

Staff Report

TO: Town of Loomis Planning Commission Members
FROM: Mary Beth Van Voorhis, Planning Director
DATE: June 22, 2021
RE: CONDITIONAL USE PERMIT – APPLICATION #21-05
 4011 SIERRA COLLEGE BLVD. (APN 044-123-075), LOOMIS, CA 95650
 “KНИЕSEL’S LOOMIS”

Recommendation

1. Conduct a public hearing and receive public input; and
2. Find the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the categorical exemption as per Section 15301 “Existing Facilities”; and
3. Adopt Resolution #21-01 approving Conditional Use Permit #21-05 for Knieisel’s Loomis to operate subject to the findings in Exhibit A with the recommended Conditions of Approval as outlined in Exhibit B.

Issue Statement and Discussion

Brace Taylor, LLC the property owner, on behalf of Knieisel’s Loomis is requesting a Use Permit to operate an auto body and collision repair facility (Vehicle Services) in an existing/vacant 33,927 sq.ft. building on a 5.2 acre parcel at 4011 Sierra College Blvd, Loomis, CA 95650 (corner of Sierra College Blvd. and Brace Road). Town of Loomis Zoning Code allows for this type of use in a general commercial zone with an approved Use Permit.

The site is developed with a one-story 25,518+/- sq.ft. building with a warehouse, showroom, retail area, office, and covered storage areas. The building is a single-story with a second level (mezzanine) on the east side. Access to the building is available from the parking area and roll-up doors are on the north elevation. A one-story wood frame shed building (8,409 +/- sq.ft.) on the southeast corner of the site is L-shaped and extends on the Brance Road frontage and east side of the site. All utilities and services are available to the site.

The site includes frontage improvements for Brace Road and Sierra College Boulevard, including curb, gutter and sidewalk, and landscaping. North of the buildings, the site is paved and includes a few landscape planters, and striping for 50 vehicle parking spaces.

The facility will include approximately 25 to 30 employees. The business operates Monday through Friday from 7:00 a.m. to 6:00 p.m. Monday through Friday and Saturday from 8:00 a.m. to 3:00 p.m. Exterior improvements will include the installation of a rooftop exhaust to ventilate the paint booth. The project does not propose to expand existing buildings or add structures to the site. All auto body and collision repair services will be indoors.

The former home of “Homewood Lumber”, the existing 5.2 acre parcel is shown in Figure 1-Vicinity Map. Figure 2-Aerial View provides the existing building configurations. Figure 3-Topographic Map shows the existing and surrounding site topography. Figure 4-Floodway/Floodplain Map indicates this parcel is outside of the floodway/floodplain.

This parcel is directly accessed from Sierra College Boulevard and Brace Road. Gates at the driveways on Sierra College Boulevard and Brace Road will be open during regular business hours. Vehicles will be driven onto the site by customers or auto dealership personnel. Approximately 20% of vehicles will be towed onto the site or delivered on a flatbed truck. Vehicles will not be transported in or out of the site using car haulers.

Figure 1 – Vicinity Map



Figure 2 – Aerial View – Site Specific



Figure 3 – Topographic View

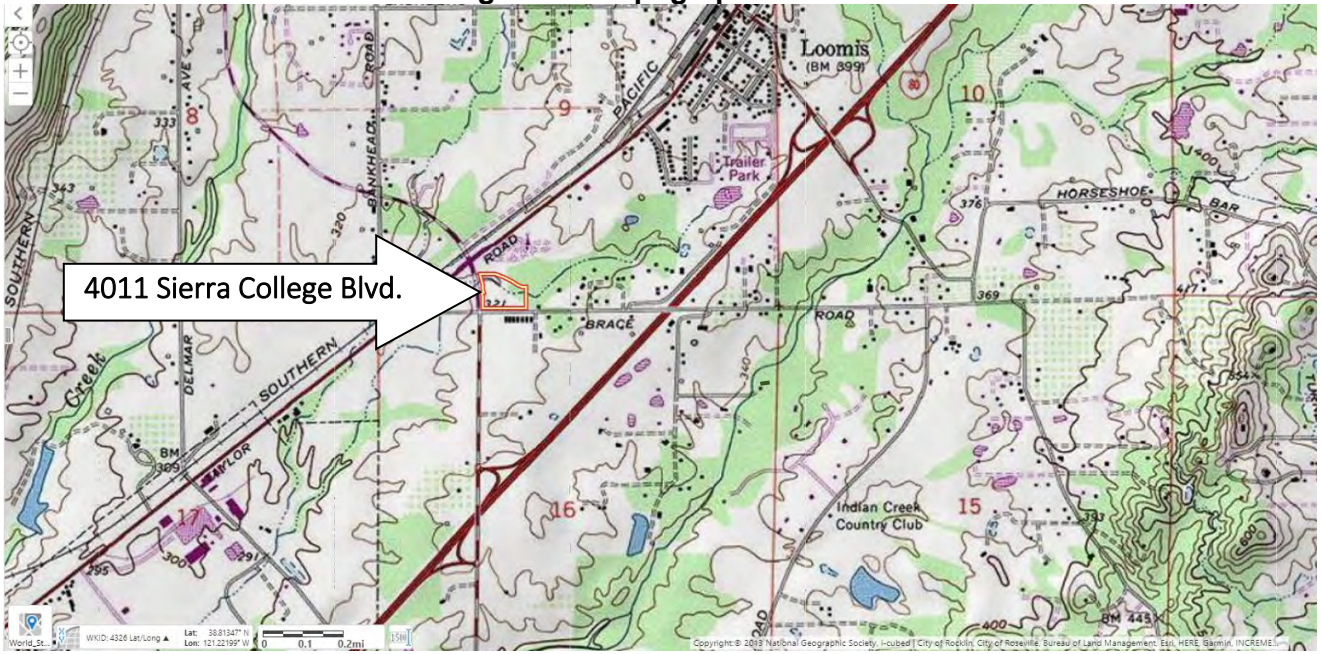


Figure 4 – Floodway and 100 year Floodplain



Figure 5 – Property Frontages

4011 Sierra College Blvd.



Brace Road



General Plan, Zoning, and Existing Land Uses

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON SITE	GENERAL COMMERCIAL	CG	GENERAL COMMERCIAL
NORTH	GENERAL COMMERCIAL	CG	GENERAL COMMERCIAL
SOUTH	GENERAL COMMERCIAL RESIDENTIAL HIGH DENSITY	CG RH	GENERAL COMMERCIAL RESIDENTIAL HIGH DENSITY
EAST	SINGLE FAMILY RESIDENTIAL 10,000 SQ.FT. MIN LOT SIZE	RS-10	SINGLE FAMILY RESIDENTIAL
WEST	GENERAL COMMERCIAL	CG	GENERAL COMMERCIAL

General Plan: General Commercial (CG): This designation is intended mainly for retail and service commercial uses located outside of the downtown core, that primarily serve local residents and businesses. Areas within this land use designation may also accommodate residential uses as part of mixed-use structures or side development, where provided by the policies for specific areas. The areas within this land use designation are located along Taylor Road, on Sierra College Boulevard extending from I-80 to Taylor Road, and along I-80 from Horseshoe Bar Road to King Road. Building heights are limited to two stories or 35 feet, and structural development shall not exceed lot coverage of 50 percent.

Residential – High Density (RH): This multi-family residential designation is applied to a single area on the south side of Brace Road, east of Sierra College Boulevard. Residential use may be approved at densities ranging from 10 to 15 dwelling units per acre, with the appropriate minimum parcel size for proposed subdivisions determined by the Zoning Ordinance. Building heights are limited to two stories or 30 feet, and structural development shall not exceed 60 percent of lot coverage.

Residential - Medium Density (RM): The single-family residential land use designation is applied to approximately 330 acres, including: the Sunrise Loomis neighborhood and adjacent areas on the west side of Humphrey Road and south of King Road; two areas on the north and south sides of King Road between Taylor Road and I-80; and an area on the north and south sides of Brace Road between Sierra College Boulevard and I-80.

This land use designation may accommodate residential use at densities ranging from two to six dwelling units per acre, with the appropriate minimum parcel size for proposed subdivisions determined by the Zoning Ordinance. Building heights are limited to two stories or 30 feet, and structural development shall not exceed 50 percent of lot coverage.

Zoning: General Commercial (CG) – Chapter 13.26.020: The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve local residents and businesses, including shops, personal and business services, and restaurants. Residential uses may also be accommodated as part of mixed-use projects. The CG zoning district is consistent with the general commercial land use designation of the general plan.

