V NAME (LAST, FIRST, MIDDLE) - FIRM NAME IF BUSINESS BARAKAT, JOHN HARIZ Race O M Age 50 Hi. 6-0 Wt. 190 Hair BLK Birthdate 7/29/58 RES. 5345 POPPY RIDGE CT, LOOMIS CA 95650 RES. PHONE 916 607 1333 BUS. PHONE 916 972 0770

SUSPECT

S ADLT. NAME (LAST, FIRST, MIDDLE) JUV. UNKNOWN ARRESTED YES NO MIRANDA WARNING YES NO PHONES (DAY NUMBER = X IN BLOCK)

RACE SEX AGE BIRTHDATE HEIGHT WEIGHT HAIR EYES CLOTHING

ADDITIONAL DESCRIPTIONS (1) TATTOO (2) MARKS SCARS (3) HAIR TYPE (4) FACIAL HAIR (5) TEETH (6) SPEECH (7) COMPLEXION

SUSPECT

ADDITIONAL SUSPECTS (SEE ADDITIONAL SUSPECT VEHICLE REPORT ATTACHED) NO. LICENSE NUMBER - STATE MANUFACTURE MAKE MODEL YEAR TOP - COLORS - BOTTOM

CHARACTERISTICS (1) DAMAGE (BODY, WINDOWS, INTERIOR, REPAIRS), (2) WHEELS (MAG, CHROME, OVERSIZE), (3) INTERIOR DESCRIPTION

ADDITIONAL VEHICLE (SEE ADDITIONAL SUSPECT VEHICLE REPORT ATTACHED) DESCRIBE CHARACTERISTICS OF PREMISES AND AREA WHERE OFFENSE OCCURRED PRIVATE ROADWAY

DESCRIBE WEAPON, INSTRUMENT, EQUIPMENT, TRICK, DEVICE OR FORCE USED VEHICLE

MOTIVE - TYPE OF PROPERTY TAKEN OR OTHER REASON FOR OFFENSE DAMAGE TO GATE

WHAT DID SUSPECT/S SAY - NOTE PECULIARITIES NONE

GIVE BRIEF SYNOPSIS ON ALL FELONIES AND SEX CRIMES ON MISDEMEANOR CRIMES, EITHER COMPLETE REPORT IN THIS SPACE, OR GIVE BRIEF SYNOPSIS STATEMENT AND BEGIN INVESTIGATION ON CONTINUATION REPORT.

- D.A.
B OF I
INVEST
PATROL
PROB.
Other
Other

Further Action YES NO

Property In Computer YES NO

UNKNOWN SUSPECT(S) DAMAGED (V)'S GATE CAUSING \$1300.00 IN DAMAGES.

RELEASED TO John Brakes 2/18/10

COPY

RESPONDING OFFICER(S) GUTIERREZ 162 REPORTING OFFICER GUTIERREZ 162 APPROVING OFFICER - TITLE SCOT, B. MCKENZIE

GEO.CODE

PLACER COUNTY SHERIFF'S DEPARTMENT

REPORT NUMBER

135

CONTINUATION REPORT

SO-09- 8561

CONNECTED REPORTS

[X] ORIGINAL REPORT [ ] SUPPLEMENTARY [ ] FOLLOW-UP

CRIME TYPE:

VICTIM:

PC 594 (b) (1)

Barakat, John

The following by Deputy J. Gutierrez:

On 7/24/09 at 0700 hours I responded to 5345 Poppy Ridge Court in Loomis for a vandalism report. Upon arrival I spoke to the homeowner, (V) John Barakat, who told me the following in summary:

On 7/24/09 at approximately 0645 hours John saw the front gate to his property lying on the ground. The gate was bent inwards and knocked off the hinge. There were tire marks on the ground just below the area of the bent section of the gate. It appeared as if a vehicle drove into the gate causing the damage. John felt the damage was intentional because of the trouble he's been having with people trespassing onto his property and dumping trash. John believes this occurred sometime between 7/23/09 at 2300 hours to 7/24/09 at 0645 hours.

