Staff Report

TO: Town of Loomis Planning Commission Members

FROM: Mary Beth Van Voorhis, Planning Director

DATE: April 23, 2019

RE: Minor Land Division Application #18-11
5389 King Road (APN 044-300-027) – 2.55 acres (111,098 sq.ft.)

Recommendation

1. Conduct a public hearing and receive public input; and
2. Adopt the recommended Notice of Exemption as per the requirements of the California Environmental Quality Act (CEQA); and
3. Adopt Resolution **#19-04** approving the Minor Land Division (#18-11) subject to the findings in Exhibit A and the recommended conditions of approval in Exhibit B.

Issue Statement and Discussion

Minor Land Division Application #18-11 proposes division of one parcel (APN 044-300-027) being 2.55 acres (111,098 sq.ft.) into two individual parcels. The proposed new parcel sizes will be approximately:

Parcel 1 = 1.27 acres (55,569 sq.ft.)
Parcel 2 = 1.27 acres (55,529 sq.ft.) **Total = 111,098 sq.ft.**

The existing 2.55 acre parcel site (Figure 1-Vicinity Map) consists of one parcel, with a single family residence (mobile home) surrounded by vacant (undeveloped) land (Figure 2-Aerial View). The existing site is primarily undeveloped with several stands of oak and other trees. Parcel topography is shown in Figure 3. Proposed Parcel 1 is directly accessed from King Road and also has a 50' non-exclusive easement for road and utility purposes to the west on Clayton Lane (a private road) as recorded in Book 3 of Parcel Maps at Page, dated January 25, 1973. Proposed Parcel 2 will be accessed directly from Clayton Lane (a private road) as part of the existing 25' non-exclusive road and utility easement which shall be recorded with the Final Map.

The proposed new parcel configuration is shown in Figure 4 – Proposed Minor Land Division #18-11.

Figure 1 – Vicinity Map

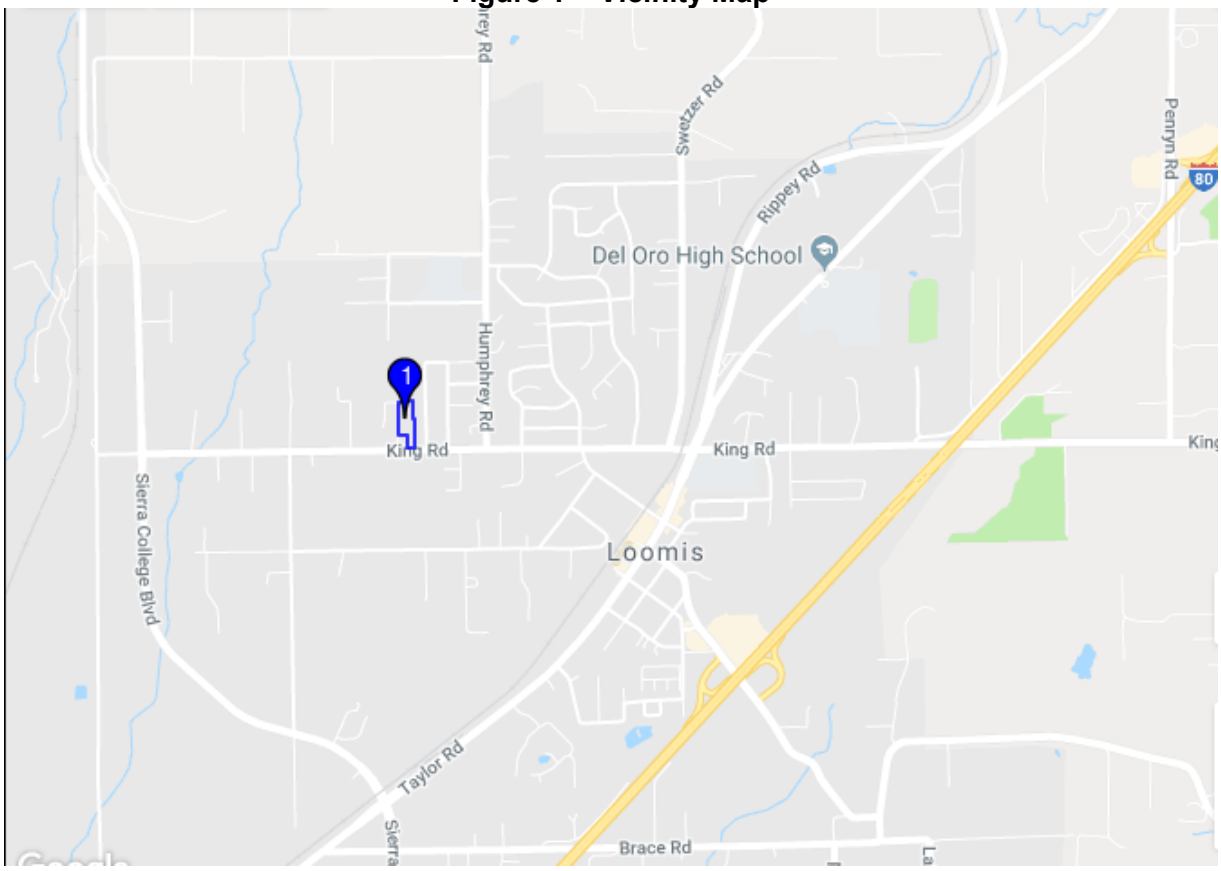


Figure 2 – Aerial View – Site Specific

Figure 3 – Topographic View

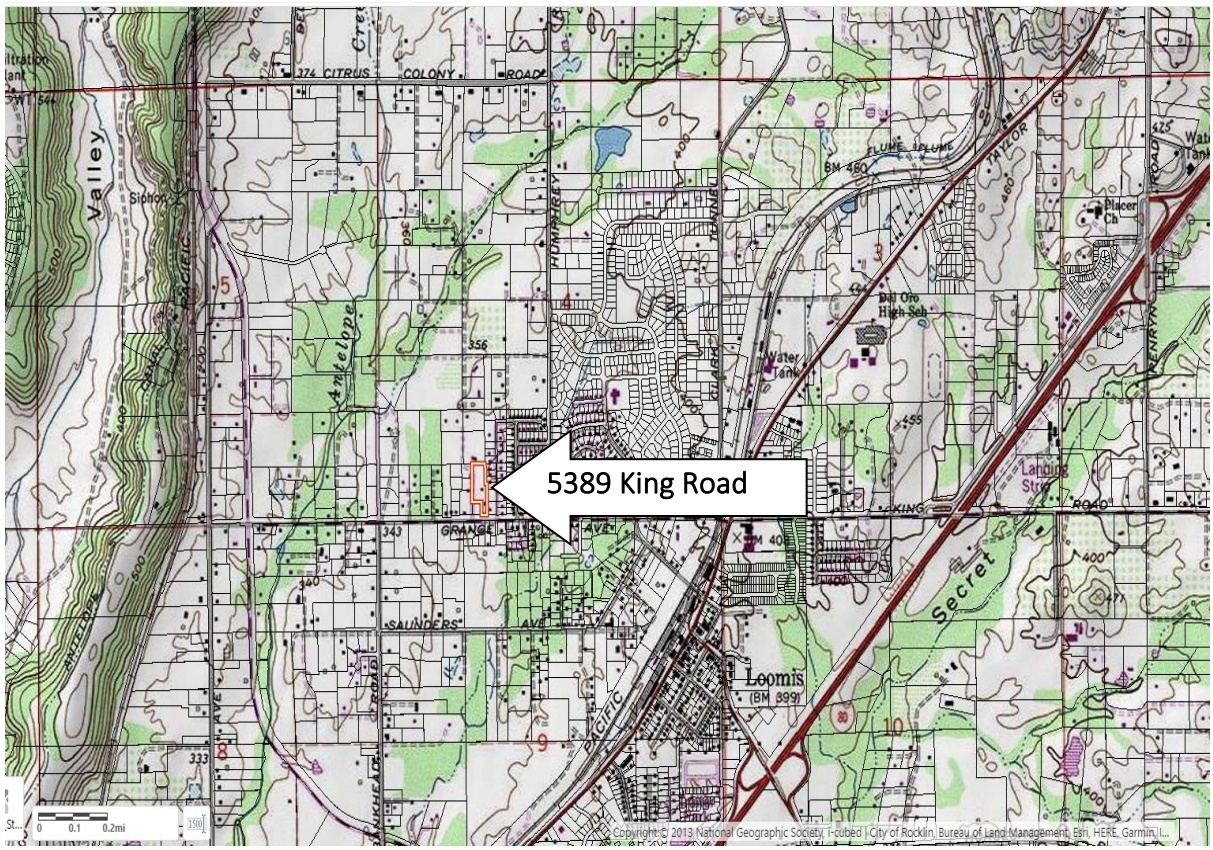
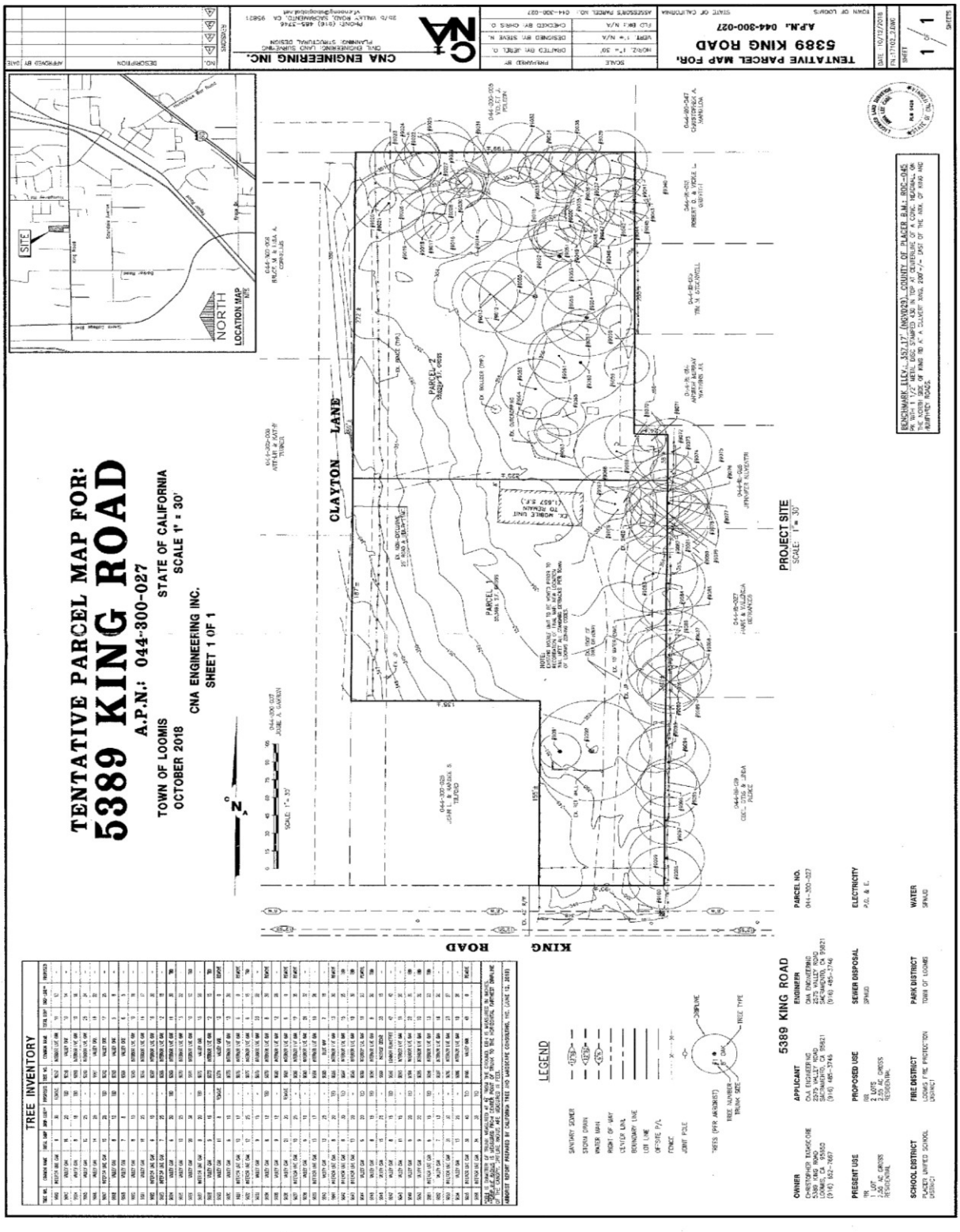


Figure 4 – Proposed Minor Land Division #18-11



General Plan, Zoning, and Existing Land Uses:

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON SITE	RURAL RESIDENTIAL	RR	SINGLE FAMILY RESIDENTIAL
NORTH	RESIDENTIAL AGRICULTURAL	RA	SINGLE FAMILY RESIDENTIAL
EAST	RURAL RESIDENTIAL	RR	SINGLE FAMILY RESIDENTIAL
SOUTH	RESIDENTIAL ESTATE	RE	SINGLE FAMILY RESIDENTIAL
WEST	RESIDENTIAL ESTATES	RR	SINGLE FAMILY RESIDENTIAL

General Plan: Rural Residential (RR): The Rural Residential designation comprises approximately 278 acres, and is located in five areas; along King Road around its intersection with Bankhead; in a larger area along Saunders Road northwesterly of the railroad right-of-way; in a small area on the south side of Brace Road a short distance east of I-80; the St. Francis Woods subdivision south of Rocklin Road at the western Town Boundary; and at the north central area of the Town along Humphrey Road. Agricultural uses are also appropriate on these parcels, although the keeping of large animals should occur only on parcels of one acre or larger. As in the other lowest-density residential designations, proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.

Zoning: Rural Residential (RR) – Chapter 13.24.020. The RR zoning district is applied to areas appropriate for large-lot single-family residential development, together with agricultural uses such as orchards and vineyards, where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible, but where the keeping of large animals occurs only on parcels of one acre or larger. The maximum allowable density is one acre per dwelling unit. The RR zoning district is consistent with and implements the rural residential land use designation of the general plan.

The resulting acreages after the approved Minor Land Division of APN 044-300-027 will be:

Parcel 1 = 1.27 acres (55,569 sq.ft.)
Parcel 2 = 1.27 acres (55,529 sq.ft.) **TOTAL= 2.55 acres (111,098 sq.ft.)**

	Required	Proposal
Minimum lot size Area (net)	40,000 sq.ft.	Complies
Minimum lot width	135 ft.	Complies
Minimum lot depth	100 ft.	Complies
Minimum lot frontage	100 ft.	Complies

Owner Information:

APN 044-300-027
Christopher Tatasciore
5389 King Road
Loomis, CA 95650
(916) 652-7667
chris@adriusa.com

Owner Representative:

CNA Engineering Inc., Steve Norman
2575 Valley Road
Sacramento, CA 95821
(916) 485-3746
admin@cnaeng.com

Existing Improvements/Utilities/Service Systems:

Sewer – South Placer Municipal Utilities District (Ward 4)
Trash - Recology
Fire – South Placer Fire District
Water – Placer County Water Agency
Gas/Electric – Pacific Gas & Electric

Proposed Parcel 1 has an existing, 1,657 sq.ft., single-family (mobile home) residence with an existing (120 sq.ft.) shed east of the residence, approximately 10' west of the eastern property boundary. There is an existing 35' retaining wall approximately 96' from the south property boundary (King Road). The development proposal of Proposed Parcel 1 includes removal of the existing mobile home prior to issuance of final building permit for the construction of a new single-family home. The new construction will be required to meet all local, regional, state, and federal codes and regulations.