Zoning Chapter 13.26.030 Commercial Permitted Uses lists vehicle services (Major repair/body work) as an allowable use within the CG zone with approval of a Use Permit. By code definition, “Vehicle Services” means the repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes the following category: **Major repair/body work** means these establishments include towing, collision repair, other body work, and painting services; tire recapping.

RS-7 / RS-10 (Single-Family Residential) – Chapter 13.24.020. The RS zoning district is applied to areas appropriate for neighborhoods of single-family homes, and related, compatible uses. The maximum allowable density ranges from one dwelling per half-acre, to two to six dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RS map symbol (see Section 13,24.050). The RS-5 district is intended to be applied only within the downtown area of Loomis. The RS zoning district is consistent with and implements the residential – low density and residential – medium density land use designation of the general plan. (RS-7, Minimum lot size = 7,000 sq.ft. / RS-10 Minimum lot size = 10,000 sq.ft.)

Parcel Information:

	<u>Required</u>	<u>Proposal</u>
Minimum lot size Area (net)	5,000 sq.ft.	Complies (5.2 acres / 226,512 sq.ft.)
Minimum lot width	None	Complies
Minimum lot depth	None	Complies
Maximum Site Coverage	50%	Complies (15%)

Owner Information:

APN 044-123-075
 Brace Taylor, LLC – Mimi Noorani
 4011 Sierra College Blvd.
 Loomis, CA 95650
 (916) 652-4655
Miminoorani@hotmail.com

Applicant:

Plan Steward, Inc. – Kris Steward
 5716 Folsom Boulevard, #339
 Sacramento, CA 95819
 916-425-7906
kris@plansteward.com

Existing Improvements/Utilities/Service Systems:

Sewer	South Placer Municipal Utility District
Trash	Recology
Fire	South Placer Fire District
Water	Placer County Water Agency
Gas/Electric	Pacific Gas & Electric

Parking:

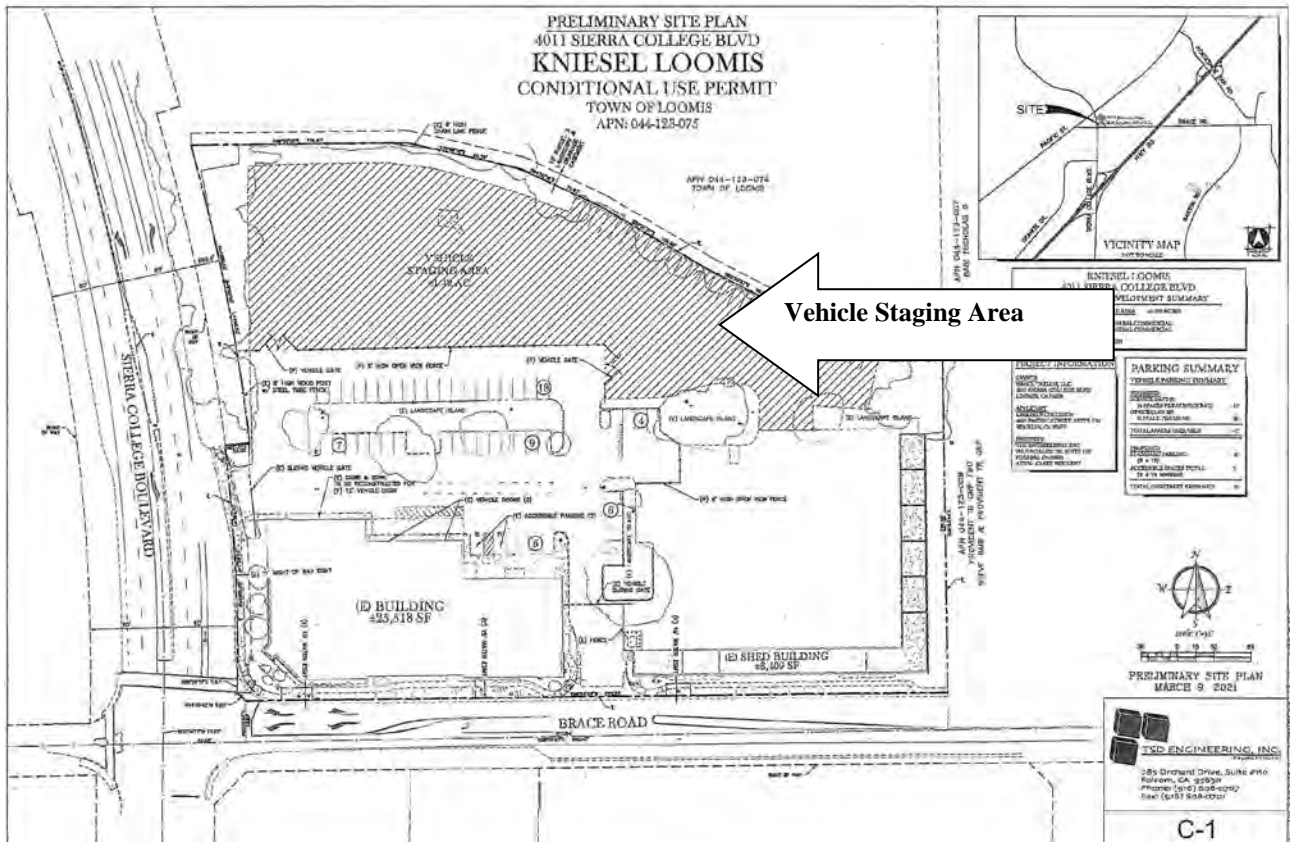
Pursuant to Zoning Chapter 13.36, Table 3-7, the on-site parking requirement is:

Vehicle Services	4 spaces per service bays	8 x 4 = 32
(plus) Office	1 space for each 250 sq.ft.	2,400 / 250 = 10
TOTAL ON-SITE PARKING SPACES = 42		

There are 50 on-site parking spaces at this location. Proposal complies. All parking will be north of and proximate to the building.

A vehicle staging area (**Figure 6**) in addition to the customer and employee parking area, will be located on approximately 1.42 acres in the north portion of the site for short-term parking and staging vehicles awaiting services. The vehicle staging area will not be striped and will be separated from the customer and employee parking area by a six-foot open view fence.

Figure 6 – Preliminary Site Plan



As vehicle storage is not an allowable use in the General Commercial Zoning District, a condition of approval has been added to minimize the potential for long term vehicle storage. Specifically, vehicles shall not be stored in this area for periods longer than two weeks.

Agency review and response comments:

The application, project information, and exhibit maps were sent to concerned agencies on May 5, 2021 requesting their comments by May 21, 2021. Dated comments received have been included in the conditions of approval of the project, are provided in Attachment C, and summarized below:

1. 5/5/2021 Town of Loomis, Engineer
 Applicant shall provide a list of Hazardous Materials that are stored on site.
 Applicant shall, at all times, meet all requirements of the Town of Loomis National Pollutant Discharge Elimination System (NPDES) permit to eliminate/divert flows into the storm drain system and direct flows through the wastewater system through proper means.

2. 5/21/2021 South Placer Municipal Utility District
 The design and construction of all on-site and off-site facilities including the acquisition and granting of sewer easements, will be responsibility of the owner. All work shall conform to the Standard Specifications of SPMUD. Improvement plans shall be submitted to SPMUD for review and approval along with required participation fees.

3. 5/6/2021 Pacific Gas & Electric Company
 If there are subsequent modifications made to your design, a resubmittal of the plans is required for approval prior to construction.

4. 05/10/2021 United Auburn Indian Council (UAIC), Tribal Historic Preservation Department
The UAIC declined consultation because the project does not present any ground disturbance. Should the project bring forth any unanticipated ground disturbance, immediate notification shall be required as described in the Tribal Cultural Resources, Unanticipated Discoveries guidelines.

No comment letters received from:

1. 5/5/2021 - Placer County Sheriff's Department – No concerns.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

A determination has been made that the project is categorically exempt from the provision of CEQA under Section 15301, "Existing Facilities" Guidelines. The proposed project is within the urbanized area, is in conformance with both the General Plan and Zoning Ordinance and will not require any variances or exceptions, only Use Permit approval. Access to local standards is currently serving the site.

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

ATTACHMENTS:

- A. Draft Resolution #21-** (Pages 9-15)
 - Exhibit A: Recommended Findings
 - Exhibit B: Recommended Conditions of Approval
 - Exhibit C: Notice of Exemption
- B. Application #21-05
- C. Public Agency Comments

NOTE: Notice published in the Loomis News on June 9, 2021 and mailed to adjacent property owners within 300 feet on June 14, 2021.