John had no witnesses to the incident and could not provide any suspect(s) information. John estimated the replacement cost of the gate at \$1300.00. John desired a report for documentation purposes. John wanted to provide a copy of the report to the Loomis council, in hopes it would help him qualify for a permit that would allow him to build a more secure front gate.

End of Statement

Reporting Officer: J. Gutierrez #162

Approved: DRM

PLACER COUNTY SHERIFF/CORONER'S DEPARTMENT

3100

REPORT NUMBER  
SO 08-11416

CRIME/INCIDENT REPORT

VALUE/LOSS \$650		GEO CODE 135		SECTION		F	M	CRIME TITLE		<input type="checkbox"/> ADDITIONAL CRIMES (SEE ADDITIONAL CRIME VICTIM REPORT ATTACHED)					
A. 459 PC		X						BURGLARY							
B.															
C.															
D.															
E.															
LOCATION OF OCCURRENCE 5345 Poppy Ridge Ct Loomis, Ca				REPORTED	MO	DAY	YEAR	TIME	OCCURRED		MO	DAY	YEAR	TIME	
				8	31	2008	913			8	30	2008	1800		
				CONNECTED REPORTS						8	31	2008	900		
V	NAME (LAST, FIRST, MIDDLE) - FIRM NAME IF BUSINESS Neubauer, Creighton A.			Race	Sex	Age	Ht	Wt	Hair	Birthdate	A	B	C	D	E
RES	ADDRESS			CITY, ST ZIP			RES. PHONE			BUS. PHONE					
BUS				OCCUPATION			VICTIM'S VEHICLE (YEAR, MANUF., MODEL, LIC.NO.)								
RP	NAME (LAST, FIRST, MIDDLE) - FIRM NAME IF BUSINESS Barakat, John Habib			Race	Sex	Age	Ht	Wt	Hair	Birthdate	A	B	C	D	E
RES.	ADDRESS 5026 Susan Oak Dr Fair Oaks, Ca 95628			CITY, ST ZIP			RES. PHONE 916-607-1333			BUS. PHONE 916-972-9223					
BUS.	6940 Fair Oaks Blvd Ste. A Carmichael, Ca 95608			OCCUPATION Oral Surgeon			VICTIM'S VEHICLE (YEAR, MANUF., MODEL, LIC.NO.)								
<input type="checkbox"/> ADDITIONAL VICTIMS/REPORTING PERSON (SEE ADDITIONAL CRIME VICTIM REPORT ATTACHED)															
S	<input checked="" type="checkbox"/> ADLT. <input type="checkbox"/> JUV.	NAME (LAST, FIRST, MIDDLE) Unknown			ARRESTED <input type="checkbox"/> YES <input type="checkbox"/> NO			MIRANDA WARNING <input type="checkbox"/> YES <input type="checkbox"/> NO			A	B	C	D	E
RES.	ADDRESS			CITY, ST ZIP			PHONES (DAY NUMBER = X IN BLOCK)								
BUS.	(NAME OF SCHOOL IF JUVENILE)														
RACE	SEX	AGE	BIRTHDATE	HEIGHT	WEIGHT	HAIR	EYES	CLOTHING							
ADDITIONAL DESCRIPTIONS ((1) TATTOO (2) MARKS, SCARS (3) HAIR TYPE (4) FACIAL HAIR (5) TEETH (6) SPEECH (7) COMPLEXION															
<input type="checkbox"/> ADDITIONAL SUSPECTS (SEE ADDITIONAL SUSPECT VEHICLE REPORT ATTACHED)															
NO.	LICENSE NUMBER - STATE		MANUFACTURE	MAKE	MODEL	YEAR	TOP - COLORS - BOTTOM								
CHARACTERISTICS (1) DAMAGE (BODY, WINDOWS, INTERIOR, REPAIRS), (2) WHEELS (MAG, CHROME, OVERSIZE), (3) INTERIOR DESCRIPTION															
<input type="checkbox"/> ADDITIONAL VEHICLE (SEE ADDITIONAL SUSPECT VEHICLE REPORT ATTACHED)															
DESCRIBE CHARACTERISTICS OF PREMISES AND AREA WHERE OFFENSE OCCURRED Private Road, Locked Gate, Private Driveway, Two Story Residence Under Construction, Outdoor Storage Container															
DESCRIBE WEAPON, INSTRUMENT, EQUIPMENT, TRICK, DEVICE OR FORCE USED Unknown Suspect Broke Lock And Removed V/ Tools From Outdoor Storage Container															
MOTIVE - TYPE OF PROPERTY TAKEN OR OTHER REASON FOR OFFENSE Miscellaneous Carpenter Tools															
WHAT DID SUSPECT/S SAY - NOTE PECULIARITIES See Text															
GIVE BRIEF SYNOPSIS ON ALL FELONIES AND SEX CRIMES ON MISDEMEANOR CRIMES, EITHER COMPLETE REPORT IN THIS SPACE, OR GIVE BRIEF SYNOPSIS STATEMENT AND BEGIN INVESTIGATION ON CONTINUATION REPORT															