Proposed Parcel 1 has primary access from King Road and has a non-exclusive 25' road and utility easement on Clayton Lane, a private road, approximately 155' north of King Road to the west side of the parcel. Parcel 1 access from Clayton Lane is not proposed.

Proposed Parcel 2 is vacant, however, future development would allow for the construction of one (1) new single-family home that will be required to meet all local, regional, state, and federal codes and regulations.

Proposed Parcel 2 access will be from Clayton Lane, via the existing 25' road easement approximately 384' north from King Road. An exclusive/dedicated easement along Clayton Lane is required and shall be recorded with the final map.

The existing 2.55 acre parcel is primarily vacant with existing rock outcroppings and various oak trees (blue oaks, interior live oaks, valley oaks). There is one London Planetree, and one Incense Cedar. Pursuant to California Tree and Landscape Consulting, Inc. report dated June 12, 2018 (Attachment D, there were a total of 89 trees inventoried with 51 trees suitable for preservation.

Municipal Code Chapter 13.54 "Tree Conservation": Pursuant to Chapter 13.54.060 Exempt Activities, there are a total of 11 trees that have been rated as dead, dying or hazardous, or major corrective care needed that shall not require a tree permit for removal. Pursuant to Chapter 13.54.090 Removal of trees, mitigation and replacement, the remaining 26 trees "To be Determined" by Development Plan, if removed, shall require tree permit approval with either replanting or payment of in-lieu fees per inch of tree removed.

Agency Review and response comments:

The application, project information, and exhibit maps were sent to concerned agencies on December 21, 2018 requesting their comments by January 22, 2019. Dated comments received are provided in Attachment C and summarized below:

1. Town of Loomis, Engineer

Applicant shall meet all Town codes and standards. The existing non-exclusive 25' road and utility easement for Clayton Road (a private road) for Proposed Parcel 1 and Parcel 2 are required to be dedicated prior to recordation of the Final Map.

2. 2/18/19 South Placer Fire District

Applicant is required to submit application and obtain approval consistent with their standards prior to new development of Parcel 1 and Parcel 2 and must meet applicable driveway access, turn around, and surface requirements, including new home fire sprinkler requirements. Applicant must submit plan application for on-site roadway and driveway and receive approval prior to recordation of the final map. New building fire sprinkler plans will be required prior to issuance of a building permit. The application process, plan submittal application, fee schedule, will serve letter process, and Appendix B and C are attached.

3. 3/14/19 South Placer Municipal Utility District (SPMUD)

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 and provided prior to recordation of the Final Map. All work shall conform to the Standard Specifications of SPMUD.

Developer/owner to provide the following:

1. Sewer easements required over all public sewer.
2. All-weather access (3" of AC on 8" of AB or approved equal) is required over all public sewer.
3. Each parcel/building shall have an independent sewer lateral connecting to the public sewer within King Road.
4. A two-way cleanout shall be located within two feet of the building.
5. A property line cleanout for each parcel shall be located at the edge of the right-of-way or easement.
6. Minimum separation between utilities/utility laterals is required. The minimum separation between water and sewer is 10' from outside of pipe/structure to outside of pipe/structure. The minimum separation between sewer and storm drain and other utilities shall be 5' from outside of pipe/structure to outside of pipe/structure.
7. Trees, including the drip line, shall not be located within the easement area.
8. Contact the District for information regarding relevant fees.

Additional requirements may be required as design information is provided.

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

4. 1/18/19 Placer County Health & Human Services Department (PCHHSD)

Prior to Final Map Recordation, submit to Environmental Health Services, for review and approval, a "will-serve" letter or a "letter of availability" from the water district for domestic water service. The applicant shall connect the project to this treated domestic water supply.

Prior to Final Map Recordation, submit to Environmental Health Services a "will serve" letter from the sewer district indicating that the district can and will provide sewerage serve to the project. The project shall connect the project to this public sewer.

Prior to Final Map Recordation, any existing septic systems shall be properly abandoned under permit with Placer County Environmental Health.

Prior to Final Map Recordation, any existing wells shall be properly destroyed under permit with the Placer County Environmental Health.

5. 1/23/19 Placer County Water Agency (PCWA)

Applicant shall meet all requirements of PCWA prior to recordation of the Final Map including new service easements for treated water and raw water lines (The Antelope Canal Stub) which serve other customers. Proposed Parcel 1 is currently served treat water by an existing 5/8" meter connected to the Agency's 8" treated water main located in King Road. Proposed Parcel 2 is required to obtain service from the water main in King Road through a variance in the Agency's main line extension policy through a private pipe to be installed in an easement from the meter location to the parcel. This easement shall be included with the recordation of the Final map. All fees including Water Connection Charges and installation cost must be paid. Service to other

customers whose private pipe may traverse the property shall be protected. The landowner will need to contact PCWA prior to the parcel split to divide up, or dedicate, the existing raw water allocation to one or both parcels.

6. 1/15/19 Pacific Gas & Electric Company (PG&E)
General information from PG&E received on 1/15/19. No further comments received. Applicant shall meet all requirements of PG&E prior to recordation of Final Map including new service easement and connections for Proposed Parcel 2.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):
A determination has been made that the project is categorically exempt from the provision of CEQA under Section 15315, Class 15, Minor Land Divisions. "Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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 #19-04 (Attachment A / Pages 9-17)
   Exhibit A: Recommended Findings
   Exhibit B: Recommended Conditions of Approval
   Exhibit C: Notice of Exemption
B. Application #18-11
C. Public Agency Comments
D. June 12, 2018 California Tree and Landscape Consulting, Inc. – Pre-Construction Arborist Report

NOTE: Notice published in the Loomis News on March 15, 2019 and mailed to adjacent property owners within 300 feet on March 13, 2019. This matter was not considered at the March 23, 2019 Planning Commission meeting and the public hearing was continued to April 23, 2019.

Attachment A

RESOLUTION NO. 19-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING MINOR LAND DIVISION #18-11 5389 KING ROAD – APN 044-300-027

WHEREAS, the property has requested approval of Minor Land Division Application #18-11 subject to the attached findings (Exhibit A) and Conditions of Approval, (Exhibit B); and

WHEREAS, on April 23, 2019, the Planning Commission of the Town of Loomis conducted a public hearing on Minor Land Division Application #18-11, 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 Minor Land Division Application #18-11 for the property at 5389 King Road (APN 030-080-036).

NOW THEREFORE, based on the findings set forth herein the Planning Commission of the Town of Loomis, at its meeting of April 23, 2019, did resolve as follows:

1. Find that the project is categorically exempt from the provision of CEQA under Section 15315, Class 15, Minor Land Divisions.

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 Minor Land Division, Application #18-11, is hereby approved per the findings set forth in Exhibit A and the Conditions of Approval set forth in Exhibit B.

ADOPTED this 23rd day of April 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Carol Parker, Secretary to the Planning Commission	Greg Obranovich Planning Commission Chairman

EXHIBIT A
FINDINGS
MINOR LAND DIVISION #18-11
5389 KING ROAD – APN 044-300-027

Pursuant to Section 66474 of the Subdivision Map Act, the Planning Commission makes the following findings:

1. The proposed map is consistent with the Town's General Plan and Zoning Ordinance.

2. The design and improvement of the proposed division are consistent with the General Plan because adequate infrastructure and services are available to serve the demand for services generated by the division, including water, sewer, and roadways.

3. The site is physically suitable for this type of development in that the site meets the size requirements for single-family residences, and there are no environmental constraints.

4. The site is physically suitable for the proposed density of development in that the addition of one single-family residence (Parcel 2) is consistent with the allowed zoning density.

5. The design of the division or the proposed improvements will not cause substantial environmental damage, or injure fish or wildlife, or their habitat, in that the division is of an existing residential parcel.

6. The design of the division or improvements will not cause serious public health problems since water, sewer, sheriff, fire, and solid waste services will be adequately provided to the project.

7. The design of the project or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed project.

EXHIBIT B
CONDITIONS OF APPROVAL
MINOR LAND DIVISION APPLICATION #18-11
5389 KING ROAD – APN 044-300-027

This Minor Land Division is approved for the division of one 2.55 acre parcel into two parcels; Parcel 1 being +/- 1.27 acres (55,569 sq.ft.) and Parcel 2 being +/- 1.27 acres (55,529 sq.ft.).

The approval is valid for the term of two years and will expire on **March 27, 2021**, unless extended by the Planning Commission in accordance with the provisions outlined in Municipal Code Chapter 14.20.180. A request for extension shall be filed not less than thirty (30) days before the map is to expire and shall state the reasons for requesting the extension.

1	The owner 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 owner shall 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	The Project shall be implemented substantially in accordance with the plans entitled "5389 King Road, Town of Loomis, CA", dated October 12, 2018, as prepared by CNA Engineering Inc., consisting of one sheet, except as may be modified by the conditions stated herein.	
5	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 and Town Engineer will not 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.	

6	The owner (sub-divider) 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 land division that is the subject of this application and which is brought within the time period specified in Section 66499.37 of the Subdivision Map Act. The Town shall promptly notify the Owner of any claim, action or proceeding and shall fully cooperate with the Owner in the defense of such action. If the Town fails to promptly notify the Owner of any claim, action, or proceeding, or if the Town fails to cooperate fully in the defense, the Owner shall not thereafter be responsible to defend, indemnify, or hold harmless the Town. The provisions of this indemnity agreement as it pertains to the rights, duties, and privileges of the Owner and the Town shall also be subject to provisions of Section 66474.9 of the Subdivision Map Act which are hereby incorporated herein by reference. The approval of the map requested by Owner and authorized by the Planning Commission or Town Council, as the case may be, shall not be effective for any purpose until the Owner has agreed in writing to be bound by the provisions set forth above.	
7	The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans.	
8	The owner shall have prepared for recordation in the Placer County Recorder's Office a legal description and exhibit map of the property as required by the State Subdivision Map Act.	

IMPROVEMENTS (ROADWAY, DRAINAGE, GRADING)

9	The owner shall obtain a Town of Loomis approved encroachment permit prior to any work within public rights-of-way.	
10	The plans for improvements required as a condition of approval of this project shall be prepared by a California Registered Civil Engineer and shall be approved by the Town Engineer prior to any construction.	
11	The owner shall set all monuments required by the Subdivision Map Act and shall submit certified as-built Mylar plans, and computer-generated design files, on disk prior to final acceptance of improvements.	
12	The cost of all inspections related to on-site and off-site improvements shall be borne by the owner and shall be paid prior to completion of the improvements.	
13	The owner shall dedicate all necessary right-of-ways or easements for streets, water facilities, sewer facilities, utilities, drainage facilities, and other facilities as required by the Town Engineer and show such on the final map prior to recordation.	
14	The owner shall be responsible for all actions of their contractors and sub-contractors until the improvements are accepted as complete by the Town.	
15	Prior to recordation of a Final Parcel Map, the owner shall construct all improvements required as a condition of approval of this project, or enter into a contract agreement with the Town of Loomis to construct all improvements, and shall post a bond, cash deposit, or instrument of credit, guaranteeing the construction of all improvements within the time period specified herein or approved time extension in accordance with the Town of Loomis Municipal Code Chapter 14.20.180.	

16	All grading shall conform to the Town Grading Ordinance (Municipal Code Section 12), and/or as approved by the Town Engineer. All grading shall be performed so that post–development runoff flows do not exceed predevelopment flows, through the use of a drainage plan that includes provisions for on–site detention of runoff flows, in accordance with the Placer County Flood Control District Storm Water Management Manual and the Loomis Land Development Manual.	
17	Parcel 1 is directly accessed from King Road. Parcel 1 shall continue the existing non-exclusive 25' road and utility easement for the 187' +/- western parcel boundary on Clayton Lane, a private road and provided prior to final map recordation.	
18	Parcel 2 access will be from Clayton Lane, a private road, through the existing non-exclusive 25' road and utility easement along the western parcel boundary and provided prior to final map recordation.	
19	The owner/developer shall submit for review and approval by the Town a copy of the terms of the access easement, providing access to/from Clayton Lane for Parcel 2 prior to final map recordation.	
20	The owner/developer shall submit for review and approval by the Town a copy of the terms of any public utility easement(s) to be recorded with the Final Map.	
21	The owner shall record an irrevocable offer of dedication for right-of-way of the Clayton Lane frontage as per requirements of the Town Code as determined by the Town Engineer.	
22	Existing public facilities, and real and personal property damaged during the course of construction shall be repaired by the owner at his sole expense, to the reasonable satisfaction of the Town Engineer.	
23	The owner shall prepare and install erosion and sediment control on all disturbed areas during all demolition/construction activities per State Water Resources Handbook.	
24	Prior to development, a geotechnical report shall be prepared to characterize the soils and geologic constraints of the project site. The recommendations of the geotechnical report shall be incorporated into the design and construction of the buildings on Parcel 1 and Parcel 2.	

GENERAL PLANNING

25	The owner shall be responsible for taking reasonable actions to abate nuisances caused by this project in the project area.	
26	A Town approved grading permit or improvement plan shall be obtained prior to any onsite construction consistent with the requirements of Chapter 13.54 "Tree Conservation" of the Town of Loomis Zoning Ordinance. Every attempt shall be made to retain as many existing trees on-site as possible. Any trees determined to be removed for new construction shall also obtain a Town approved Tree Removal Permit and provide payment of fees and/or replanting mitigation as required.	
27	Lot grading shall be limited to the area necessary for a foundation, garage, pad, and driveway. Pads for the new homes shall not exceed 2' from existing natural grade.	
28	No construction work shall begin prior to 7:00 a.m. nor occur after 7:00 p.m. Monday through Friday nor prior to 8:00 a.m. or after 5:00 p.m. on Saturday, and there shall be no work on Sundays or holidays.	
29	The owner shall pay development fees as may be required including the Community Facility Fee, Park & Recreation Fee, and Placer County Capital Facility Impact Fee prior to building permit issuance.	

30	The developer shall be required to pay the Road Circulation/Major Roads Fee prior to building permit issuance.	
31	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 60 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 75 dBA at any time during or after construction.	
32	No request for a Final Parcel Map, pursuant to this tentative map, shall be approved until all conditions are completed and accepted by the Town, or as acceptable to the Town Attorney, for those conditions not completed.	
33	Owner shall remove the existing 1,657 sq.ft. single family (mobile home) residence on Proposed Parcel 1 prior to issuance of the final building inspection of the new single -family residence.	