RESOLUTION NO. 21-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS
APPROVING CONDITIONAL USE PERMIT #21-05
KNIESEL'S LOOMIS
4011 SIERRA COLLEGE BOULEVARD – APN 044-123-075**

WHEREAS, applicant Plan Steward, Inc. (Kris Steward) and Property Owner Brace Taylor, LLC. have requested approval of Conditional Use Permit Application #21-05 subject to the attached findings (Exhibit A) and Conditions of Approval, (Exhibit B); and

WHEREAS, on June 22, 2021, the Planning Commission of the Town of Loomis conducted a public hearing on Use Permit Application #21-05, at which time any person interested in the matter had an opportunity to be heard; and

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

WHEREAS, the Planning Commission of the Town of Loomis hereby makes the following findings to approve Use Permit Application #21-05 for “Kniesel’s Loomis” for the property at 4011 Sierra College Boulevard, APN 044-123-075, within the Town of Loomis.

NOW THEREFORE, based on the findings set forth herein the Planning Commission of the Town of Loomis, at its meeting of June 22, 2021, did resolve as follows:

1. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 “Existing Facilities” exemption and adopt the recommended Notice of Exemption; and .
2. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
3. The Use Permit, Application #21-05, is hereby approved per the findings set forth in Exhibit A and the Conditions of Approval set forth in Exhibit B.

ADOPTED this 22nd day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Carol Parker, Secretary to the
Planning Commission

Greg Obranovich
Planning Commission Chairman

**EXHIBIT A
FINDINGS
USE PERMIT #21-05
KNIESEL'S LOOMIS
4011 SIERRA COLLEGE BOULEVARD – APN 044-123-075**

The Planning Commission makes the following findings consistent with Municipal Code Chapter 13.62.050(F):

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provision of this title and the municipal code.
2. The proposed use 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.
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.

EXHIBIT B
CONDITIONS OF APPROVAL
USE PERMIT #21-05
KNIESEL'S LOOMIS
4011 SIERRA COLLEGE BOULEVARD – APN 044-123-075

This Use Permit is approved for operation of an auto body and collision repair facility “Kniesel’s Loomis” in an existing/vacant 33,927 sq.ft. commercial building on a 5.2 acre (226,512 sq.ft.) parcel at 4011 Sierra College Boulevard (APN 044-123-075), Loomis, CA 95650.

Pursuant to Municipal Code Chapter 13.64.020 this Use Permit approval shall become effective on the 11th day following the date of application approval by the review authority, provided that no appeal has been filed in compliance with Chapter 13.74, July 3, 2021.

Pursuant to Municipal Code Chapter 13.64.040 this approval shall be deemed to run with the land through any change of ownership of the subject site, from the effective date of the permit, except in any case where a permit expires and becomes void in compliance with Section 13.64.00. All applicable conditions of approval shall continue to apply after a change in property ownership.

Pursuant to Municipal Code Chapter 13.64.060(A)(1) any approval not exercised within two years of approval shall expire and become void, except where an extension of time is approved in compliance with Chapter 13.64.060(B) - Extensions of Time prior to the expiration of the permit (April 8, 2021).

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

6	The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the improvement plans.	
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IMPROVEMENTS (ROADWAY, DRAINAGE, GRADING)

7	The owner shall obtain a Town of Loomis approved encroachment permit prior to any work within public rights-of-way.	
8	Applicant shall, at all times, meet all requirements of the Town of Loomis National Pollutant Discharge Elimination System (NPDES) permit to eliminate/divert flows into the storm drain system and direct flows through the wastewater system through proper means.	
9	Applicant shall provide a list of Hazardous Materials that are stored on site to the Town of Loomis.	
10	<p>The Sierra College Boulevard entrance to the property shall be used for all delivery truck that are:</p> <ul style="list-style-type: none"> i) Traveling northbound on Sierra College Boulevard or eastbound on Brace Road to reach the property, or ii) Exiting the property and proceeding northbound on Sierra College Boulevard. <p>The Brace Road entrance to the property may only be used by delivery trucks:</p> <ul style="list-style-type: none"> i) If they are traveling southbound on Sierra College Boulevard or continuing westbound on Brace Road beyond the Brace Road/Sierra College Boulevard intersection. <p>Delivery trucks may only use Brace Road east of the property for local deliveries. All turning movements onto Sierra College Boulevard or Brace Road shall be conducted in a safe manner and in compliance with applicable state and local laws.</p>	
11	No on-street parking on Sierra College Boulevard or Brace Road is permitted in conjunction with this permit.	
12	All loading and unloading shall occur on-site.	
13	Property owner shall provide parking, open and available on site, for all employees. All employees shall park on-site.	
	Truck deliveries, parking lot sweeping, and garbage pick-up shall be limited to the hours of 7:30 a.m. and 6:00 p.m. weekdays and Saturdays. Such activity shall not be permitted on National holidays and Sundays.	
14	No parking space shall be offered for rent by the property owners.	
15	All heating, ventilation, and air conditioning systems shall be screened from public view.	
16	All landscape areas shall be maintained in a healthy, thriving condition, free from weeds, trash, and debris.	

GENERAL PLANNING

17	The owner shall be responsible for taking reasonable actions to abate nuisances caused by this project in the project area.	
	Vehicle storage is not an allowable use in the General Commercial Zoning District. Vehicles located in the "Vehicle Staging Area" shall not be stored in this area for periods longer than two weeks.	
18	The project shall conform to the General Plan, including the Noise Element standards, State Noise Insulation Standards (CA Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code. Noise generated by the project shall not cause the day-night average sound level (Ldn) to exceed 65 A-weighted decibels (dBA) at the property line during or after construction, nor shall it cause the noise level at the property line to exceed 65 dBA at any time during or after construction.	

19	Pursuant to Municipal Code Chapter 13.38.030, the owner shall submit application and fee payment to obtain an approved Sign Permit prior to the installation of business signage.	
20	"Kniesel's Loomis" shall operate an auto body and collision repair facility (Vehicle Services).	
21	"Kniesel's Loomis" shall operate Monday through Friday between 7:00 a.m. to 6:00 p.m., Saturday from 8:00 a.m. to 3:00 p.m. and be closed on Sunday.	
22	Owner shall obtain and maintain a valid Town of Loomis business license.	
23	Owner shall obtain a Town of Loomis Building Permit for any required interior/exterior improvements.	

AGENCIES

24	Placer County Water Agency (PCWA) Owner shall, at all times, meet all requirements of PCWA. Contact Customer Service at 530/823-4850 for requirements.	
25	Placer County Environmental Health Department (PCEHD) Owner shall, at all times, meet all requirements of PCEHD. Contact Customer Service at 530/745-2300 for requirements.	
26	Placer County Air Pollution Control District (PCAPCD) Owner shall, at all times, meet all requirements of PCAPCD. Contact Customer Services at 530/745-2330 for any requirements.	
27	South Placer Municipal Utility District (SPMUD). Owner shall meet all requirements of the SPMUD. The design and construction of all on-site and off-site facilities including the acquisition and granting of sewer easements, will be responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. Improvement plans shall be submitted to SPMUD for review and approval. Additional comments: <ul style="list-style-type: none"> a. All on-site private sewer facilities shall be designed and constructed to the District's Standards and Specifications. b. Improvement plans are required to be submitted to the District for review and approval. c. Depending on Kniesel's operations, a sand oil separator may be required to be installed. The sand oil separator shall have three access manholes adjusted to grade, 6-inch through piping and an inspection box. Revise the proposed site plan to include the installation of the sand oil separator. d. Additional sewer participation fees will be due based on the change in use. Contact the District for additional information on sewer participation fees. e. Additional requirements may be required as design information is provided. f. Prior to issuing a will-serve letter for sewer service, the owner and/or owner's representative shall schedule a meeting with District staff in order to discuss the project and to determine specific requirements at 916-786-8555. g. Applicant shall adhere to the District's Standard Specification and Improvement Standards for Sanitary Sewers at: https://spmud.ca.gov/specification-and-ordinances. 	
28	United Auburn Indian Council (UAIC), Tribal Historic Preservation Department. The UAIC declined consultation because the project does not present any ground disturbance. Should the project bring forth any unanticipated ground disturbance, halt work immediately and provide immediate notification as described in the Tribal Cultural Resources, Unanticipated Discoveries guidelines.	