08-31-08  
0923hrs

On the above date and time I responded to 5345 Poppy Ridge Ct to the report of burglary. On arrival I spoke to (RP) John Barakat who told me an unknown suspect broke the lock on the outdoor storage container on his property, 5345 Poppy Ridge Ct. He said he found the lock broken and removed. The container stored carpentry tools for the contractor who was building his house. I spoke to (V) Creighton Neubauer who told me he had three tools stolen out of the container with a total value of \$500.

*John Barakat*  
7/10/10  
COPY

RESPONDING OFFICER(S) BYERS #158	REPORTING OFFICER BYERS #158	APPROVING OFFICER/TITLE <i>[Signature]</i>
-------------------------------------	---------------------------------	---

GEO.CODE

135

PLACER COUNTY SHERIFF'S DEPARTMENT

REPORT NUMBER

08-11416

**CONTINUATION REPORT**

CONNECTED REPORTS

ORIGINAL REPORT  SUPPLEMENTARY  FOLLOW-UP

CRIME TYPE:

459pc Burglary

VICTIM:

Neubauer, Creighton

08-31-08

0923hrs

On the above date and time I responded to 5345 Poppy Ridge Ct to the report of burglary. On arrival I spoke to (RP) John Barakat who told me the following in summary:

**Barakat said he owns the property at 5345 Poppy Ridge Ct. and is having a house built for him there. Sometime between 8-30-08 at 1800hrs and 8-31-08 at 0900hrs an unknown suspect broke the lock on the outdoor storage container on his property. He said he found the lock broken and removed. The container stored carpentry tools for the contractor, (V) Creighton Neubauer, who was building his house.**

End of statement

Reporting Officer: S. Byers #158  
Date: 08-31-08

Approved: 

PLACER COUNTY SHERIFF / CORONER'S DEPARTMENT

3100

CRIME/INCIDENT REPORT

REPORT NUMBER  
S.O. 08-16823  
year month day eve

VALUE LOSS  
\$

GEO. CODE 135

SECTION F M

A  
B  
C  
D  
E

CRIME TITLE INCIDENT REPORT  ADDITIONAL CRIMES (SEE ADDITIONAL CRIME VICTIM REPORT ATTACHED)

LOCATION OF OCCURRENCE  
5345 POPPY RIDGE CT

REPORTED MO DAY YEAR TIME  
5 26 08 0738

CONNECTED REPORTS

OCCURRED MO DAY YEAR TIME  
5 26 08 0738

V NAME (LAST, FIRST, MIDDLE) - FIRM NAME IF BUSINESS  
BARAKAT, JOHN H

Race Sex Age Ht. Wt. Hair Birthdate  
EC MI 49 6-0 190 BK 7-29-58

RES. ADDRESS CITY RES. PHONE CELL BUS PHONE  
5026 SUSAN OAK DR FAIR OAKS 916-607-1333

BUS. OCCUPATION VICTIM'S VEHICLE (YEAR MANUF. MODEL LIC)