AGENCIES

34	An all-weather access driveway shall be constructed to serve Parcel to the satisfaction of the **South Placer Fire Protection District and the Town Engineer**.	
35	Submit application and obtain approval consistent with **South Placer Fire Protection District** standards prior to new development of Parcel 1 and Parcel 2.	
36	Prior to issuance of a grading permit, the contractor shall submit a dust control plan to the Town and **Placer County Air Pollution Control District** (PCAPCD) for review and approval. The plan shall insure that adequate dust controls are implemented during all phases of construction.	
37	Pursuant to AB 52, the applicant and Town shall conduct a site visit with representatives of the **United Auburn Indian Community (UAIC)**, and a professional archaeologist provided by the applicants to identify any potential on-site cultural resources. Based on this site visit a letter from the tribe indicating their findings and recommendations shall be provided prior to recordation of the Final Map.	
38	A tribal monitor must be present during any ground disturbing activities prior to any construction/development commences. If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be halted and the Town of Loomis Planning Department shall be notified. The archaeologist shall assess the situation, and consult with agencies and Native American Tribes, as to the treatment of the discovery. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered archaeological materials as appropriate with affected tribal groups.	
39	Prior to **Placer County Water Agency** (PCWA) issuance of a Water Availability letter, the owner/applicant shall schedule a meeting with PCWA Staff to discuss the project and determine specific Agency requirements for treated water and raw water service, including confirmation of existing and required public utility easements for raw water lines (The Antelope Canal Stub) through any portion of Parcels 1 and 2 which serve other customers. All easements shall be recorded for conveyance of domestic water and irrigation water service to the satisfaction of the Town Engineer and PCWA prior to Final Map recordation.	

40	The landowners shall comply with all regulations of the **Placer County Water Agency** as to the maintenance, distribution, and improvements required for delivery and sale of irrigation water. Prior to construction, improvements, or expansion of water lines the owners shall obtain approved grading and building permits as may be required from the Town of Loomis.	
41	Prior to Final Map recordation, submit to **Placer County Health and Human Services Department (PCHHSD),** for review and approval, a "will-serve" letter or a "letter of availability" from the water district for domestic water service to Parcel 2. The applicant shall connect the project to this treated domestic water supply.	
42	Prior to Final Map Recordation, submit to Placer County Environmental Health Services a "will-serve" letter from the sewer district (SPMUD) indicating that the district can and will provide sewerage service to the project. The project shall connect the project to this public sewer.	
43	Prior to Final Map Recordation, any existing septic systems shall be properly abandoned under permit with Placer County Environmental Health.	
44	Prior to Final Map Recordation, any existing wells shall be properly destroyed under permit with Placer County Environmental Health.	
45	Owner shall meet all requirements of the **South Placer Municipal Utility District (SPMUD)** prior to recordation of the Final Map. 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. All work shall conform to the Standard Specifications of SPMUD. Developer/owner to provide the following: 1. Sewer easements required over all public sewer. 2. All-weather access (3" of AC on 8" of AB or approved equal) is required over all public sewer. 3. Each parcel/building shall have an independent sewer lateral connecting to the public sewer within King Road. 4. A two-way cleanout shall be located within two feet of the building. 5. A property line cleanout for each parcel shall be located at the edge of the right-of-way or easement. 6. Minimum separation between utilities/utility laterals is required. The minimum separation between water and sewer is 10' from outside of pipe/structure to outside of pipe/structure. The minimum separation between sewer and storm drain and other utilities shall be 5' from outside of pipe/structure to outside of pipe/structure. 7. Trees, including the drip line, shall not be located within the easement area. 8. Contact the District for information regarding relevant fees. **The owner shall schedule a meeting with SPMUD staff to discuss the project and to determine specific requirements.**	
46	Applicant shall meet all requirements of **Pacific Gas & Electric Company** (PGE) and provide all necessary public utility easements and right-of-ways prior to recordation of the Final Map.	
47	Applicant shall meet all requirements of **Placer County Flood Control and Water Conservation District** prior to recordation of the Final Map.	
48	Applicant shall subscribe to weekly curbside solid waste service (**Recology**) as required.	

49	Applicant shall meet all requirements of **Placer County Flood Control & Water Conservation District (PCFCWCD)** prior to any site development.	
50	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.	

* * * * * * * *

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: Minor Land Division #18-11/5389 King Road, Loomis, CA 95650 (APN 044-300-027)

Project Applicant: CNA Engineering Inc., Steve Norman, 2575 Valley Road, Sacramento, CA 95821

Project Location - Specific:

5389 King Road, Loomis, CA 95650 (APN 044-300-027).

Project Location - City: Loomis, CA Project Location - County: Placer, CA

Description of Nature, Purpose and Beneficiaries of Project:

Minor land division of an existing Rural Residential 2.55 acre (111,098 sq.ft.) parcel to become two parcels of 1.27 acre (55,569 sq.ft.) and 1.27 acre (55,529 sq.ft.).

Owner: Christopher Tatasciore, 5389 King Road, 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));
- **X** Categorical Exemption. State type and section number: #15315. Minor Land Division
- □ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
Class15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services & access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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? **X** Yes □ No

Signature: _____ Date: _____ Title: Planning Director

X Signed by Lead Agency □ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

1.27 AC

EXHIBIT B

TOWN OF LOOMIS

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

For Town Use

File Number 18-11
Application Fee(s) 2495
Receipt # 07346 Date 10/5/18
Date Received 10/5/18
Paid $ 2495

PLANNING DEPARTMENT — Planning Application

1. **Project Title:** 5389 King Road
2. **Street Address/ Location:** 5389 King Road
3. **APN(s):** 044-300-027 **Acreage:** 2.55 gross

   Zoning: RR **General Plan Designation:**

   Current Site Use: Residential

   Surrounding Land Use(s): SFR
4. **Property Owner:** Christopher Tatasciore

   Address: 5389 King Road Loomis CA 95650
   (City / State / Zip)

   Telephone: (916) 652-7667 **email:** chris@adriusa.com
5. **Project Applicant:** CNA Engineering Inc. - Steve Norman

   Address: 2575 Valley Road Sacramento CA 95821
   (City / State / Zip)

   Telephone: (916) 485-3746 **email:** admin@cnaeng.com
6. **Project Engineer/Architect:** SAME AS APPLICANT

   Address:
   (City / State / Zip)

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

[ ]	Appeal	[ ]	Miscellaneous Permit
[ ]	Certificate of Compliance	[ ]	Planned Development
[ ]	Conditional Use Permit	[ ]	Second Unit Permit
[ ]	Design Review	[ ]	Sign Review
[ ]	Development Agreement	[X]	Tentative Review
[ ]	Environmental Review	[X]	Minor Land Division
[ ]	General Plan Amendment	[ ]	Subdivision
[ ]	Hardship Mobile Home Permit	[ ]	Variance
[ ]	Lot Line Adjustment	[ ]	Zoning Amendment (Rezone)
[ ]	Other		

8. **Does the proposed project need approval by other governmental agencies?**
   [ ] Yes [X] 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	PG&E	Natural Gas	PG&E
Fire Protection	Loomis Fire Protection District	Water/Well	SPMUD
Sewer/Septic	SPMUD	Telephone	AT&T

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High School_____ Elem. School_____
Other_____

10. **The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated_____ and find:** Regulatory identification number_____

Date of list_____ No problems identified_____

Type of problem_____

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

Dated_____ Applicant_____

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

SEE ATTACHED

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

Signature(s) of Owner(s)	Printed Name(s)	
	William Lasell	10.5.18 Date
	Christopher TATASCIORE	10.5.18 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)	
	William Lasell.	10.5.18 Date
	Christopher TATASCIORE	10.5.18 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 123 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)	
	William Lasell	10.5.18 Date
	Christopher TATASCIORE	10.5.18

TOWN OF LOOMIS
PLANNING DEPARTMENT

RECEIVED
OCT 05 2018
TOWN OF LOOMIS

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) 5389 King Road

2. What is the general land use category for the project? Residential
(residential, commercial, industrial, etc.)

3. What are the number of units or gross floor area proposed? N/A

4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes [X] No [ ]
If yes, show on the site plan and describe. Parcel 1 — Existing Mobile Unit

5.

5. Is adjacent property in common ownership? Yes [ ] No [X] If yes, Assessor's Parcel Number (s) and acreage(s).

6. Describe previous land use(s) of the site over the last 10 years. Residential

7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes [ ] No [X]
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed.

II. POPULATION AND HOUSING

1. How many new residents will the project generate? 1

2. Will the project displace or require the relocation of any residential units? Yes [X] No [ ] If yes, the number. Existing mobile unit (Parcel 1) will be removed prior to the issuance of a final inspection on the new residential dwelling.

3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) None

4. Will the project create or destroy job opportunities? Create [ ] Destroy [ ] Describe N/A

5. Will the proposed project displace any currently productive use? Yes [ ] No [X] 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 [X] If yes, describe.

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. N/A

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. N/A

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. 2,836 ft (Antelope Creek)

5. What area/percentage of the project site is presently covered by impervious surface? N/A
What will be the area/percentage of impervious surface coverage after development? N/A

6. Will any runoff from the project site enter any off-site body of water? Yes [ ] No [ ] If yes, identify the destination of the runoff. N/A

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

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 [ ] No [x] If yes, describe.

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 [ ] No [x] If yes, describe.

2. Describe the following emissions sources related to project development:

   Construction emissions - Extent and duration of site grading activities: N/A

   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: N/A

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).

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.

5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions? N/A

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 [x] No [ ] If yes, what is the name of the roadway? King Road

   If no, what is the name and distance of the nearest roadway? _____

2. Will new entrances onto local roadways be constructed. Yes [ ] No [x]
   If yes, describe. _____

3. Would any non-automobile traffic result from the development of the project? Yes [ ] No [x] 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 [x]
   If yes, show location(s) on site plan.

6. Describe any frontage improvements to the local roadway(s). N/A

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). N/A

8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange? Yes [ ] No [x] If yes, describe. _____

9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes [ ] No [x]
   If yes, describe. _____

10. Will the project require provisions for parking? Yes [ ] No [x] If yes, describe the number, size, location and access of the parking facilities proposed. _____

11. Will there be company vehicles associated with the project? Yes [ ] No [x] If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). _____

VIII. HAZARDOUS MATERIALS

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

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

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

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

   If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [ ] No [ ]
   If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

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

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

2. Describe the noise that will be generated by this project, both during construction and following project development. N/A

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). South Placer Fire Protection District, 5840 Horseshoe Bar Road, approximately 3 miles away from the project site.

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). Fire hydrant, intersection of King Road and Paloma Drive, approximately 750 ft. away from property.

3. Describe the fire hazard and fire protection needs created as a result of project development. N/A

4. Describe the on-site fire protection facilities proposed with this project. N/A. This application for single family dwelling.

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? Parcel 1 will access King Road and Parcel 2 will access Clayton Lane, which is approximately 384 ft. away to King Road

6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. N/A

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) Single family residential occupancy

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). No gates

2. Describe the security protection that will be provided on the site, if any. N/A

3. Describe the location, visibility and lighting of vehicle and equipment storage areas. N/A

WATER

1. Is the project within a public domestic water system district or service area? Yes [x] No [ ] If yes, describe the district/area. Placer County Water Disctrict

2. Can the district serve the project? Yes [x] No [ ]

3. What will be the water source(s) for the project? Water meter

4. What is the estimated usage and peak usage of the project? N/A 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 [ ] No [x] If yes, describe the method(s) and quantities (gpd).

2. Is the project located within a sewer district? Yes [x] No [ ] If yes, describe. SPMUD

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? In front of project site, on King Road

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 2 single family homes gpd

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. Grass, weeds, trees, etc.

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes (X) No [ ] If yes, the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent.

7 - Interior Live Oaks / DBH 6", 6", 8", 9", 11", 12", 13" ***All tress to be removed are rate "0-Dead" or
4 - Valley Oaks / DBH 11", 13", 21" 48" "1-Dyring or Hazardous" ***
*** NO MITIGATION REQUIRED ***
*** Tree removal permit IS required***

3. Briefly describe wildlife typically found in the area. Birds

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

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 [ ] N/A

VIII. HAZARDOUS MATERIALS

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

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

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

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

   If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [ ] No [ ]
   If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

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

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

2. Describe the noise that will be generated by this project, both during construction and following project development. N/A

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). South Placer Fire Protection District, 5840 Horseshoe Bar Road, approximately 3 miles away from the project site.

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). Fire hydrant, intersection of King Road and Paloma Drive, approximately 750 ft. away from property.

3. Describe the fire hazard and fire protection needs created as a result of project development. N/A

4. Describe the on-site fire protection facilities proposed with this project. N/A. This application for single family dwelling.

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? Parcel 1 will access King Road and Parcel 2 will access Clayton Lane, which is approximately 384 ft. away to King Road

6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. N/A

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) Single family residential occupancy

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). No gates

2. Describe the security protection that will be provided on the site, if any. N/A

3. Describe the location, visibility and lighting of vehicle and equipment storage areas. N/A

WATER

1. Is the project within a public domestic water system district or service area? Yes [x] No [ ] If yes, describe the district/area. Placer County Water Disctrict

2. Can the district serve the project? Yes [x] No [ ]

3. What will be the water source(s) for the project? Water meter

4. What is the estimated usage and peak usage of the project? N/A 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 [ ] No [x] If yes, describe the method(s) and quantities (gpd).

2. Is the project located within a sewer district? Yes [x] No [ ] If yes, describe. SPMUD

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? In front of project site, on King Road

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 2 single family homes 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 [ ]

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.) N/A

2. Describe the disposal method of this waste material. N/A

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. N/A

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? _____
   What is the name of this facility? _____

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? H Clarke Powers School
   Loomis Grammar School

   What are the distances to these schools from the project? 0.6 and 1.3 miles

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [x] No [ ]
   Describe the consistencies/compatibilities or inconsistencies/incompatibilities. Surrounded by single family residential

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [ ] No [ ]
   Describe the consistencies/compatibilities or inconsistencies/incompatibilities. N/A

3. Describe the signage and/or lighting proposed by the project. N/A

4. Is landscaping proposed? Yes [ ] No [x] If yes, describe. _____

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? N/A

   What is the name of this site? N/A

PROJECT DESCRIPTION

This application is to divide and existing lot, zoned RR (Rural Residential) into 2 separate lots. The existing mobile home residential unit will be removed prior to the issuance of a final inspection on the new residential dwelling. Parcel 1 will continue existing access off King Road. Parcel 2 will be serviced and have access off Clayton Lane. This project is consistent with adjacent land use.