29	<p>Central Valley Regional Water Quality Control Board (CVRWQCB) Owner/applicant shall, at all times, meet all requirements of the CVRWQB to ensure protection of the quality of surface and groundwaters of the state.</p>	
30	<p>The owner shall distribute alternate transportation materials to all employees. This information should include, but is not limited to, ridesharing, mass transit schedules, etc.</p>	
31	<p>The owner shall subscribe to weekly refuse collection. The owner shall provide adequate, accessible, and convenient areas for collecting and loading commingled solid waste and recyclable materials.</p>	
32	<p>The owner shall provide the land for a bus stop, and kiosk, if requested by the school districts and approved by the Town Council.</p>	
33	<p>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.).</p>	
34	<p>Applicant shall pay \$50.00 California Notice of Exemption recording fee and provide proof of filing with the Placer County Recorder within 5 days of approval. (Note: A Notice of Exemption may be filed, but is not required, after a public agency decides that a project is exempt from CEQA and grants approval of the project. Should the Notice of Exemption be filed, a shorter statute of limitations of 35 days commences for any challenge to the approval. If a Notice of Exemption is not filed, the normal 180 day statute of limitations will apply.)</p>	

* * * * *

Print Form

Notice of Exemption

Appendix E

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

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

Project Title: Use Permit #21-05 – 4011 Sierra College Blvd. Loomis, CA 95650 (044-123-075)
 Project Applicant: Plan Steward, Inc. (Kris Steward) 5716 Folsom Blvd, #339, Sacramento, CA 95819
 Project Location - Specific: 4011 Sierra College Boulevard, Loomis, CA 95650 (APN 044-123-075).
 Project Location - City: Loomis, CA Project Location - County: Placer, CA

Description of Nature, Purpose and Beneficiaries of Project:

Use Permit #21-05 to operate an auto body and collision repair facility (vehicle services) at 4011 Sierra College Blvd., Loomis, CA 95650.

Owner: Brace Taylor LLC, Mimi Noorani, 4011 Sierra College Blvd, Loomis, CA 95650

Name of Public Agency Approving Project: Town of Loomis, CA
 Name of Person or Agency Carrying Out Project: Planning Department

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 1 - #15301 Existing Facilities
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Lead Agency

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

If filed by applicant:

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

Signature: _____ Date: _____ Title: Planning Director

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
 21152.1, Public Resources Code. Reference: Sections 21108, 21152, and

Revised 2011



TOWN OF LOOMIS

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

For Town Use

File Number 21-05

Application Fee(s) _____

Receipt # 29873 Date 3/10/2021

Date Received _____

Paid \$ 4091

PLANNING DEPARTMENT

Planning Application

- Project Title:** Kniesel Loomis - Conditional Use Permit
- Street Address/ Location:** 4011 Sierra College Boulevard, NE corner of Sierra College Boulevard and Brace Road
- APN(s):** 044-123-075-000 **Acreage:** 5.2 acres
Zoning: General Commercial **General Plan Designation:** General Commercial
Current Site Use: Site is currently developed with Homewood Lumber facility (33,927+ sf)
Surrounding Land Use(s): S - Costco (future) E - residential; N - open space; W - SCB, comm in City of Rocklin
- Property Owner:** Brace Taylor, LLC/Mimi Noorani
Address: 4011 Sierra College Boulevard, Loomis, CA 95650
City State Zip
Telephone: 916-652-4655 **email:** Miminoorani@hotmail.com
- Project Applicant:** Plan Steward, Inc./Kris Steward - Representative for Kniesel
Address: 5716 Folsom Boulevard #339, Sacramento, CA 95819
City State Zip
Telephone: 916-425-7906 **email:** kris@plansteward.com
- Project Engineer/Architect:** TSD Engineering Inc./Casey Feickert
Address: 785 Orchard Drive, Folsom, CA 95630
City State Zip
Telephone: 916-608-0707 **email:** cfeickert@tsdeng.com
- What actions, approvals or permits by the Town of Loomis does the proposed project require?**

<input type="checkbox"/> Appeal	<input type="checkbox"/> Miscellaneous Permit
<input type="checkbox"/> Certificate of Compliance	<input type="checkbox"/> Planned Development
<input checked="" type="checkbox"/> Conditional Use Permit <u>3,800</u>	<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 checked="" type="checkbox"/> Environmental Review <u>291</u>	<input type="checkbox"/> Minor Land Division
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Hardship Mobile Home Permit	<input type="checkbox"/> Variance
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Zoning Amendment (Rezone)
<input type="checkbox"/> Other _____	

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

Yes no if yes, which agencies? _____

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

Electricity	<u>Pacific Gas & Electric</u>	Natural Gas	<u>Pacific Gas & Electric</u>
Fire Protection	<u>South Placer Fire District</u>	Water/Well	<u>Placer County Water Agency</u>
Sewer/Septic	<u>South Placer Municipal Utility District</u>	Telephone	<u>Various</u>

High School Placer Union High School District Elem. School Loomis Union School District
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 February 10, 2021 and find: Regulatory identification number N/A

Date of list February 10, 2021 No problems identified XXX

Type of problem N/A

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

Dated _____ Applicant _____

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

Request for a Conditional Use Permit to operate an auto body and collision repair facility (Vehicle Services) in the General Commercial zone. See attached project description document for description of proposed use.

12. Owner Authorization:

I hereby authorize Plan Steward, Inc. Kris Steward, 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)

see attached page

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)

Applicant Representative

Printed Name(s)

[Signature]

Kris Steward

03.05.21

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

Representative

Printed Name(s)

[Signature]

Kris Steward

03-05-2021

Date

High School Placer Union High School District Elem. School Loomis Union School District
Other _____

10. The Town had informed me of my responsibilities pursuant to California Government Code, Section 65982.5(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 February 10, 2021 and find: Regulatory identification number N/A

Date of list February 10, 2021 No problems identified XXX

Type of problem N/A

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

Dated _____ Applicant _____

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

Request for a Conditional Use Permit to operate an auto body and collision repair facility (Vehicle Services) in the General Commercial zone. See attached project description document for description of proposed use.

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Signature(s) of Owner(s)

Printed Name(s)

[Handwritten Signature]

Lisha Noorani

2-19-21

Date

Date

13. Applicant and/or Owner Hold Harmless:

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

Signature(s) of Owner(s)

Printed Name(s)

Date

Date

14. Applicant and/or Owner Acknowledgment:

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

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

Printed Name(s)

Date

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Kniessel Loomis - Conditional Use Permit
2. What is the general land use category for the project? General Commercial
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? Existing 25,518 sf building and 8,409 sf wood frame building
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. _____
Site includes 25,518 sf building, 8,409 sf wood frame building, paved area with 79 parking spaces, landscape planters, storage sheds, racks and stored building materials.
x
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. Homewood Lumber has operated a lumber yard and building materials operation on the site.
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. _____
The project will include a vehicle staging area for short-term storage of vehicles in process for service.

II. POPULATION AND HOUSING

1. How many new residents will the project generate? None
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.) No change would occur to the character of the neighborhood as a result of the proposed use. The site is currently developed.
4. Will the project create or destroy job opportunities? Create Destroy Describe _____
The proposed use will employ approximately 20 to 30.
5. Will the proposed project displace any currently productive use? Yes No If yes, describe. _____

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes No If yes, describe. _____
The condition of surrounding properties is not known.

2. Will grading on the site be required? Yes [] No [x] 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. _____
 The site is developed. No grading is necessary. _____
4. Are retaining walls proposed? Yes [] No [x] 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.
 The site is developed. No grading is necessary. _____
6. Will blasting be required during project construction? Yes [] No [x] If yes, describe. _____

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

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.)
 Yes [] No [x] 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 [x] 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 drainageway? Include the name of this water body, if applicable. _____
A tributary to Sucker Ravine is located north of the north property line. _____
5. What area/percentage of the project site is presently covered by impervious surface? 90%
 What will be the area/percentage of impervious surface coverage after development? 90%
6. Will any runoff from the project site enter any off-site body of water? Yes [x] No [] If yes, identify the destination of the runoff. _____
The destination of the runoff is the tributary north of the site. _____
7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes [] No [x]
 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 [X] If yes, describe.

9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [] No [X] If yes, describe. _____

10. Are there any areas of the project site that are subject to flooding or inundation? Yes [X] No [] If yes, describe. The north portion of the parking lot is subject to flooding (100-year event).
11. Will the project alter existing drainage channels and/or drainage patterns? Yes [] No [X] If yes, describe. _____

V. AIR QUALITY

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

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [X] No [] If yes, describe. Sierra College Boulevard, Brace Road.
2. Describe the following emissions sources related to project development:
 Construction emissions - Extent and duration of site grading activities: _____
The site is developed and no construction will be required.
 Stationary source emissions - Are woodstoves proposed in residential projects? Yes [] No [X]
 Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses:
Mobile sources from vehicle trips by employees and customers.
3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [] No [X] If yes, describe (may require the results from specific air quality studies).
Indoor paint booth will include ventilation system, consistent with requirements for Placer County Air Pollution Control District standards.
4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [] No [X] If yes, describe. Single family residential uses are east of the site.
5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions?
Paint booth will include ventilation system.
6. Will vegetation be cleared from the project? Yes [] No [X] If yes, describe the method of disposal.