ADDITIONAL VICTIMS REPORTING PERSON (SEE ADDITIONAL CRIME VICTIM REPORT ATTACHED)

S  ADLT NAME (LAST, FIRST, MIDDLE)  JUV. ARRESTED  YES  NO MIRANDA WARNING  YES  NO

RES. ADDRESS CITY PHONES (DAY NUMBER = X IN BLOCK)

BUS. (NAME OF SCHOOL IF JUVENILE)

RACE SEX AGE BIRTHDATE HEIGHT WEIGHT HAIR EYES CLOTHING

ADDITIONAL DESCRIPTIONS (1) TATTOO (2) MARKS SCARS (3) HAIR TYPE (4) FACIAL HAIR (5) TEETH (6) SPEECH (7) COMPLEXION

ADDITIONAL SUSPECTS (SEE ADDITIONAL SUSPECT VEHICLE REPORT ATTACHED)

NO LICENSE NUMBER - STATE MANUFACTURE MAKE MODEL YEAR TOP - COLORS - BOTTOM

CHARACTERISTICS (1) DAMAGE (BODY, WINDOWS, INTERIOR, REPAIRS), (2) WHEELS (MAG, CHROME, OVERSIZE), (3) INTERIOR DESCRIPTION

ADDITIONAL VEHICLE (SEE ADDITIONAL SUSPECT VEHICLE REPORT ATTACHED)

DESCRIBE CHARACTERISTICS OF PREMISES AND AREA WHERE OFFENSE OCCURRED  
RURAL DIRT DRIVEWAY

DESCRIBE WEAPON, INSTRUMENT, EQUIPMENT, TRICK, DEVICE OR FORCE USED  
MATCHES

MOTIVE - TYPE OF PROPERTY TAKEN OR OTHER REASON FOR OFFENSE  
UNKNOWN SUB PLAYING WITH MATCHES

WHAT DID SUSPECT/S SAY - NOTE PECULIARITIES

GIVE BRIEF SYNOPSIS ON ALL FELONIES AND SEX CRIMES ON MISDEMEANOR CRIMES, EITHER COMPLETE REPORT IN THIS SPACE, OR GIVE BRIEF SYNOPSIS STATEMENT AND BEGIN INVESTIGATION ON CONTINUATION REPORT

unknown SUBJECTS PLAYING WITH MATCHES

John Barakat  
2/18/10

RESPONDING OFFICER(S) NICHOLAS 194 REPORTING OFFICER NICHOLAS 194 APPROVING OFFICER - TITLE SW #5-28

CRIME

SUSPECT = S

SUSPECT = S

- D A
- B OF I
- INVEST
- PATROL
- PROB
- Other
- Other
- Further Action
  - YES
  - NO
- Property In Computer
  - YES
  - NO

COPIES

OFF. CODE:

PLACER COUNTY SHERIFF'S DEPARTMENT

REPORT NUMBER

135

**CONTINUATION REPORT**

08-6823

CONNECTED REPORTS

ORIGINAL REPORT    SUPPLEMENTARY    FOLLOW-UP

CRIME TYPE:

VICTIM:

Incident Report

Barakat, John

The Following by Deputy Nicholas #194

On 05-26-08 at approximately 07:38 hours I was dispatched to 5345 Poppy Ridge Court over a report of someone playing with matches. Upon arrival I met with R/P Barakat who told me the following in summary:

Barakat had the trees watered by the front entrance wall entering the subdivision on 05-24-08 at approximately 06:00 hours. Today at approximately 07:30 hours Barakat found a burnt tennis ball and burnt matches near the front wall.

Reporting Deputy: Nicholas #194  
May 28, 2008

Approved:

*KW*