EXHIBIT C
Comment 2

Mary Beth Van Voorhis

From: Mike Ritter <mritter@southplacerfire.org>
Sent: Monday, February 18, 2019 4:29 PM
To: Mary Beth Van Voorhis
Cc: Katrina Hoop
Subject: #18-11 Minor Land Division 5389 King Rd
Attachments: B Subdivision Site Plan Notes 2016.doc; C Residential Site Plan Notes 2016.doc; Will Serve Letter Process July 2017 Letterhead.doc; Application Process and Submittal Requirements Residential July 2017 Letterhead.doc; FEES SCHEDULE.pdf; Plan Submittal Application.doc

Mary Beth,

Thank you for the opportunity to review the minor land division proposal for 5389 King Road. South Placer Fire District has the following comments:

1. Driveways for access to one and two family dwellings, shall conform to the following criteria as applicable:
   Driveways serving one parcel with no more than five structures shall be a minimum of twelve (12) feet in width.
   The chief may require up to a twenty (20) foot wide driveway when more than five structures exist.
   Roadways serving more than one parcel, but less than five parcels, shall be a minimum twenty (20) feet in width.
   A turnaround must be provided at Lot #2 (cul-de-sac or hammerhead)
   Vertical clearance shall be a minimum of fifteen (15) feet.
   When residential driveways exceed 150 feet in length, provide a turnout at the midpoint.
   The roadway and driveway must be provided with an all-weather surface capable of supporting a 75,000 lb. vehicle loading.
   When the road grade exceeds ten (10) percent, the road shall be surfaced with asphalt or concrete.

2. All new residential homes will require a residential fire sprinkler system designed to meet the latest edition of NFPA 13D and shall be equipped with a water flow switch and exterior horn-strobe, interconnected to the smoke detectors.

3. Address numbers shall be visible from the roadway fronting the property. Numbers shall be a minimum of 4" inches in height and shall contrast with their background.

4. Plan submittals for the minor land division must be submitted to South Placer Fire District for review. A $500 fee will apply.

5. Residential Fire Sprinkler plans are deferred submittals.

6. Residential site plan submittal for each new residence will be required.

   Attachments include: Residential application process, plan submittal application, fee schedule, will serve letter process, appendix "B" and appendix "C".

Respectfully,

Michael Ritter
Division Chief
South Placer Fire District
6900 Eureka Road

Granite Bay, CA 95746
916-791-7059 (Office)
916-791-2199 (Fax)
mritter@southplacerfire.org

South Placer Fire District

6900 Eureka Road
Granite Bay, California 95746
Ph (916) 791-7059 Fax (916) 791-2199
www.southplacerfire.org

Board of Directors
Gregary Grenfell
Chris Gibson DC
Terri Ryland
Tom Millward
Sean Mullin
Russ Kelley
David Harris
Fire Chief
Eric Walder

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

Residential Application Process

Application process and submittal requirements:

South Placer Fire requires a minimum of 2 sets of plans for each plan submitted. Plan review will take a minimum of 4 weeks for each plan submitted. When submitting plans to South Placer Fire an application needs to be filled out and attached to those plans (see attached document). In order to simplify the submittal processes, please go in the order as indicated below. All applicable fees must be paid upon submittal of plans.

1) Site Plans (see fee schedule)
2) Mitigation Fees will need to be paid for each residence once you receive the (Placer County Permit Issuance Checklist) fees will be based off total square footage being built. Please contact the Administration office for current mitigation fees.
3) Once Mitigation Fees are paid you may pull your permit through the County. At that point we will accept all other plans.
4) Fire Sprinkler Plans (see fee schedule)

If you have any questions, please let me know.

Thank you,

Katrina Hoop, Administrative Assist/Office Manager
South Placer Fire
6900 Eureka Rd
Granite Bay, CA 95746
916-791-7059 (Main line)
916-791-7071 (Direct Line)
916-791-2199 (Fax)
khoop@southplacerfire.org

South Placer Fire Protection District-Plan Submittal Application

6900 Eureka Road, CA 95746
Administration Office Number (916) 791-7059 Fax (916) 791-2199
Office Hours Monday-Friday 8:00am – 5:00pm
(Closed for Lunch from 12:00pm-1:00pm)

Plan review by:

Regular plan review will take a minimum of 4 weeks
Expedite Fee Charge $336.24 per submittal plus regular fee: ☐ Yes ☐ No (Expediting your plans will take approximately 10-business days)

Date: _____ **Placer County Plan Check Number:** _____

Project Name: _____

Project Address: _____

☐ New Commercial ☐ Tenant Improvement ☐ New Residential ☐ Residential-Other

Submitted ☐ 1st ☐ 2nd ☐ 3rd ☐ 4th ☐ As Built Plans How Many Sets Being Submitted_____

Contact Information

Name: _____ Day Number: _____

Address: _____ Fax: _____

City: _____ Zip: _____ E-Mail: _____

↓ Construction/Building Code Classification-Please Mark Box Below For Plan Submittal ↓

Building Construction Type: _____ Occupancy Type: _____ Code Edition Used: _____ UBC: _____ UFC: _____

Civil Improvement:
☐ Civil Improvements/Number of Hydrants_____
- 1-3 Hydrants $1,000.00
- 4 or more Hydrants $1,500.00

New Commercial/Residential Fire Sprinkler System:
Number of Sprinkler Heads: _____
☐ 1-99 Sprinkler Heads $750.00
☐ 100-199 Sprinkler Heads $875.00
☐ 200-or more Sprinkler Heads $875.00 plus .50¢ per head
Residential Only~ Passive Purge Yes or Backflow Device Yes
*****Copy to Fire Prevention***** _____

Tenant Improvement Commercial/Residential Fire Sprinklers:
Number of Sprinkler Heads: _____
☐ 1-50 Sprinkler Heads $250.00
☐ 51 or more Sprinkler Heads $375.00 plus .50¢ per head

Lot Splits/Subdivisions:
Number of Lots: _____
☐ 1-4 Lots $500.00
☐ 5-24 Lots $750.00
☐ 25 or more Lots $1,000.00 (Minimum)
Provide street name for new subdivisions: _____

Building Review/Tenant Improvement Review:
☐ 1-4,999 Square Feet $250.00
☐ 5,000-49,999 Square Feet $500.00
☐ 50,000-plus Square Feet $1,000.00

Other:
☐ Compressed Gas System: Haz. Mat._____$500.00 Medical:_____$625.00
☐ Hood System and Duct Fire Suppression System $500.00
☐ Spray or Dipping Booth $625.00 Minimum (Includes Fire Pro. System)
☐ Fire Pump $1,000.00 Minimum
☐ Fire Department Access (Knox) Number of Devices_____
☐ Halon or other Specialty Fire Suppression System $400.00
☐ Standpipe Plan Check $125.00 Minimum Intake Fee
☐ Smoke Management System $500.00 Minimum (2 Hour Minimum)
☐ Fire Flow/Hydrant Test (New Construction) $250.00
☐ Site Plan $125.00
☐ Variance $250.00

Fire Alarm Systems:
☐ Fire Alarm System New $625.00 / Upgrade $375.00
(Plus $2.00 per device for new and upgrade)
☐ Flow & Tamper Alarm Plan Check $125.00 Minimum Intake Fee

Fireworks:
☐ Fireworks/Pyrotechnic (Motion Pictures, Entertainment Groups) $500.00
☐ 200 or less Devices $500.00 – Public Display Only
☐ 201 or more Devices $625.00 – Public Display Only

Important Notes:

All Applicable Fees Must Be Paid Prior to Fire Marshal Review
Checks Payable to: South Placer Fire Protection District
Plan review will take a minimum of 4 weeks
Plan Check Number and Project Street Address Required for all Re-Submittals

South Placer Fire Copy attach to plans

Effective November 1, 2012 Check #:_____ Check Amount: _____

South Placer Fire District Fee Schedule

Section "A" – Permits to Operate

1. Battery System / Underground Propane Tank	$250.00
2. Candles / Open flame in assembly area's	$125.00
3. Carnivals, circus, fairs, & large public events	$250.00
4. Combustible material storage (inc. high)	$250.00
5. Compressed Gases	$250.00
6. Cryogens	$250.00
7. Explosives or blasting agents	$375.00
9. Special burn permits	$125.00
10. Fireworks – Public Display – Includes high level, low level and ground devices.	
• 200 or less devices	$500.00
• 201 or more devices	$625.00
11. Fireworks – Special Pyrotechnic Affects *(effects used in Motion pictures, television, theatrical & group entertainment.)*	$500.00
13. Temporary membrane structures / tents	
• Under 3000 sq. ft.	$250.00
• Over 3000 sq. ft.	$375.00
14. Tire storage	$250.00

Section "B" – Fire / Life Safety Inspections

1. Pre inspection visit for residential care or child day care facility (H&S Code section 13235)	
• Facilities with 25 or fewer persons	$50.00
• Facilities with 26 or more persons	$100.00
2. Special inspection request not otherwise specified in this fee schedule. *(1 hour minimum)*	$125.00 Hr.
3. Notice of Violation due to non-compliance. *(per each inspection)*	$125.00

Section "C" – Commercial /Residential Plan Review

1. Minimum intake fee (not shown elsewhere)	$125.00
2. Design & site plan review / consultation Conference (required for Will Serve Letter)	$125.00 Hr
3. Residential and Commercial Variance request	$250.00
4. Fire Alarm system:	
• New installation	$625.00 min.
• Upgrade	$375.00 min.
(plus $2.00 per initiating device)	
5. Halon or other specialty fire suppression system.	$400.00
6. Hood and duct fire suppression system	$500.00
7. Compressed system gas:	
• Hazardous Materials	$500.00
• Medical gas	$625.00
8. Smoke management system	$500.00 *minimum*
9. Spray booths *(includes fire protection system)*	$625.00 *minimum*
10. Fire pump	$1,000.00 *minimum*
11. Fire Sprinkler System – New Installation – Commercial:	
• 1-99 heads	$750.00
• 100 – 199 heads	$875.00
• 200 or more plus ¢.50 per head	$875.00
12. Fire Sprinkler System – Tenant Improvement:	
• 1-50 heads	$250.00
• 51 or more plus ¢.50 per head	$375.00
13. Civil Improvements	
• 1 to 3 hydrants	$1,000.00
• 4 or more hydrants	$1,500.00 min.

Item 13 includes review of submitted plans, consultation, comments, review of initial re-submitted for approval, underground piping inspection, roadways hydrostatic test, underground piping flush and initial fire flow test.

14. Building Review/Tenant Improvement Review:	
• 1 – 4,999 square feet	$250.00
• 5,000 – 49,999 square feet	$500.00
• 50,000 – plus square feet	$1,000.00 min.

Item 14 includes review of submitted plans, consultation, comments, review of initial re-submittal for approval, and initial site inspections.

15. Site Plan Review	$125.00

Effective September 1, 2012

Section "C" – Commercial Plan Review

15. Re-inspection due to changes to approved plans without approval, hydrostatic test failure, incomplete work and additional requests for inspections. *(1 hour min.)*	$125.00
16. Subdivision / lot splits	
• 1 – 4 lots	$500.00
• 5 – 24 lots	$750.00
• 25 or more lots	$1,000.00 min.
17. Administrative charge for resubmittals upon 2nd or subsequent revision / submittals.	$125.00
18. Technical report / alternate material or method request *(2 hour minimum)*	$250.00 per hour
19. Fire flow / hydrant test	$250.00

Section "D" – Miscellaneous

1. Copies of fire reports *(victim or allied agency request – NO CHARGE)*	$25.00
2. Audio or video tape reproduction – per tape	$50.00
3. Photograph reproduction – jpeg files on CD	$50.00
4. Environmental hazard research	$125.00 *minimum*
• *1 hour minimum plus field hours*	
5. Incident Cost Recover	*Actual Response Cost*
• *1 hour minimum*	

6. False Alarm cost recovery – A fee will be charge for the third false alarm at the same location with any 180-day period; or anytime a false alarm is generated by an individual working on a fire alarm or fire sprinkler system. *Actual Response Cost*
   - *1 hour minimum plus field hours*

7. Standby personnel – per hour (1 ½ time rate)	
• *1 hour minimum*	*Actual Response Cost*
8. Illegal burn response	*Actual Response Cost*
• *1 hour minimum*	
9. Special projects not otherwise specified elsewhere in this fee schedule. *1 hour minimum*	$125.00 *minimum*
10. "Service provider Contract"	Per contact agreement

Revised August 2012

South Placer Fire District

6900 Eureka Road
Granite Bay, California 95746
Ph (916) 791-7059 Fax (916) 791-2199
www.southplacerfire.org

Board of Directors
Gregary Grenfell
Chris Gibson DC
Terri Ryland
Tom Millward
Sean Mullin
Russ Kelley
David Harris

Fire Chief
Eric Walder

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

Will Serve Letters – Upon request, a temporary will serve letter will be issued and is valid for 180 days. After all required plans (civil, site, building, alarm, sprinkler) are submitted and approved, a FINAL will serve letter will be issued. After all components of the construction project are completed and FINALED, an Acceptance letter will be issued. There are no fees associated with the generated letters and the temporary will serve letter can be renewed.

If you have any questions, please let me know.

Thank you,

Katrina Hoop, Administrative Assist/Office Manager
South Placer Fire
6900 Eureka Rd
Granite Bay, CA 95746
916-791-7059 (Main line)
916-791-7071 (Direct Line)
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khoop@southplacerfire.org

APPENDIX B

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

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

Subdivision Site Infrastructure

Bridges

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

Dead End Roadways

The maximum length of a dead-end road shall not exceed cumulative lengths, regardless of the number of parcels served.

- Parcels proposed less than 1 acre 800 feet.
- Parcels proposed 1 acre to 4.99 acres 1320 feet.
- Parcels proposed 5 acres to 19.99 acres 2640 feet.
- Parcels proposed 20 acres or larger 5280 feet

Each dead-end road shall have a turnaround constructed at its terminus. (See Attached Details)

Driveways

Driveways for access to one and two family dwellings, shall conform to the following criteria as applicable:

1. Driveways serving one parcel with no more than five structures shall be a minimum of twelve (12) feet in width. The chief may require up to a twenty (20) foot wide driveway when more than five structures exist.
2. Roadways serving more than one parcel, but less than five parcels, shall be a minimum twenty (20) feet in width. Roadways serving five parcels or more shall be no less than 24 feet in width.
3. Vertical clearance shall be a minimum of fifteen (15) feet.
4. When the driveway exceeds 150 feet in length, provide a turnout at the midpoint. For driveways not exceeding 400 feet in length, the turnout may be omitted if full sight distance is maintained. If the driveway exceeds 800 feet in length, turnouts shall be no more than 400 feet apart.
5. When a driveway exceeds 300 feet in length, a turnaround shall be provided no greater than 50 feet from the structure.
6. The driveway must be provided with an all-weather surface capable of supporting a 75,000 lb. vehicle loading. When the road grade exceeds ten (10) percent, the road shall be surfaced with asphalt or concrete.

Gated Entrances & Egress Roadways

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

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

APPENDIX B

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

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

Hydrant Spacing
Hydrants shall be spaced a maximum of 500 feet apart.

One- or Two-Family Residential Developments
Developments of one- or two-family dwellings where the number of dwelling unites exceeds 30 shall be provided with two separate and approved fire apparatus access roads as required by dead end road requirements.