VI. TRANSPORTATION/CIRCULATION

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

1. Does the project front on a local roadway? Yes No If yes, what is the name of the roadway?
Project includes frontage on Brace Road and Sierra College Boulevard.
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 sections(s) on the site plan.)
5. Will a new entrance(s) onto local roadways be constructed? Yes No
If yes, show location(s) on site plan.
6. Describe any frontage improvements to the local roadway(s). Sierra College Boulevard and Brace Road frontage improvements have been constructed.

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). Traffic on the site will consist of customers and employees visiting the site. The peak traffic periods will be weekday mornings.

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. Project includes sidewalks for pedestrian access to the site.

10. Will the project require provisions for parking? Yes No If yes, describe the number, size, location and access of the parking facilities proposed. The project will require 42 off-street parking spaces. The project will provide 50 off-street parking spaces.

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). _____
A 1.42-acre vehicle staging area on the north portion of the site will be used for short-term storage of vehicles awaiting service.

VII. BIOLOGICAL RESOURCES

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

1. Briefly describe site vegetation. _____
The site is developed with buildings, parking areas, and paved areas. There is no site vegetation with the exception of landscape planters in the parking lot.

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes [] No [x] 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. _____
The site is developed with buildings, parking areas, and paved areas. Wildlife typically found in the area includes birds typical of the area, domestic cats, rats, squirrels, raccoons, skunks, etc.

4. Describe changes to site habitat(s) resulting from development of the project. _____
The site is developed with buildings, parking areas, and paved areas. There is no habitat on the site.

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes [] No [x] If yes, describe. _____

6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes [] No [x] 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 [x] If yes, describe. _____

8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes [] No [x] If yes, describe (type, acreage, etc.). _____

9. If yes, will project development affect these wetland areas? Yes [] No [x] If yes, describe. _____

10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes [] No [x]

VIII. HAZARDOUS MATERIALS

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

- 1. Will the proposed project involve the handling, storage or transportation of hazardous materials?

Yes [X] No [] Paint, paint thinner, solvents and chemicals used for auto body collision and repair will be used.

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

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

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

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

IX. NOISE

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

- 1. Is the project located near a major noise source? Yes [] No [X] If yes, describe. _____

- 2. Describe the noise that will be generated by this project, both during construction and following project development. Short-term noise will be generated by tenant improvements for the building. Long-term noise will be generated by operation of the collision center, customers arriving and departing site, and vehicle operations.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

- 1. Describe the nearest fire protection facilities (location, distance, agency). The closest fire station is location at Horseshoe Bar Road and Taylor Road approximately one mile from the site.
- 2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). Water is available from fire hydrants on Brace Road. One hydrant on the Brace Road frontage is on the site.
- 3. Describe the fire hazard and fire protection needs created as a result of project development. The project will require fire services typical of similar urban uses and similar to the previous Homewood operation.
- 4. Describe the on-site fire protection facilities proposed with this project. Fire extinguishers will be located within the building.

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? Access to the site is available from Sierra College Boulevard and Brace Road. The site is at the intersection.
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. Customer and emergency vehicle access is available to the site from Brace Road and Sierra College Boulevard. The parking area includes 50 off-street parking spaces.
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No [x] If yes, describe. _____
8. Estimate the number of persons on-site (residents or employees/visitors) The number of people on the site will be 40 (approximately), including employees and customers.

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). Access to the site is available from Brace Road and Sierra College Boulevard. Both driveways are gated. The gates will be open during business hours.
2. Describe the security protection that will be provided on the site, if any. Security services will be on an as-needed basis.
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. The parking lot and the building will be lighted with parking lot light and mounted building lighting.

WATER

1. Is the project within a public domestic water system district or service area? Yes [x] No [] If yes, describe the district/area. The site is served by Placer County Water Agency.
2. Can the district serve the project? Yes [x] No []
3. What will be the water source(s) for the project? PCWA's contracted surface water supplies are from the American River, Yuba River, and Bear River.
4. What is the estimated usage and peak usage of the project? approx 1,200 gpd/ _____ gpd
5. Are there any existing or abandoned wells on the site? Yes [] No [x] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [x] No [] If yes, describe the method(s) and quantities (gpd). The site is within the South Placer Municipal Utility District. Wastewater is conveyed off of the site to the treatment plant.
2. Is the project located within a sewer district? Yes [x] No [] If yes, describe. _____
The site is within the South Placer Municipal Utility District.

If yes, can the district serve the project? Yes [x] No []

Is there sewer service in the area? Yes [x] 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? approx 1,200 gpd _____

4. Will there be any unusual characteristics associated with project wastewater? Yes [] No [x] 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]

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.) Solid waste will consist of office trash and recycling. The collision repair work space will generate solid waste of which a portion will be trash and a portion will be recyclable. Some chemicals and products (oils, solvents, paints, etc.) will require disposal consistent with state law.
2. Describe the disposal method of this waste material. Recology will collect waste material.
3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Solid waste haulers will access the site at the Sierra College Boulevard and Brace Road driveways.

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 1.2 miles
What is the name of this facility? Blue Anchor Park
2. Are any park or recreation facilities proposed as part of the project? Yes [] No [x] If yes, describe.

SCHOOLS

1. What are the nearest elementary and high schools to the project? Loomis Grammar School and Del Oro High School
What are the distances to these schools from the project? 1.2 miles and 2.4 miles

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. The site is developed. No additional building is proposed.
2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [x] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. The site is developed. No additional building is proposed.
3. Describe the signage and/or lighting proposed by the project. The building fascia signage will be changed from Homewood Lumber to Kniessel Collision Center. It is understood that the signage will require a sign permit.

4. Is landscaping proposed? Yes [] No [x] If yes, describe. The site is developed and includes landscape planters.

XII. CULTURAL RESOURCES

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

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes [] No [x] If yes, describe. _____

2. What is the nearest archaeological, historical or paleontological site? Off-site properties have not been surveyed for archaeological, historical, and paleontological features.

What is the name of this site? _____

Kniesel Loomis

Project Description

March 2021

Kniesel's Loomis, LLC (Kniesel) requests a conditional use permit to operate an auto body and collision repair facility (Kniesel's Collision) on the 5.3-acre site northwest corner of Sierra College Boulevard and Brace Road.

Site. The 5.2-acre site is roughly rectangular and consists of APN 044-123-075-000. Sierra College Boulevard is on the west side of the site and is the boundary between the Town and the City of Rocklin. Brace Road is south of the site, and the Sierra Meadows Apartments and undeveloped site planned for Costco are south of Brace Road. Single-family residential units are east of the site, and a 3.7-acre heavily wooded parcel owned by the Town is north, south of Taylor Road. Brace Taylor, LLC owns the property, and the site address is 4011 Sierra College Boulevard.

Existing Development. The site is developed with a one-story 25,518± square foot (sf) building with a warehouse, showroom, retail area, office, and covered storage areas. Located near the Brace Road/Sierra College Boulevard intersection, the building is a single story with a second level (mezzanine) on the east side. Access to the building is available from the parking area and roll-up doors are on the north elevation. A one-story wood frame shed building (8,409± sf) on the southeast corner of the site is L-shaped and extends on the Brace Road frontage and east side of the site. Homewood Building Supply, Inc. (Homewood) has operated Homewood Lumber on the site. Utilities and services are available to the site.

The site includes frontage improvements for Brace Road and Sierra College Boulevard, including curb, gutter and sidewalk, and landscaping. North of the buildings, the site is paved and includes a few landscape planters, and striping for 79 vehicle parking spaces. Homewood used temporary storage sheds, racks, and bins in the paved area to store building materials. The Sierra College Boulevard frontage north of the driveway includes an eight-foot iron and wood post fence, and a six-foot chain-link fence is on the north and portion of the east property lines.

Circulation. Access to the site is available from one driveway on Sierra College Boulevard and a second driveway on Brace Road. Access to Sierra College Boulevard is restricted to right in/right out turn movements, and full access is available at the Brace Road driveway. Both driveways are gated.

Proposed Use. Kniesel proposes to use the site to operate a collision repair center, including auto body repair, painting, and pre-market dealer services. The pre-market services for nearby auto dealerships (e.g., Tesla, Audi, Porsche, etc.) on Granite Drive will account for approximately 40% of Kniesel's operations.

Facilities. The existing 25,518± sf building will be reconfigured to accommodate the following uses:

- Shop space (21,668 sf)
 - Eight indoor service bays
 - Two sealed vehicle paint booths
 - Vehicle lifts
 - Aluminum area
- Office and lobby including office space on the mezzanine (2,400 sf)
- Parts storage (525 sf)
- Lunchroom, restrooms, storage (925 sf)

Exterior improvements will include the installation of a rooftop exhaust to ventilate the paint booth. The project does not propose to expand existing buildings or add structures to the site. All auto body and collision repair services will be indoors.