Remoteness
Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Roadway and Driveway Width
Roadways serving five parcels or more shall meet Placer County standards but shall be no less than 24 feet in width. Roadway width shall mean driving surface to face of curb or flow line of rolled curb. Emergency access/egress roadways shall meet Placer County standards but shall be no less than 20 feet in width. Emergency access/egress roadways shall be marked with approved signs stating 'EMERGENCY FIRE ROAD'. All roadways and access roads shall be completed before any building construction.

Emergency Vehicle Access and occupant emergency egress/evacuation roads:
Use - Access for emergency vehicles during an emergency and emergency egress/evacuation for residents during an emergency.
Size - Roadways shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet.

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

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

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

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

APPENDIX B

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

No parking is permitted on streets narrower than 32 feet in width, cul-de-sac radius of 42' feet or hammerhead turn around 24 feet in width and 80 feet in length. Parking on one side is permitted on a roadway that is at least 32 but less than 40 feet in width. Parking on two sides is permitted on a roadway 40 feet or more in width. Width is measured from face of curb or flow line of rolled curb. When the roadway width restricts parking, 'NO PARKING' signs shall be posted every 200 ft. (See Attached Details)

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

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

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

Residential Sprinkler Systems
All proposed one and two family homes will require a residential sprinkler fire system and Fire Marshal site plan review. This standard is pursuant to the 2016 California Residential Code, Section R313 and 2016 California Fire Code. The design and installation shall meet both the latest edition of NFPA Standard 13-D and South Placer Fire District Amendments. Rooms with ceiling heights over 24 feet or more than 600 square feet may require a 3 or 4 head calculation based on the number of heads that may activate during a fire (NFPA 13D, 2016 Edition, Section 10.2.4 and A10.2.4) One pilot head will be required in all attic areas, usually installed near the HVAC if installed in the attic space.

Alarms in Group R3 Occupancies. Automatic sprinkler systems in R-3 occupancies shall be equipped with a water flow switch, an exterior horn-strobe located on the address side of the structure, and interconnection to the smoke detector alarm circuit.

Fire Flow Requirements - Residential

Fire Area *(square feet)*	**Fire Flow** *(gallons per minute)*
0 - 3,600	**1,500**
3,601 - 4,800	1,750
4,801 - 6,200	2,000
6,201 - 7,700	2,250
7,701 - 9,400	2,500
9,401 - 11,300	2,750
11,301 - 13,400	3,000
13,401 - 15,600	3,250

Fire flow may be reduced up to 50% when provided with an an approved automatic sprinkler system

APPENDIX B

Water Supply
On site water supply for firefighting shall be as follows for one and two family dwellings: For new subdivisions when more than four parcels are created the minimum fire flow, through approved fire hydrants, shall be 1,500 gallons per minute at 20 pounds residual pressure. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3600 square feet (344.5 sq. m.) shall not be less than that specified in Table B105.1(2).
All proposed water supplies shall come from a reliable source such as a fixed underground water distribution system or a static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". On site water supply for firefighting is not required for lot splits or minor subdivisions of 4 or less.

Exception: A reduction in required fire flow of up to 50 percent, as approved by the fire chief, is allowed when the building is provided with an approved automatic fire sprinkler system.

Subdivision CC&R's

A final copy of the codes, covenants, and restrictions shall be submitted to this office before final acceptance of the subdivision. The CC&R's shall contain the following as they apply:

No Parking Areas
There shall be no parking of vehicles on any roadways where parking is prohibited. The fire department may enforce no parking regulations by issuing citations. The fire department as well as the homeowners association may enforce no parking regulations by imposing fines and or towing any vehicle at the owner's expense. At the request of the fire department, the homeowner's association shall be responsible to tow any vehicle parked in no parking areas. At the request of the fire department, the homeowner's association shall maintain red curbs and "no parking signs". Areas designated as "No Parking" may not be changed nor may this regulation be changed without the approval of the fire department.

Dry and Dead Vegetation Abatement
Open areas and vacant lots shall be maintained in a fire safe condition. The homeowners association shall be responsible to remove dead and dry vegetation at least 100 feet from all non-fire resistive structures. This includes all homes, outbuildings and wooden fences. This regulation may not be changed without the approval of the fire department.

Fire Hydrants
Areas around fire hydrants shall remain clear. The homeowners association shall be responsible to remove vegetation, fences or any other obstruction that is around or in front of any fire hydrants within the subdivision. Blue reflective markers shall be maintained. The homeowners association shall be responsible to maintain all blue reflective markers at fire hydrant locations within the subdivision. This regulation may not be changed without the approval of the fire department. (See Attached Details)

Final Plans Accepted

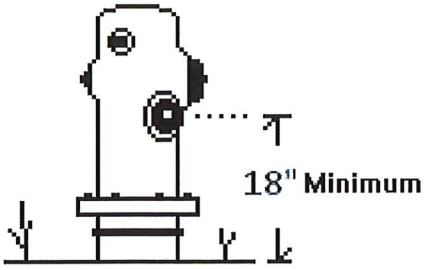
The final plans shall be approved only when stamped and/or signed by authorized South Placer Fire Protection District personnel.

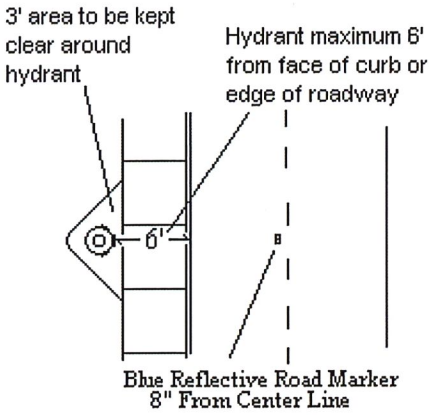
Subdivision Final Acceptance

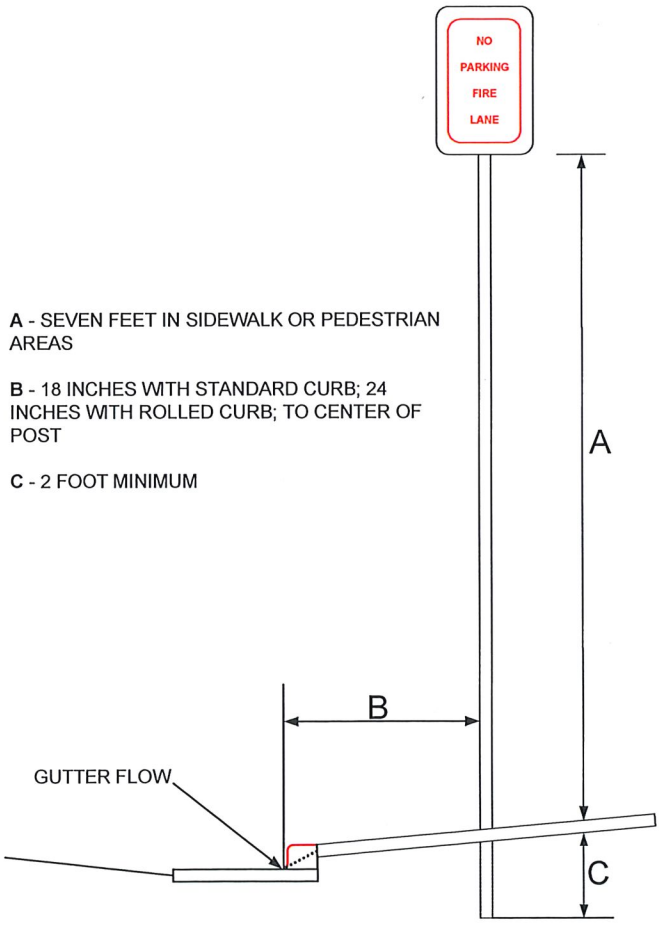
Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72 hour notice required previous to inspection and testing.

APPENDIX B

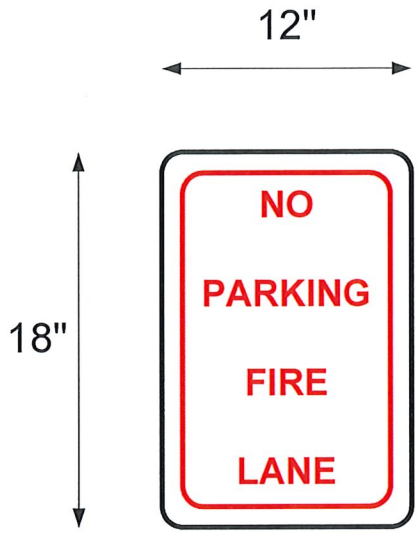
Attached Details Not Drawn To Scale:

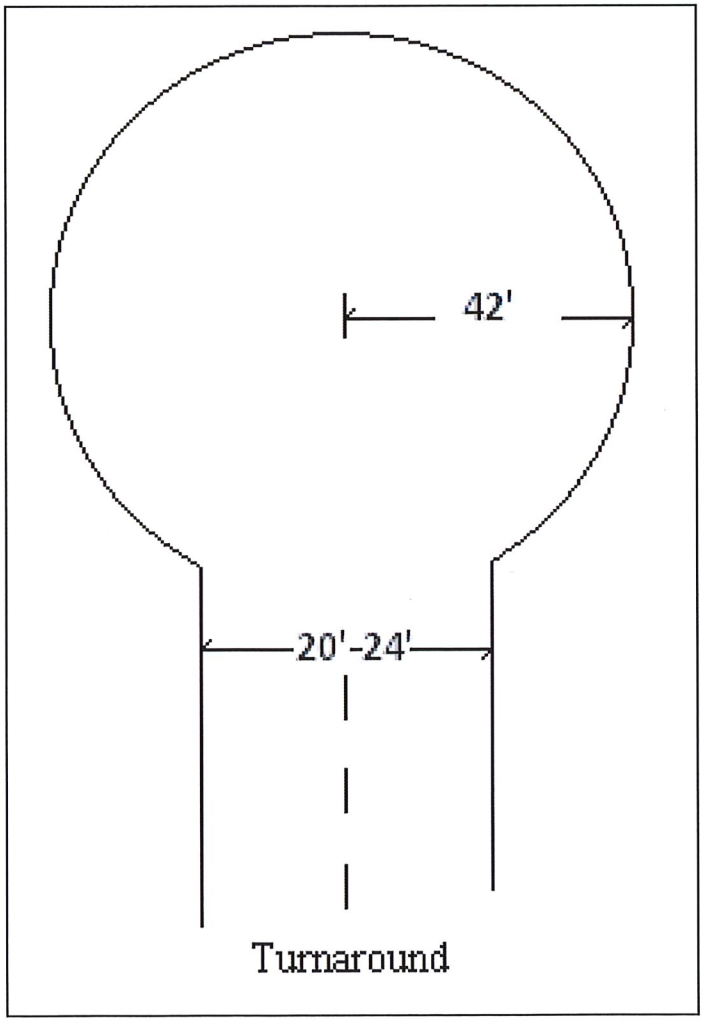


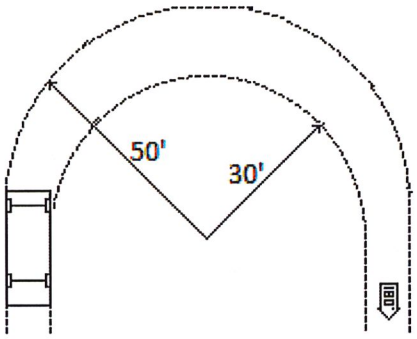




APPENDIX B

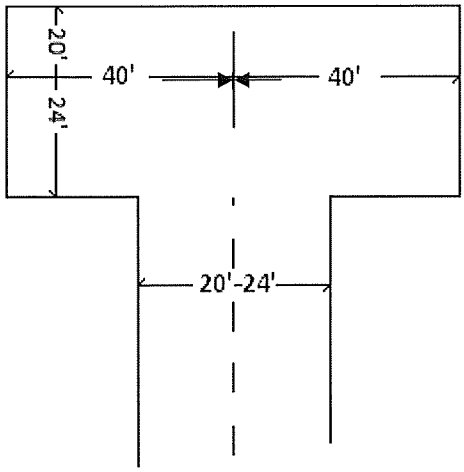




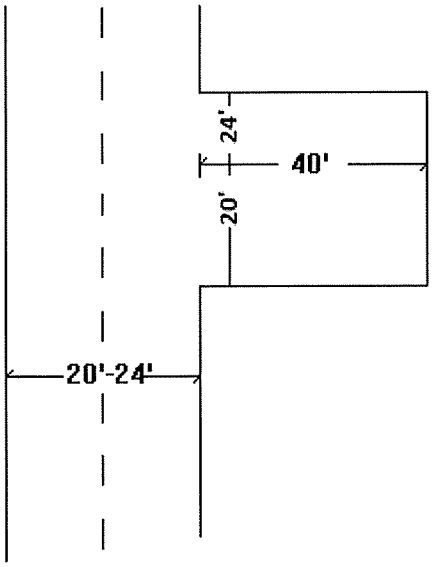


50' Outside; 30' Inside
Turning Radius

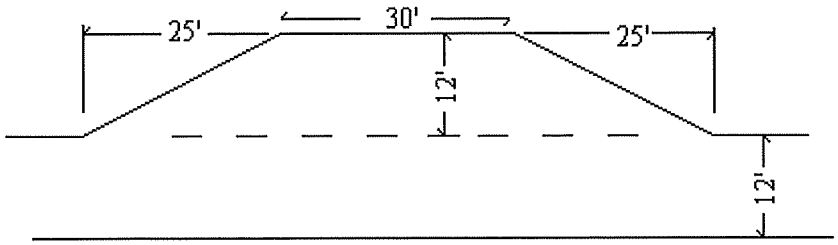
APPENDIX B



80' Hammerhead
Turnaround

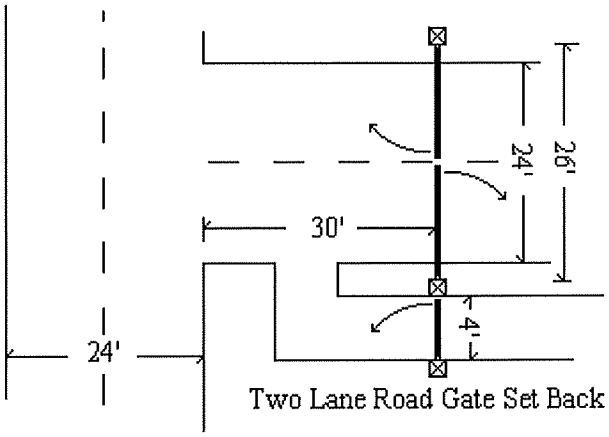


Turnaround

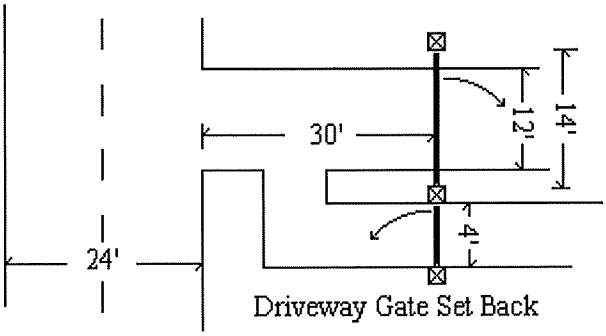


Driveway Turnout

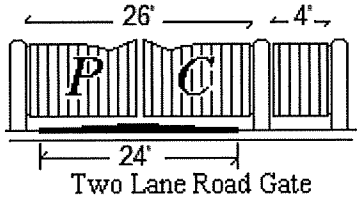
APPENDIX B



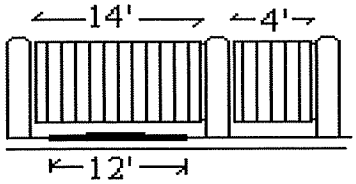
Two Lane Road Gate Set Back



Driveway Gate Set Back

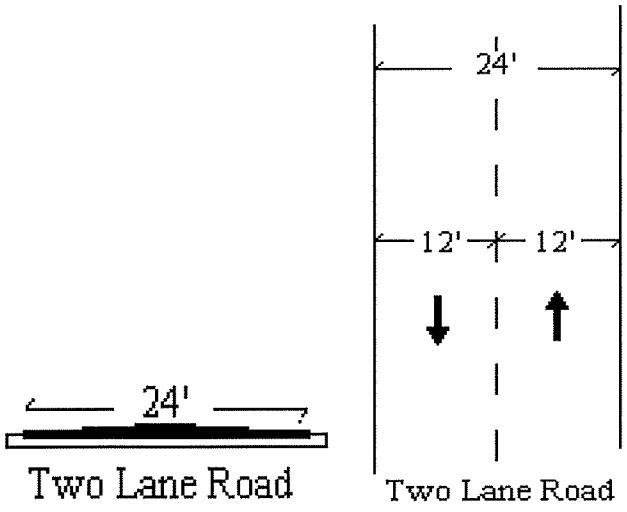


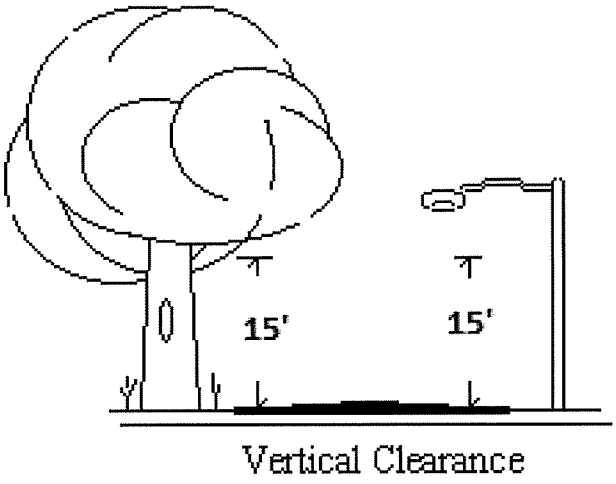
Two Lane Road Gate



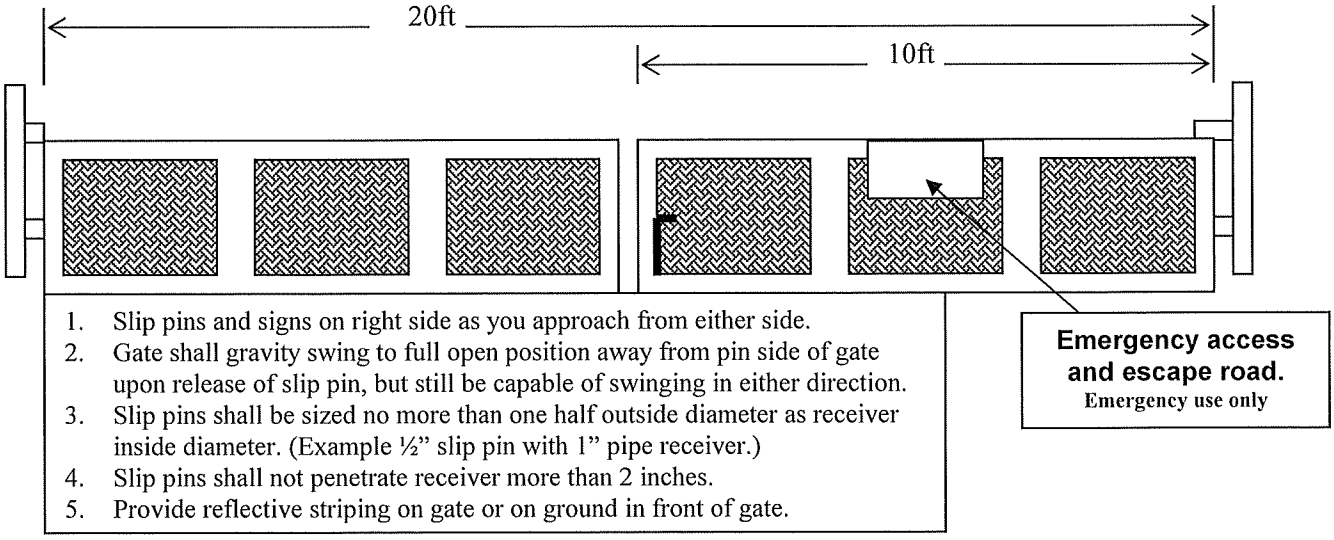
Driveway Gate

APPENDIX B





Unlocked gate for 20' Emergency vehicle access road



APPENDIX C

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

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

Residential Civil and Building Site

Address

Address numbers. All new and existing buildings shall place and maintain approved numbers or address identification on the buildings so as to be plainly visible and legible from the street or road fronting the property. Approved numbers or address identification shall be placed prior to occupancy on all new buildings. Said numbers shall contrast with their background and shall be visible at all hours of the day and night by way of internal or external illumination. Numbers shall be a minimum of 4 inches high with a minimum stroke width of .5 inch. External source illumination shall have an intensity of not less than 5.0 foot-candles.

Residential signage. The address of a residence shall be posted and visible from the access roadway fronting the property. Whenever the numbers on the building will not be clearly visible from the access roadway, the numbers shall be placed at the access roadway and the driveway. Address numbers shall be clearly visible from both directions of travel on the roadway fronting the property. Said numbers shall be a minimum of 4 inches in height, with 3/8 inch stroke, reflectorized, and contrast with their background.

Buildings under construction. Approved numbers or addresses shall be placed at each fire access road entry into and on each building within construction sites. Numbers shall be visible from at least 100 feet.

Driveways

Driveways for access to one and two family dwellings, shall conform to the following criteria as applicable:

1. Driveways serving one parcel with no more than five structures shall be a minimum of twelve (12) feet in width. The chief may require up to a twenty (20) foot wide driveway when more than five structures exist.
2. Roadways serving more than one parcel, but less than five parcels, shall be a minimum twenty (20) feet in width. Roadways serving five parcels or more shall be no less than 24 feet in width.
3. Vertical clearance shall be a minimum of fifteen (15) feet.
4. When the driveway exceeds 150 feet in length, provide a turnout at the midpoint. For driveways not exceeding 400 feet in length, the turnout may be omitted if full sight distance is maintained. If the driveway exceeds 800 feet in length, turnouts shall be no more than 400 feet apart.
5. When a driveway exceeds 300 feet in length, a turnaround shall be provided no greater than 50 feet from the structure.
6. The driveway must be provided with an all-weather surface capable of supporting a 75,000 lb. vehicle loading. When the road grade exceeds ten (10) percent, the road shall be surfaced with asphalt or concrete.

Roadway and Driveway Width

Roadway width shall mean driving surface to face of curb or flow line of rolled gutter. All roadways and access roads shall be completed before any building construction.

APPENDIX C

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

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

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

Driveway Surface
Driveway surfaces shall be paved, concrete, or similar all-weather driving surface, capable of supporting a 75,000 lb load.

Driveway Turnarounds
Turnarounds are required on driveways and dead end roads as specified. Cul-de-sacs radius shall be 42 feet of driving surface, measured from face of curb or flow line of rolled curb. If a hammerhead/T is used, the top of the (T) shall be a minimum of 80 feet in length. (See Attached Details)

Dry and Dead Vegetation Abatement
Open areas around residential homes shall be maintained in a fire safe condition. The homeowner shall be responsible to remove dead and dry vegetation at least 100 feet or to the lot line from all non-fire resistive structures as per CFC, Sections 304.1.1; 304.1.2 and California Public Resource Code 4291. This includes all homes and outbuildings.

Gated Entrances – Residential Lot
Gate entrances on driveways to individual lots shall provide a clear open width at least two feet wider than the width of the driveway. Property owner should contact the Fire Prevention Division to determine the best option of providing Fire District access.

Electronically opened access gates shall be provided with a Model #3502 electronic override switch manufactured by the KNOX Company of Irvine, California. Said switch shall interface with the key pad at the entry gate to provide fire apparatus access to the site. An acceptance test of the Knox access system shall be witnessed by the fire department prior to final approval of the project.

Residential Sprinkler Systems
All proposed one and two family homes will require a residential sprinkler fire system and Fire Marshal site plan review. This standard is pursuant to the 2016 California Residential Code, Section R313 and 2016 California Fire Code. The design and installation shall meet both the latest edition of NFPA Standard 13-D and South Placer Fire District Amendments. Rooms with ceiling heights over 24 feet or more than 600 square feet may require a 3 or 4 head calculation based on the number of heads that may activate during a fire (NFPA 13D, 2016 Edition, Section 10.2.4 and A10.2.4) One pilot head will be required in all attic areas, usually installed near the HVAC if installed in the attic space.

APPENDIX C

Garage sprinklers. Sprinkler heads in garages shall be spaced at no more than 150 sq. ft. per sprinkler and shall be intermediate temperature rated.

Detached Garages. Automatic sprinkler protection shall be provided in detached garages under the following circumstances:

1. An exterior wall of the garage is closer than six (6) feet from an exterior wall of an adjacent sprinklered Group R occupancy.

2. A roof projection of the garage is closer than four (4) feet from a roof projection of an adjacent sprinklered Group R occupancy.

San Juan Water District:
Automatic sprinkler systems installed within the San Juan Water District jurisdiction, after January 1, 2017, in one and two family dwellings; Group R-3; and townhomes shall be designed using an approved Modified Passive Purge System design.

Exception: When an automatic fire sprinkler system is installed with an approved backflow assembly valve to protect the public water supply source.

Alarms in Group R3 Occupancies. Automatic sprinkler systems in R-3 occupancies shall be equipped with a water flow switch, an exterior horn-strobe located on the address side of the structure, and interconnection to the smoke detector alarm circuit.

Fire Flow Requirements - Residential

Fire Area *(square feet)*	**Fire Flow** *(gallons per minute)*
0 - 3,600	**1,500**
3,601 - 4,800	1,750
4,801 - 6,200	2,000
6,201 - 7,700	2,250
7,701 - 9,400	2,500
9,401 - 11,300	2,750
11,301 - 13,400	3,000
13,401 - 15,600	3,250

Fire flow may be reduced 50% when provided with an
an approved automatic sprinkler system

Reference: CFC Appendix B, Table B105.1 (2)

Standpipe
Proposed homes that do not meet California Fire Code, Section 503.1.1 standard may be required to install an underground Standpipe. Underground installation shall meet the latest edition of NFPA 24 standards.

APPENDIX C

Water Supply
On site water supply for firefighting shall be as follows for one and two family dwellings: For new subdivisions when more than four parcels are created the minimum fire flow, through approved fire hydrants, shall be 1,500 gallons per minute at 20 pounds residual pressure. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3600 square feet (344.5 sq. m.) shall not be less than that specified in Table B105.1(2).
All proposed water supplies shall come from a reliable source such as a fixed underground water distribution system or a static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". On site water supply for firefighting is not required for lot splits or minor subdivisions of 4 or less.

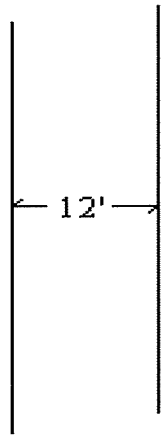
Exception: A reduction in required fire flow of up to 50 percent, as approved by the fire chief, is allowed when the building is provided with an approved automatic fire sprinkler system.

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

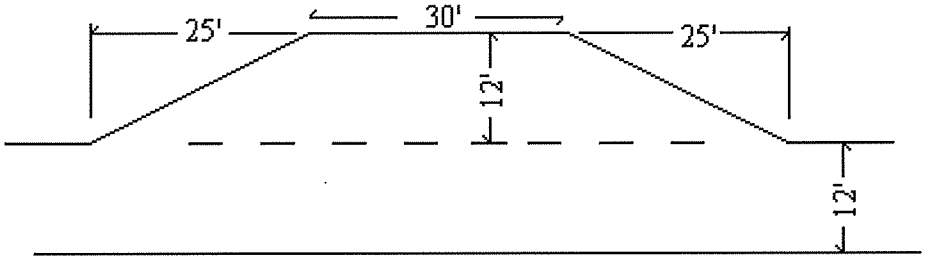
Residential Home Final Acceptance
Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72 hour notice required previous to inspection and testing.