Access. No modifications to the Sierra College Boulevard and Brace Road driveways are proposed.

Parking. Based on the site’s proposed uses, the Town Zoning Code (Section 13.36.040) requires 42 vehicle parking spaces.

Parking Standard		Project	Required Parking Spaces
Service Bays	4 spaces per service bay	8 bays	32
Office	1 space per 250 sf	2,400 sf	10
			42

The site includes 50 parking spaces for employees and customers. All parking will be north of and proximate to the building.

Vehicle Staging Area. In addition to the customer and employee parking area, approximately 1.42 acres in the north portion of the site will be designated for short-term parking and staging vehicles awaiting services. The vehicle staging area will not be striped and will be separated from the customer and employee parking area by a six-foot open view fence.

Signage. Fascia signage on the southwest corner of the building will be modified to reflect the Kniesel use. Fascai signage will be addressed in a separate Sign Permit.

Operations.

Founded in the 1960s, Kniesel's Collision is a family-owned vehicle repair company with nine collision centers serving Placer, El Dorado, and Sacramento counties. The Loomis facility will accommodate Kniesel's growing business in the area.

Employees. The facility will include approximately 25 to 30 employees.

Hours of Operation. Typical hours of operation will be 7:00 am to 6:00 pm on weekdays, 8 am to 3 pm on Saturday, and closed on Sunday.

Gated Access. Gates at the driveways on Brace Road and Sierra College Boulevard will be open during regular business hours.

Truck Traffic. Vehicles will be driven onto the site by customers or auto dealership personnel. Approximately 20 percent of vehicles will be towed onto the site or delivered on a flatbed truck. Vehicles will not be transported in or out of the site using car haulers.

Entitlement History. On May 29, 2007, the Planning Commission (Commission) approved a conditional use permit (CUP) and tree permit for Homewood Lumber subject to 109 conditions of approval. Seven parties appealed the Commission's approval, and on August 14, 2007, the Town Council (Council) denied the appeals and upheld the Commission's approval. At a joint meeting on November 6, 2007, the Commission and Council approved Design Review for Homewood Lumber. On November 16, 2010, the Planning Commission approved a modification to the Design Review approval for revised building elevations.

Environmental Review. In 2006, the Town prepared an initial study/mitigated negative declaration (State Clearinghouse #2006122083) evaluating the impacts of the Homewood Lumber project. In 2007, the Commission adopted a Mitigation Monitoring Program (MMP) with mitigation measures with the Homewood entitlement approvals.

Noise. All Kniesel Loomis services will be indoors, which will contain noise impacts associated with operations. In 2006, the *Environmental Noise Assessment for the Homewood Lumber Relocation* project required noise control structures on the south and east project boundaries. The 20-foot (height) lumber storage building on the Brace Road frontage and east property line was constructed to attenuate noise and reduce impacts on adjacent residential uses.

General Plan and Zoning.

General Plan. The General Plan designation for the site is General Commercial, and the proposed auto body and collision repair operations use is consistent with the designation.

Zoning. Auto body and collision repair are considered Vehicles Services in the Town Zoning Code (Section 13.80.020.V).

Vehicle Services. *The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes the following categories:*

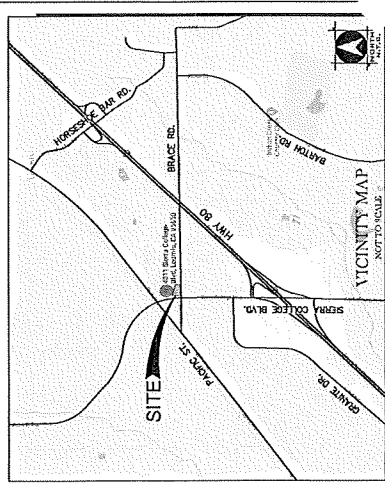
1. *Major repair/bodywork means these establishments include towing, collision repair, other bodywork, and painting services; tire recapping.*
2. *Minor maintenance/repair means minor facilities providing limited repair and maintenance services. Examples include attended and self-service car washes; detailing services; muffler and radiator shops; quick-lube services; tire and battery sales, and installation (not including recapping).*

Does not include automobile parking (see parking facilities), repair shops that are part of a vehicle dealership on the same site (see auto and vehicle sales and rental, and mobile home, RV, and boat sales and rental); gas stations, which are separately defined; or dismantling yards, which are included under recycling scrap and dismantling yards.

The site is zoned General Commercial (CG). Vehicle Services are conditionally permitted in the CG zone and require a conditional use permit (CUP).

PRELIMINARY SITE PLAN
 4011 SIERRA COLLEGE BLVD
 KNEISEL LOOMIS
 CONDITIONAL USE PERMIT
 TOWN OF LOOMIS
 APN: 044-123-075

APN 044-123-074
 TOWN OF LOOMIS

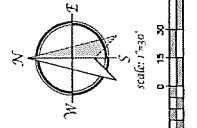


KNEISEL LOOMIS
 4011 SIERRA COLLEGE BLVD
 PRELIMINARY DEVELOPMENT SUMMARY
 APN 044-123-075
 SITE AREA 3.19 ACRES
 GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL
 ZONING DESIGNATION: VC1
 PROJECT TYPE: VEHICLE COLLISION

PARKING SUMMARY
 VEHICLE PARKING SUMMARY

STANDARD PARKING	32
ADA SPACES PER SERVICE BAY	10
ADA SPACES PER SERVICE BAY	10
TOTAL SPACES REQUIRED	52
PROVIDED	52
ACCESSIBLE SPACES TOTAL	2
TOTAL OFF-STREET PARKING	52

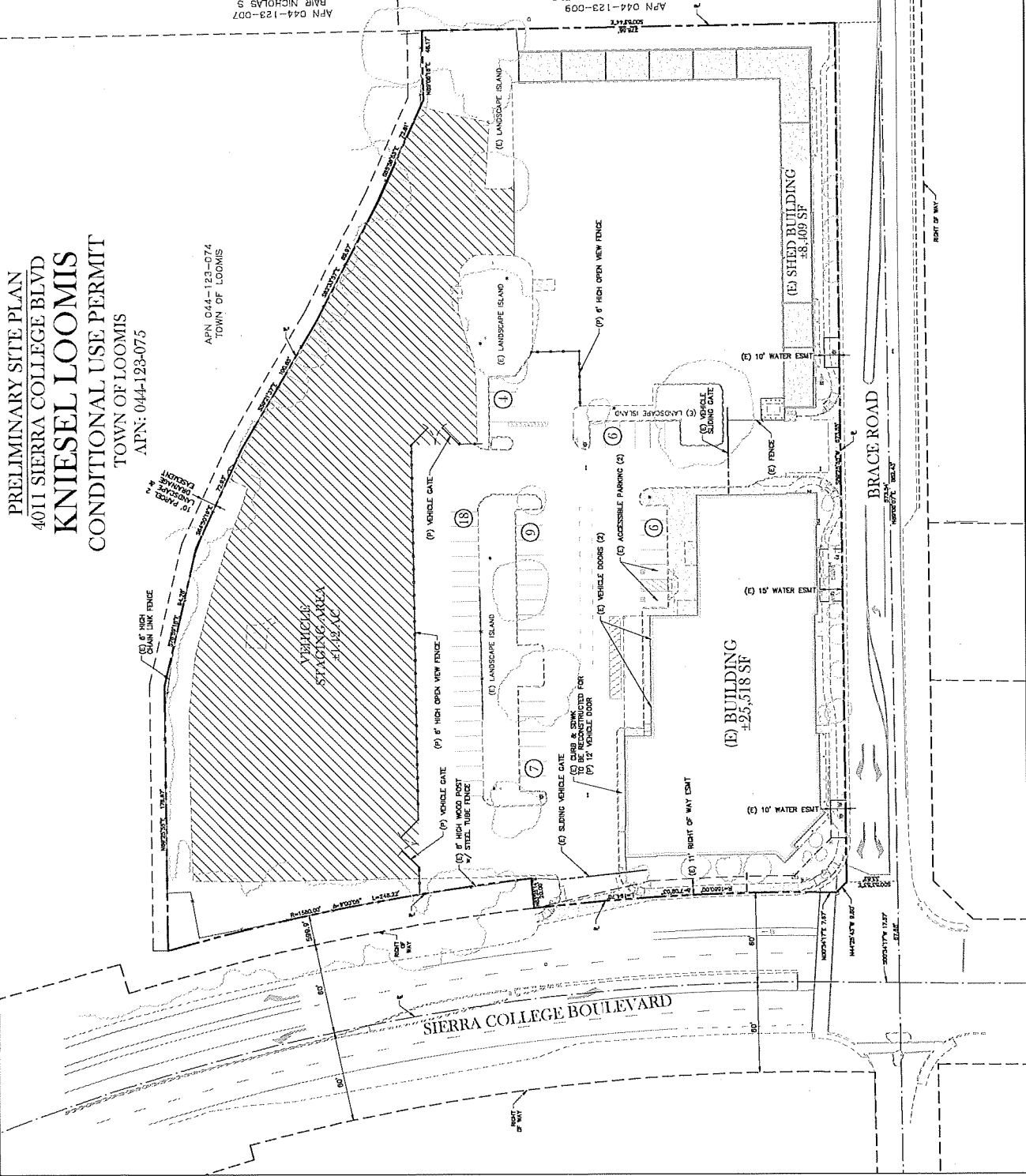
PROJECT INFORMATION
 OWNER: BARRETT & PROWENT TR GRP
 APPLICANT: BARRETT & PROWENT TR GRP
 ARCHITECT: KNEISEL LOOMIS INC
 ENGINEER: TSD ENGINEERING, INC
 POLYLINE DRAWING: 2500000000.DWG
 DATE: 03/09/2021