APPENDIX C

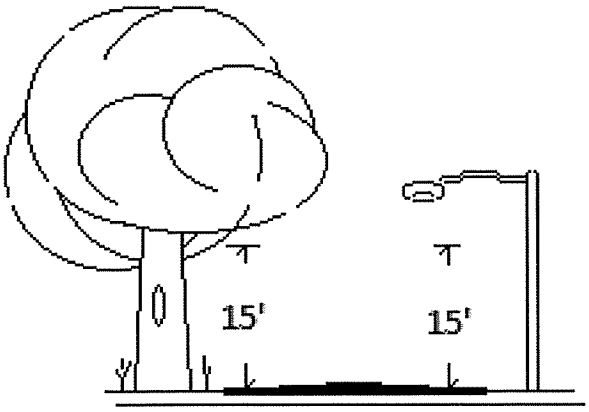
Attached Details Not Drawn To Scale:



Driveway

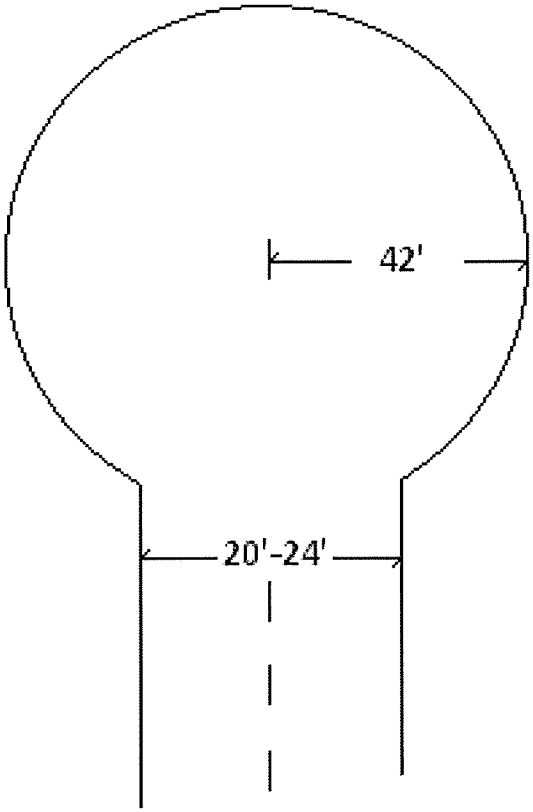


Driveway Turnout

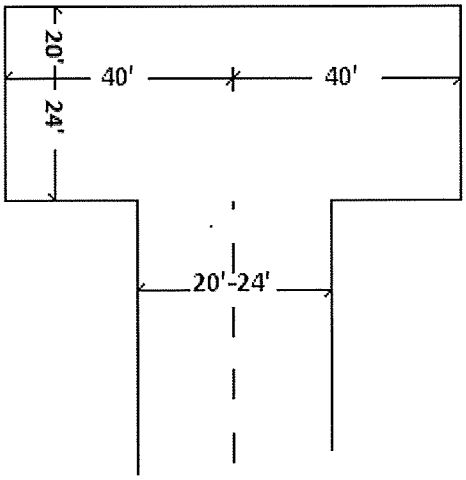


Vertical Clearance

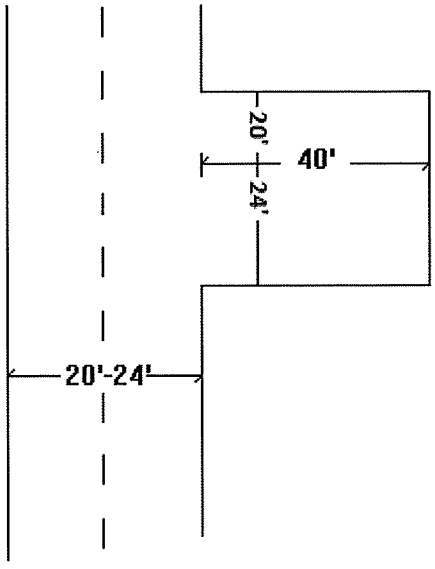
APPENDIX C



Turnaround

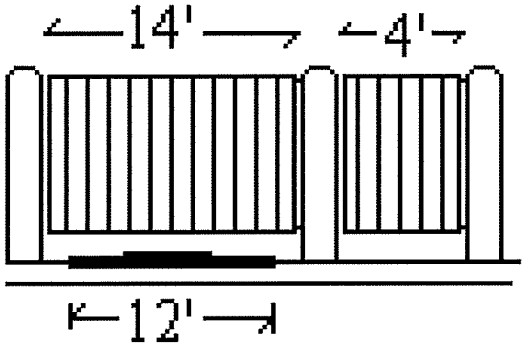


80' Hammerhead
Turnaround

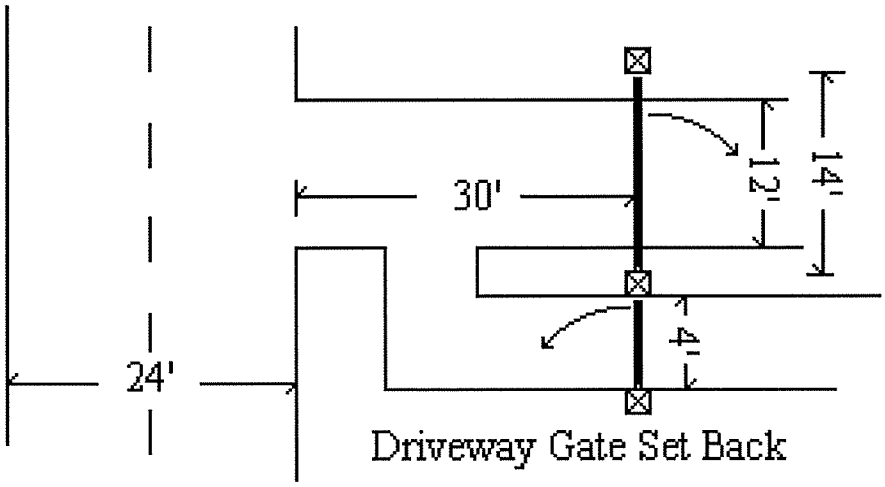


Turnaround

APPENDIX C



Driveway Gate



Driveway Gate Set Back

EXHIBIT C
Comment 3

South Placer Municipal Utility District
5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

March 14, 2019

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

Attention: Mary Beth Van Voorhis, Planning Director

Subject: #18-11 Minor Land Division
5389 King Road
APN: 044-300-027

Dear Ms. Van Voorhis,

Thank you for the opportunity to comment on the application to divide a 2.55-acre (111,098 square feet) parcel into two lots of approximately 1.27-acre (55,569 square feet) and 1.27-acre (55,529 square feet) at 5389 King Road within the Town of Loomis. There is an existing 1,657 square foot single family mobile home on proposed parcel 1 which is currently connected to sewer.

The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. A copy of the District's facility map has been provided for your use. Please refer to the SPMUD Sewer Code for information regarding fees.

The District has reviewed the preliminary plans submitted with the Referral/Request for Comment and the following comments apply:

1. Sewer easements are required over all public sewer.
2. All-weather access (3-inch of AC on 8-inches of AB or approved equal) is required over all public sewer.
3. Each parcel/building shall have an independent sewer lateral connecting to the public sewer within King Road.
4. A two-way cleanout shall be located within two feet of the building.
5. A property line cleanout for each parcel shall be located at the edge of the right-of-way or easement.
6. Minimum separation between utilities/utility laterals is required. The minimum separation between water and sewer is 10-feet from outside of pipe/structure to outside of pipe/structure. The minimum separation between sewer and storm drain and other utilities shall be 5-feet from outside of pipe/structure to outside of pipe/structure.

South Placer Municipal Utility District
5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

7. Trees, including the drip line, shall not be located within the easement area.
8. Please contact the District for information regarding relevant fees.

Additional requirements may be required as design information is provided.

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

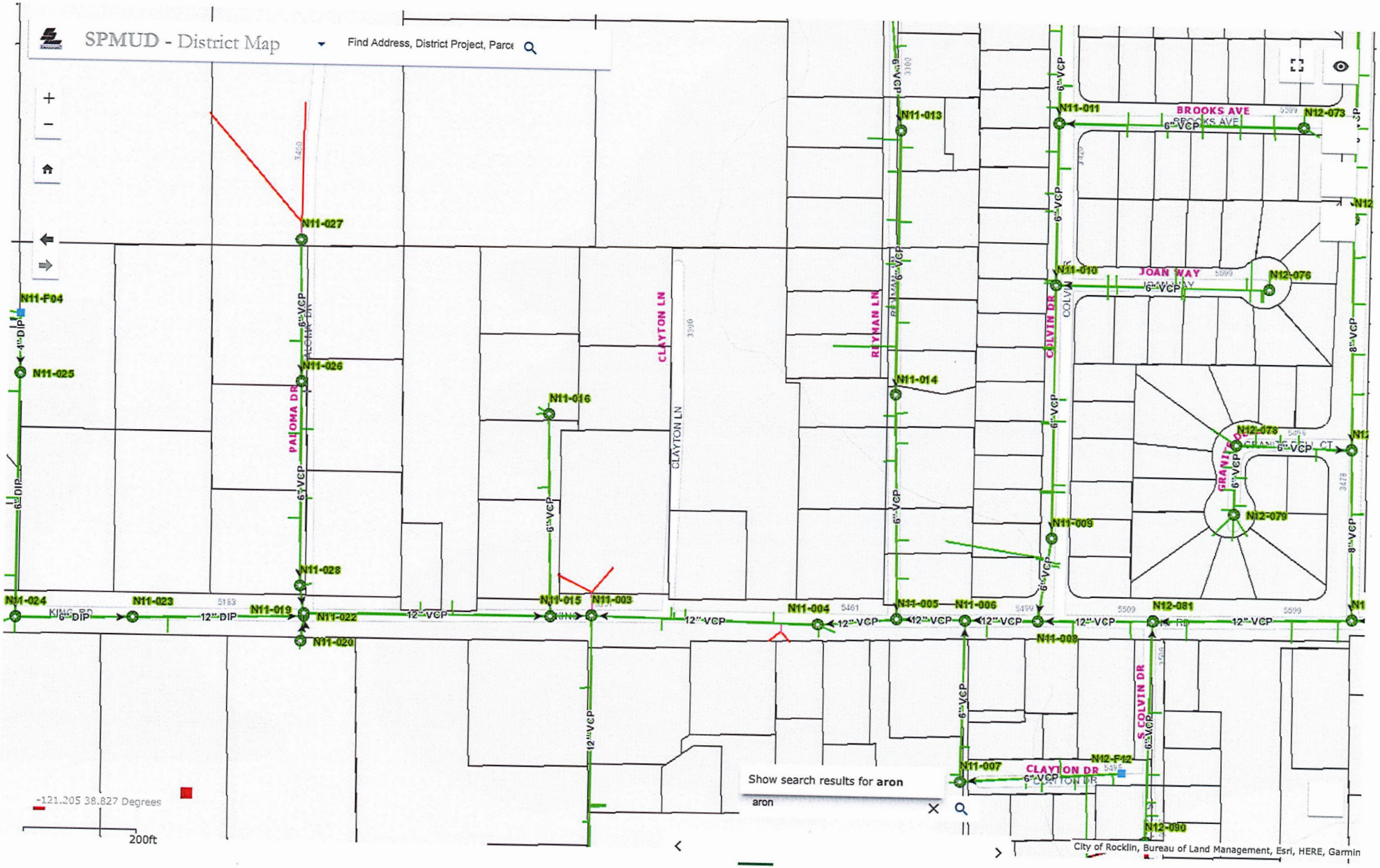
Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at SPMUD's website: http://spmud.ca.gov/developer-resources/standards-specifications/.

Please do not hesitate to contact me at (916) 786-8555 extension 321 or chuff@spmud.ca.gov if you have any questions or need additional information.

Sincerely,

Carie Huff, P.E.

Cc: File


SPMUD - District Map
Find Address, District Project, Parce
N11-027
N11-F04
N11-025
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PALOMA DR
CLAYTON LN
RAYMAN LN
COLVIN DR
BROOKS AVE
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CLAYTON DR
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12" DIP
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8" VCP
12" VCP
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200ft
Show search results for aron
aron
City of Rocklin, Bureau of Land Management, Esri, HERE, Garmin

EXHIBIT C
Comment 4

Placer County
Health and Human Services Department

MEMORANDUM

Environmental Health Division

Date: January 18, 2019

To: Mary Beth Van Voorhis, Town of Loomis

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

Subject: #18-11 King Road Minor Land Division, APN 044-300-027

Environmental Health has reviewed the above submittal and has the following comments:

1) Prior to Final Map Recordation, submit to Environmental Health Services, for review and approval, a "will-serve" letter or a "letter of availability" from the water district for domestic water service. The applicant shall connect the project to this treated domestic water supply.

2) Prior to Final Map Recordation, submit to Environmental Health Services a "will-serve" letter from the sewer district indicating that the district can and will provide sewerage service to the project. The project shall connect the project to this public sewer.

3) Prior to Final Map Recordation, any existing septic systems shall be properly abandoned under permit with Placer County Environmental Health.

4) Prior to Final Map Recordation, any existing wells shall be properly destroyed under permit with Placer County Environmental Health.

Perspective, Hope, and Opportunity

EXHIBIT C
Comment 5

PCWA
water • energy • stewardship

PLACER COUNTY WATER AGENCY
SINCE 1957

BUSINESS CENTER
144 Ferguson Road
MAIL
P.O. Box 6570
Auburn, CA 95604

PHONE
530.823.4850
800.464.0030
WWW.PCWA.NET

January 23, 2019
File No.: PD/Loomis
Map No.: 25-B-07

Mary Beth Van Voorhis
Planning Director
Town of Loomis
PO Box 1327
Loomis, CA 95650

SUBJECT: 5389 King Road Minor Land Division #18-11

Dear Ms. Van Voorhis:

Thank you for the opportunity to review and comment on the 5389 King Road Minor Land Division design review. This letter is written in response to your Request for Comment dated December 21, 2018 and is intended to provide a preliminary design review of the maps and documents provided with the request from the Town regarding the proposed parcel split located at APN 044-300-027 in Loomis, California. The Agency does not reserve water for prospective customers and this letter in no way confers any right or entitlement to receive water service in the future. The Agency makes commitments for service only upon payment of all fees and charges required by the Agency. All water availability is subject to the limitations described below and the prior use by existing customers.

The Agency is currently serving treated water to the above mentioned parcel by an existing 5/8-inch meter connected to the Agency's 8-inch treated water main located in King Road. The Agency's Rules and Regulations states that when a parcel presently served is divided, the existing meter shall be considered as belonging to the lot or parcel of land which it directly enters and the new parcels shall require the installation of a new service. The existing meter appears to reside on the proposed Parcel 1 of the provided parcel map. Treated water can be made available to the above mentioned parcel from an Agency treated water main; however, since there is no water main that fronts the Parcel 2, a variance in the Agency's main line extension policy is required in order to obtain service from the water main in King Road. A private pipe will then need to be installed in an easement from the meter location to the parcel. To receive service, all fees including Water Connection Charges and installation cost must be paid. Please contact Customer Services at (530) 823-4850 for the required forms and fees.