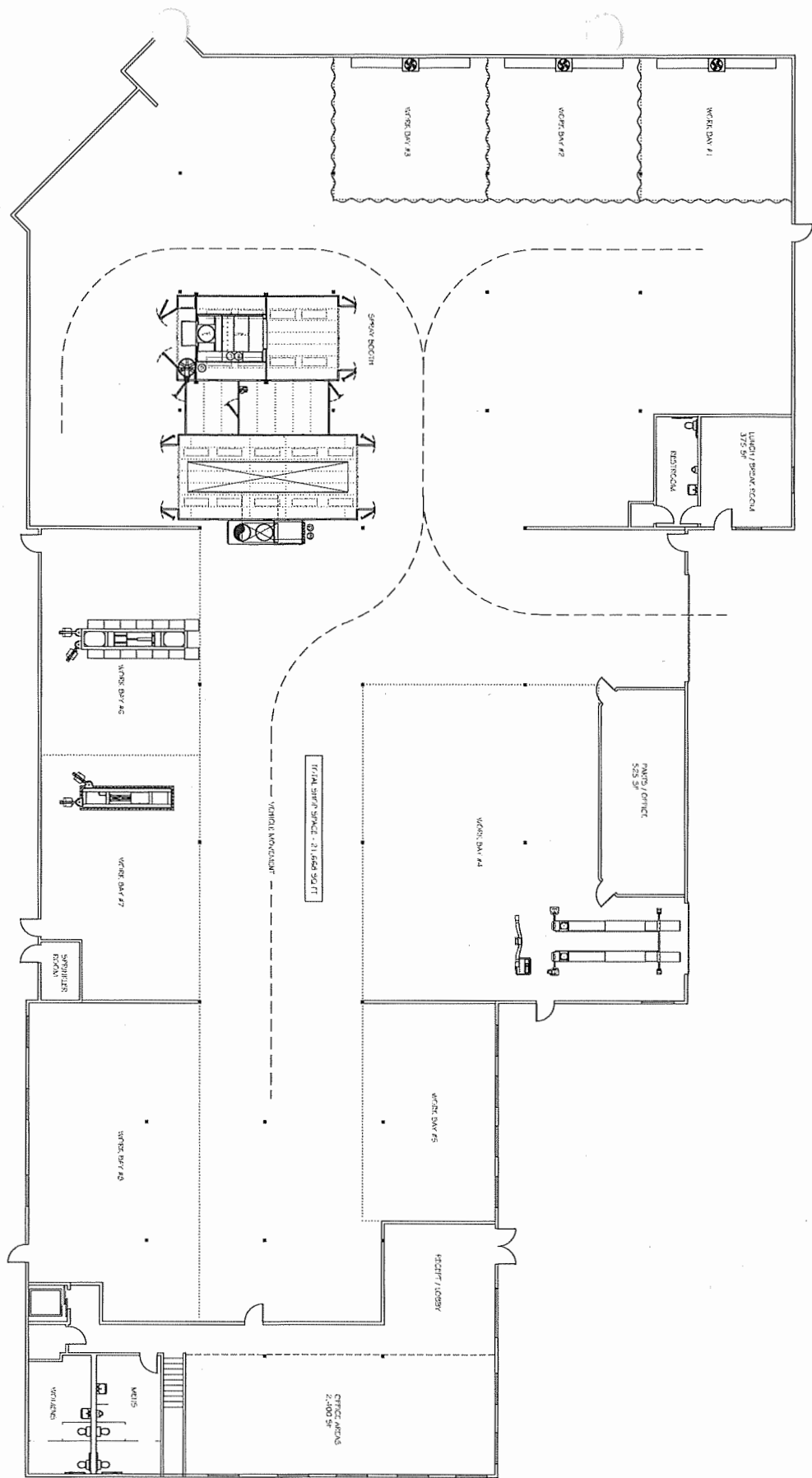


PRELIMINARY SITE PLAN
 MARCH 9, 2021

TSD ENGINEERING, INC.
 SUBJECT: PROJECT #110
 785 Orchard Drive, Suite #110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

C-1





Date: 3/10/21
 Drawn by: JBW
 Scale: AS SHOWN
P11
 PRELIM / BID

Facility Improvements Plan
KNIESEL'S COLLISION, INC
 4011 SIERRA COLLEGE BLVD
 LOOMIS, CA 95650
 FACILITY / EQUIPMENT LAYOUT

No.	Revisions/Issues	Date



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 www.pfcenvironment.com

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**SOUTH PLACER
MUNICIPAL UTILITY DISTRICT**

May 21, 2021

Town of Loomis
P.O. Box 1327
Loomis, CA 95650

Attention: Mary Beth Van Voorhis, Planning Director

Subject: Kniesel's Loomis – 4011 Sierra College Boulevard
APN 044-123-075
#21-05 Use Permit

Dear Mary Beth Van Voorhis,

Thank you for the opportunity to comment on Kniesel's Loomis to allow the operation of an auto body and collision repair facility in an existing/vacant 33,927 square foot building on a 5.2-acre parcel.

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 South Placer Municipal Utility District (the District). Improvement plans shall be submitted to the District for review and approval. A copy of the District's facility map has been provided for your use.

The District has reviewed the preliminary plans submitted with the Referral/Request for Comment and comments are noted below:

- a. All on-site private sewer facilities shall be designed and constructed to the District's Standards and Specifications.
- b. Improvement plans are required to be submitted to the District for review and approval.
- c. Depending on Kniesel's operations, a sand oil separator may be required to be installed. The sand oil separator shall have three access manholes adjusted to grade, 6-inch through piping and an inspection box. Revise the proposed site plan to include the installation of the sand oil separator.
- d. Additional sewer participation fees will be due based on the change in use. Please contact the District for additional information on sewer participation fees.
- e. Additional requirements may be required as design information is provided.

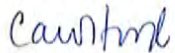
Prior to issuing a will-serve letter for sewer service, the owner and/or owner's representative shall schedule a meeting with District staff in order to discuss the project and to determine specific requirements.

Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at the District's website:

<https://spmud.ca.gov/specifications-and-ordinances>

Please do not hesitate to contact Josh Lelko at (916) 786-8555 extension 317 or jlelko@spmud.ca.gov if you have any questions or need additional information.

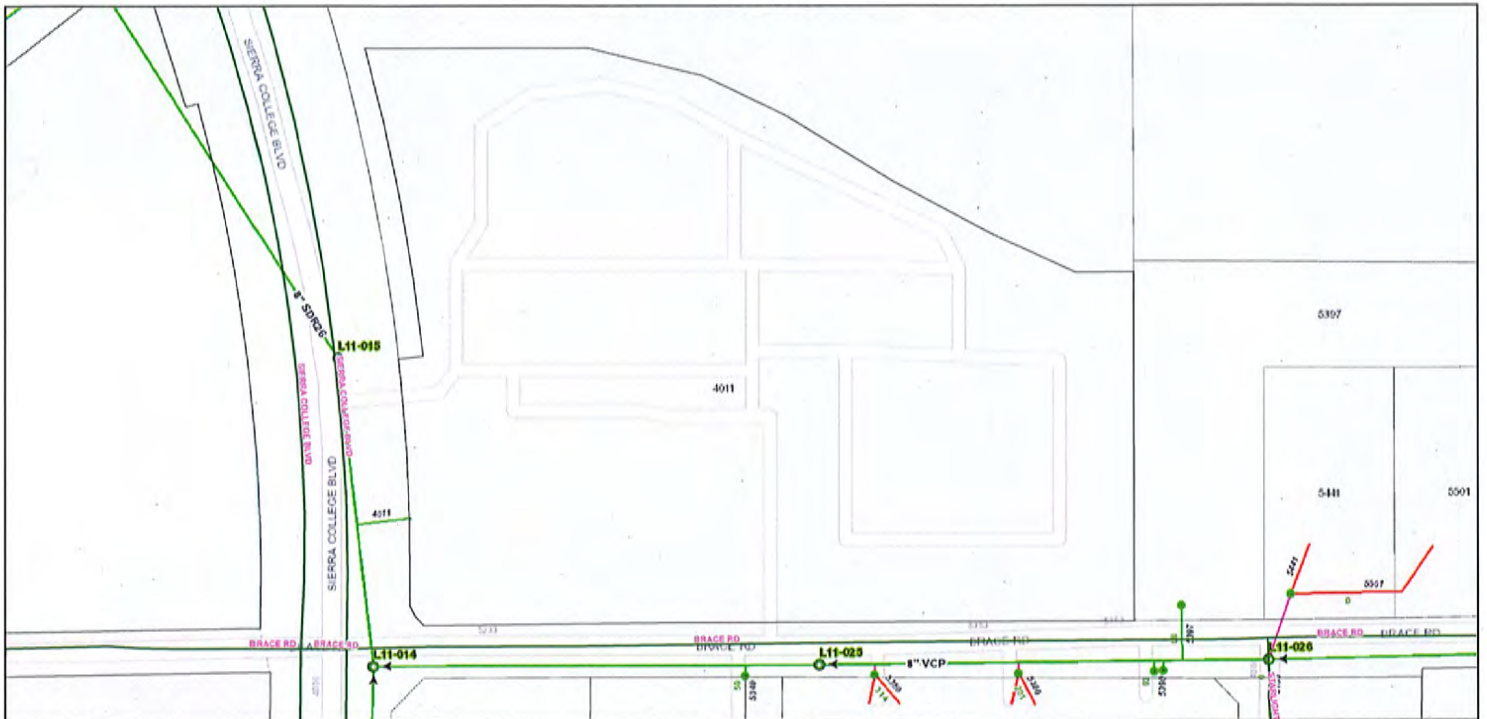
Sincerely,



Carie Huff, P.E.
District Engineer

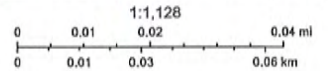


SPMUD Facilities



5/21/2021, 11:00:14 AM

- Other SPMUD Utility Line Sanitary Sewer Services
- Electrical Line
 - Water Line
 - Other SPMUD Utility Box
 - Water Valve
- SPMUD - Operational
- SPMUD - Double Wye
 - SPMUD - Proposed
 - SPMUD - Abandonment Pending
 - SPMUD - Inactive
 - SPMUD - Abandoned
- Pull Box



Eric and Luke, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Curtis, Curtis Little

Mary Beth Van Voorhis

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Thursday, May 6, 2021 10:59 AM
To: Mary Beth Van Voorhis
Subject: RE: Application #21-05 Use Permit - Kniesel's, Loomis
Attachments: Initial_Response_Letter_5-6-2021.pdf

Dear Mary Beth Van Voorhis,

Thank you for submitting the 4011 Sierra College Blvd plans. The PG&E Plan Review Team is currently reviewing the information provided. Should we find the possibility this project may interfere with our facilities, we will respond to you with project specific comments on or prior to the provided deadline. Attached is general information regarding PG&E facilities for your reference. **If you do not hear from us, within 45 days, you can assume we have no comments at this time.**

This email and attachment does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

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

Thank you,



Pacific Gas and Electric Company
Plan Review Team
(877) 259-8314
Email: pgeplanreview@pge.com

From: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Sent: Wednesday, May 5, 2021 2:26 PM
To: Carie Huff <chuff@spmud.ca.gov>; Laura Rath <LRath@placer.ca.gov>; Joseph Scarbrough <JScarbro@placer.ca.gov>; PGE Plan Review <PGEPlanReview@pge.com>; Richard Wirth <rwirth@pcwa.net>; Town Engineer <TownEngineer@loomis.ca.gov>; Public Works Director <PWDirector@loomis.ca.gov>; Eric Walder <ewalder@southplacerfire.org>; nahc@nahc.ca.gov; Josh Barnhart <JBarnhar@placer.ca.gov>; Patrick.Moeszinger@wildlife.ca.gov; elaine.blok@fws.gov; tgill@recology.com; bkeating@placer.ca.gov; Cherilyn Neider <cneider@auburnrancheria.com>; Kara Perry <KPerry@ssband.org>; Ann Hobbs <AHobbs@placer.ca.gov>; bret.finning@rocklin.ca.us; david.mohlenbrok@rocklin.ca.us; jhartle@placermosquito.org; kelli.garver@waterboards.ca.gov; admin@lozeaudrury.com
Subject: Application #21-05 Use Permit - Kniesel's, Loomis

*******CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.*******

Good afternoon Agencies:

Please find attached, for your review and comment, Use Permit Application #21-05 for Kniesel's Loomis at 4011 Sierra College Blvd (formerly Homewood Lumber).

Do not hesitate to contact me if you have any additional questions.

THANK YOU,
Mary Beth

Mary Beth Van Voorhis
Town of Loomis, Planning Director
3665 Taylor Road, PO Box 1330, Loomis, CA 95650
(916) 824-1514 - mvanvoorhis@loomis.ca.gov

Town Hall Public Office Hours: Monday through Thursday – 9:00 am to Noon. (Closed Friday)



May 6, 2021

Mary Beth Van Voorhis
Town of Loomis
3665 Taylor Rd
PO Box 1330
Loomis, CA 95650

Ref: Gas and Electric Transmission and Distribution

Dear Mary Beth Van Voorhis,

Thank you for submitting the 4011 Sierra College Blvd plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Mary Beth Van Voorhis

From: Mary Beth Van Voorhis
Sent: Monday, May 10, 2021 11:37 AM
To: Anna Cheng
Subject: RE: Kniesel's Loomis #21-05 Use Permit

Excellent. Thank you.

Your comments will be made a part of the Conditions of Approval of the Use Permit.

Best regards,

Mary Beth

From: Anna Cheng <acheng@auburnrancheria.com>
Sent: Monday, May 10, 2021 11:17 AM
To: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Cc: Anna Starkey <astarkey@auburnrancheria.com>
Subject: RE: Kniesel's Loomis #21-05 Use Permit

Dear Ms. Van Voorhis,

Thank you for the confirmation. UAIC will be declining consultation because the project does not present any ground disturbance. Should the project brings forth any unanticipated ground disturbance, we ask to be notified immediately. Attached is UAIC's preferred Mitigation Measures for unanticipated discoveries.

Best,
Anna C.

From: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Sent: Monday, May 10, 2021 9:52 AM
To: Anna Cheng <acheng@auburnrancheria.com>
Cc: Anna Starkey <astarkey@auburnrancheria.com>
Subject: RE: Kniesel's Loomis #21-05 Use Permit

Good morning Anna,
Correct, there are no proposed ground disturbances with this Use Permit.
Thank you,
Mary Beth

From: Anna Cheng <acheng@auburnrancheria.com>
Sent: Friday, May 7, 2021 10:55 AM
To: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Cc: Anna Starkey <astarkey@auburnrancheria.com>
Subject: Kniesel's Loomis #21-05 Use Permit

Dear Ms. Van Voorhis,

On behalf of the United Auburn Indian Community's Tribal Historic Preservation Department, thank you for the notification for the above referenced project. Your notification letter to Ms. Ashmead was forwarded over to me. The

project will not presenting any ground disturbance, correct? Please confirm if the project will or will not present any ground disturbance.

Thank you,

Anna C.



Anna Cheng
Cultural Regulatory Assistant
Tribal Historic Preservation Department | UAIC
10720 Indian Hill Road
Auburn, CA 95603
Cell: (530) 492-4822
acheng@auburnrancheria.com | www.auburnrancheria.com

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Tribal Cultural Resources Unanticipated Discoveries

The following mitigation measure¹ is intended to address the evaluation and treatment of inadvertent/unanticipated discoveries of potential tribal cultural resources (TCRs), archaeological, or cultural resources during a project's ground disturbing activities.

If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request that materials not be permanently curated, unless approved by the Tribe.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied.

¹ Proposed Mitigation Measure includes suggested template language to assist lead CEQA agencies, and their consultants, in understanding the Tribe's policies and expectations. All measures are subject to periodic review and change by the consulting Tribe to reflect best practices and to be worded on a project scope and site specific basis.