The Agency also serves raw water to the above mentioned parcel from the Agency's Antelope Canal Stub. Several surrounding properties are served by the Agency from this canal. Private

raw water pipelines from the canal may exist across the subject property. Service to other customers whose private pipe may traverse the property shall be protected. Landowner will need to contact the Agency's Customer Services department at (530) 823-4850 prior to the parcel split to divide up, or dedicate, the existing raw water allocation to one or both parcels. **WARNING: Raw Untreated Water is Unfit for Human Consumption.**

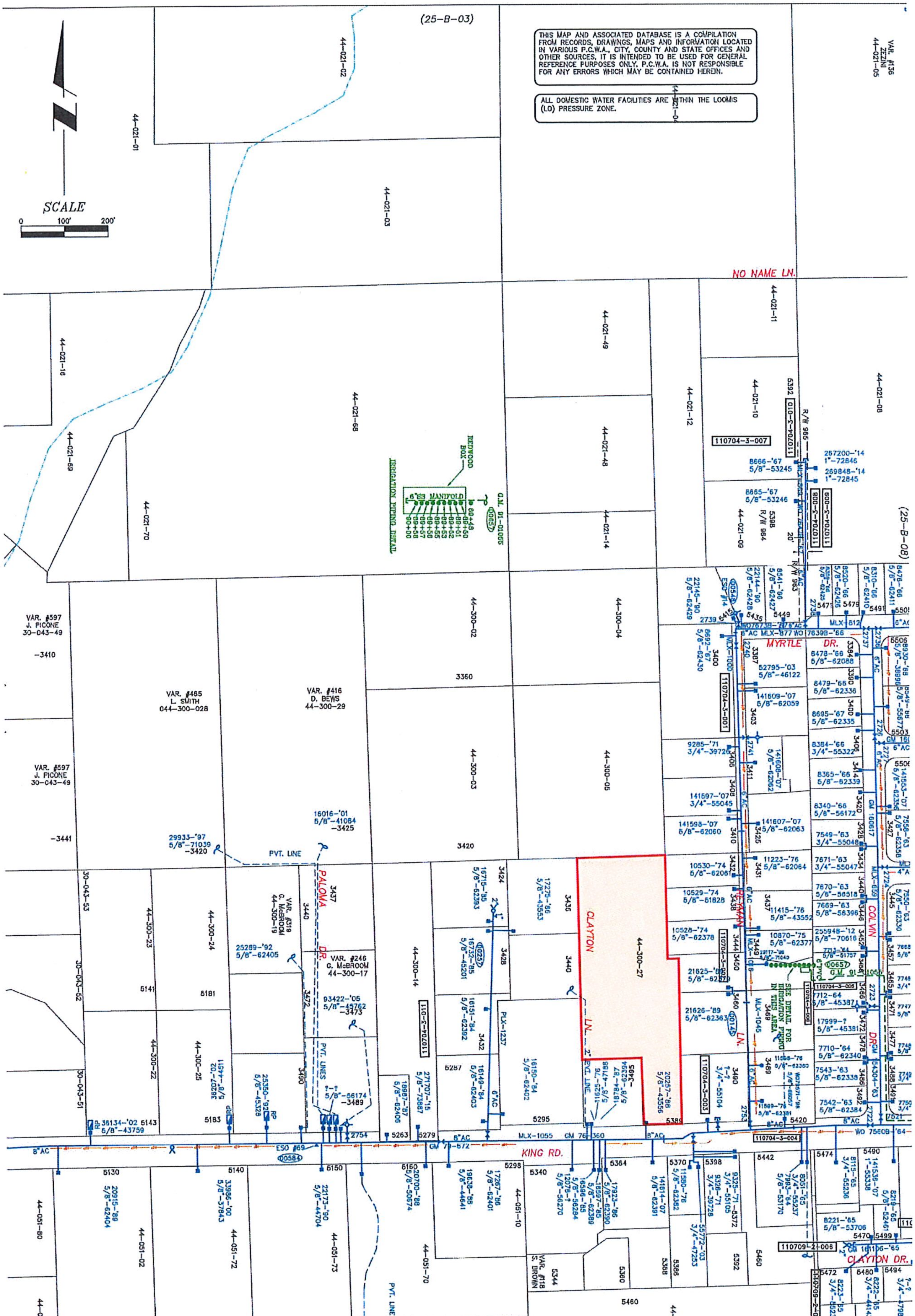
If you have any questions, please call me at the Engineering Department at (530) 823-4886.

Sincerely,

Richard Wirth
Assistant Engineer

RW:TS

pc: Daryl Hensler
Ken Yunk
Lance Hartung
Field Services
Customer Service
Britton Snipes Town of Loomis Director of Public Works
Enc: Map No. 25-B-07



PROJECT	DISCIPLINE	TITLE	REFERENCES	DRAWN BY: SED/LDH					DRAWING NO.	REV. NO.
MAPS	WATER DISTRIBUTION	KING ROAD AREA LOOMIS	COUNTY PARCELS 10/09	CHECKED BY: L. HAMMER	0	11/18/14	ADDED SERVICES	SED	25-B-07	1
PLACER COUNTY WATER AGENCY				DATE DRAWN 2/8/11 · SCALE AS NOTED	0	2/8/11	NEW MAP	SED		
					NO.	DATE REV.	REVISION DESCRIPTION	CHK.	© 2010 P.C.W.A.	

EXHIBIT C
Comment 6

Mary Beth Van Voorhis

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Tuesday, January 15, 2019 7:00 AM
To: Mary Beth Van Voorhis
Subject: 18-11 Minor Land Division
Attachments: Initial_Response_Letter_19_01_15.pdf

Dear Ms. Van Voorhis,

Thank you for submitting the 18-11 Minor Land Division plans. The PGE Plan Review Team is currently reviewing the information provided. As we have just received your plans through hard copy mail, we require additional time to review. Should we find the possibility this project may interfere with our facilities, we will respond to you with specific comments. Attached is general information regarding PGE 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.

*****Please note the process for PG&E Plan Reviews has changed and are no longer processed at our local offices. To avoid delays please update your records and send requests to the below email address*****

Thank you,
Plan Review Team
6111 Bollinger Canyon Rd., 3rd Floor
Mail Stop Y3370A
San Ramon, CA 94583
pgeplanreview@pge.com

*This is a notification email only. Please do not reply to this message.

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

January 15, 2019

Vanessa Franken
County of Yuba
915 8th Street
Marysville, CA 95901

Ref: Gas and Electric Transmission and Distribution

Dear Ms. Franken,

Thank you for submitting CUP2018-0009 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 851filing 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

Pacific Gas and Electric Company

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: http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.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° +/- 15°). 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.

Pacific Gas and Electric Company

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&'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.

EXHIBIT D

California Tree and Landscape Consulting, Inc.

RECEIVED
OCT 05 2018
TOWN OF LOOMIS

June 12, 2018

Chris Tatasciore
1617 Camino Verdera
Lincoln, CA 95648
Via email: chris@adriusa.com

PRE-CONSTRUCTION ARBORIST REPORT

RE: 5389 King Road, Loomis, California

Executive Summary:
Chris Tatasciore, the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the site for purposes of development. This is a Preliminary Arborist Report for the initial filing of plans to develop the property. The property is 5389 King Road, located in Loomis, California. (See Supporting Information –Tree Location Map.)

Nicole Harrison, ISA Certified Arborist #WE-6500AM and Nicholas McNamara, arborists assistant, were on site May 30th, 2018, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations.

A total of 89 trees were evaluated on this property and along the property line, of which, 87 are protected trees (oaks larger than 6" diameter) according to the Town of Loomis Tree Preservation Ordinance. There are 51 trees suitable for preservation on the site, 10 trees recommended for removal, and 26 trees whose status will be determined by the development plan.

Tree Species	Trees Inventoried	Trees on this site[1]	Trees suitable for preservation	Trees to be Determined by Development Plan[2]
Blue Oak, *Quercus douglasii*	1	1	1	-
Interior Live Oak, *Quercus wislizenii*	49	39	24	17
Valley Oak, *Quercus lobata*	37	36	24	9
London Planetree, *Platanus x. acerifolia*	1	1	1	-
Incense Cedar, *Calocedrus decurrens*	1	1	1	-
Total	89	78	51	26

[1] Arboriculture law in California provides that a tree whose trunk is wholly on a parcel belongs to that parcel, and "trees whose trunks stand partly on the land of two or more coterminous owners, belong to them in common" [Civil Code section 834]. Caltlc is not responsible for determining ownership of a tree, however, trees that appear to be 'on the property line' are noted in this report. In addition, trees that are wholly off the site but could be severely impacted by development up to the property line are included in this report.

[2] Trees with marginal health or structure could be retained if the development plans allow sufficient space for longevity and an evaluation of risk is conducted, otherwise, they should be removed.

METHODS

Appendix 2 in this report is the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Description will further explain our findings.

The protected trees (on-site) tagged have a numbered tag, placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: ABACUS, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10 – 20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPad. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the tree location map.
Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A swedish caliper was used to measure the DBH for trees less than 32" in diameter or less and a steel diameter tape for trees greater than 32". A Stanley laser distance meter was used to measure distances.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Old Tag #	If additional field tags are found on the trees and are legible, they are listed here.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter breast high' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted here.
Canopy radius	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. Our canopy measurement is the longest dripline measurement from the center point of the tree and is shown on the Tree Location Map.
Arborist Rating	Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection. The scale is as follows:

Arborist Ratings

No problem(s)	Excellent	5
No apparent problem(s)	Good	4
Minor problem(s)	Fair	3
Major problem(s)	Poor	2
Extreme problem(s)	Hazardous	1
Dead	Dead	0

Rating #0: This indicates a tree that has no significant sign of life.
Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.
Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.
Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why dbh may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

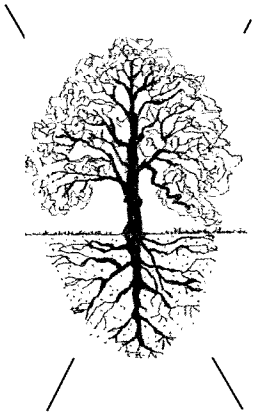
DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and City ordinance requirements to enhance tree longevity. This requires their root zones remain intact and viable, despite the use of heavy equipment and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences for tree health. Tree Protection measures should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

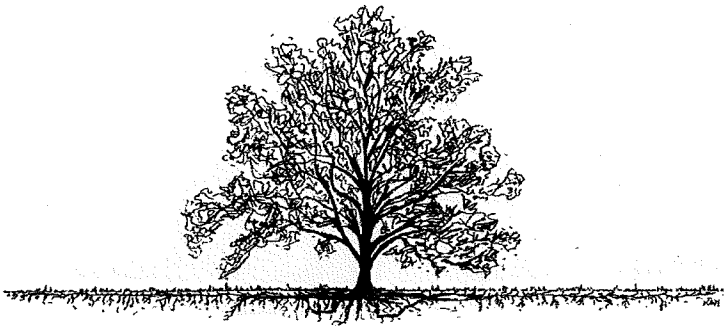
Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root

structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



Drawing A
Common misconception of where tree roots are assumed to be located



Drawing B
The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally

Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.

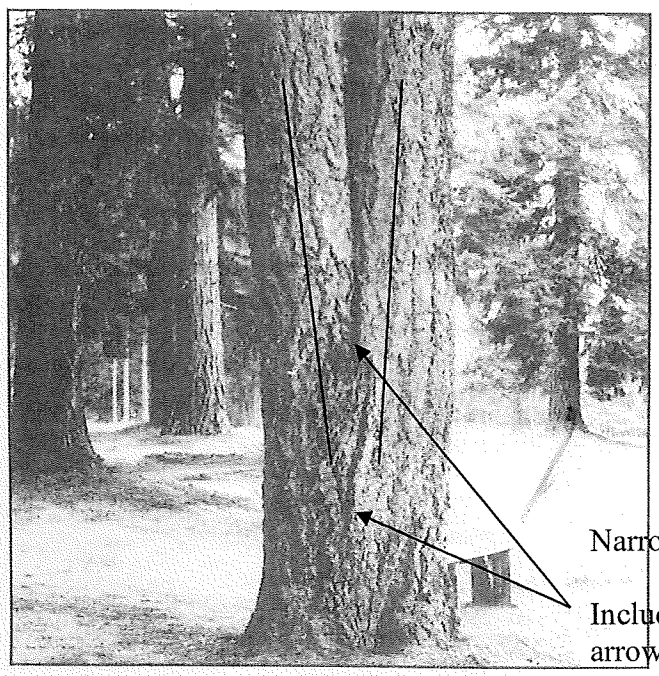


Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for over-weight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and additionally require annual inspection.

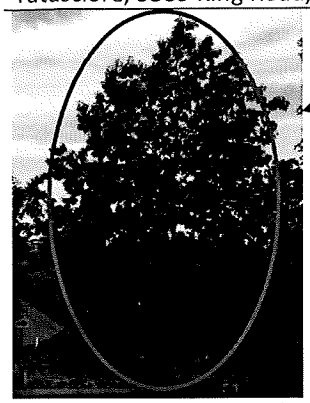


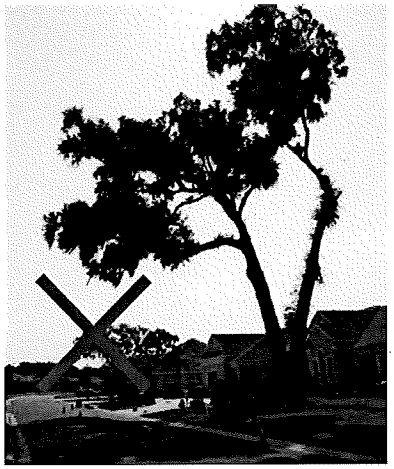
Photo of another tree – not at this site.

Normal limb structure

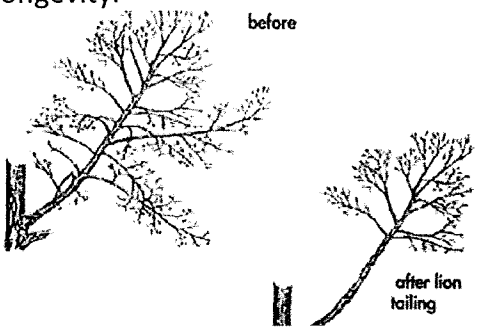
Over weight, reaching limb with main stem diameter small compared with amount of foliage present

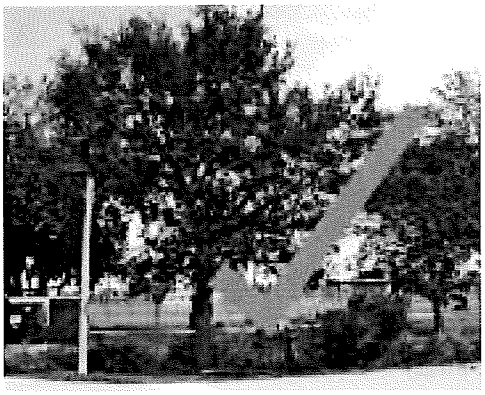
Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of "an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice" ANSI A300 (part 1) 4.23. It increases the risk of failure.



Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.





Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

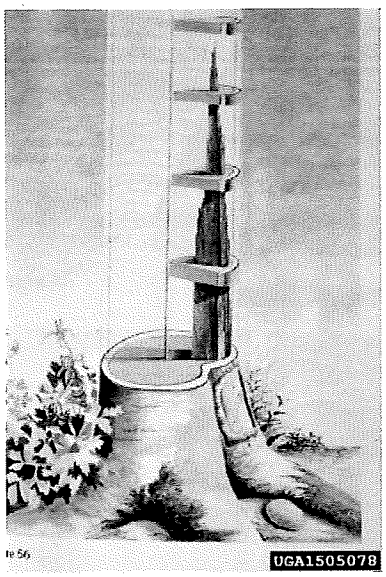
Arborists: Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

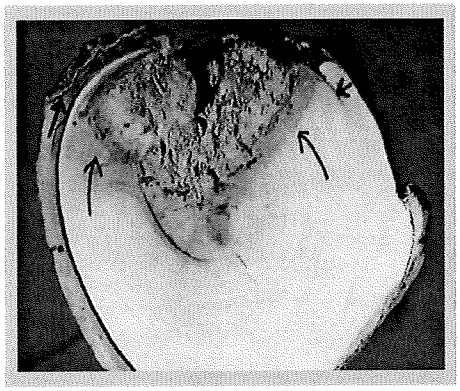
Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website:

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.



According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.



Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of while a tree may be able to limit pruning cuts, in the event that there located vertically along the main additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years

with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

RECOMMENTATIONS: SUMMARY OF TREE PROTECTION MEASURES

The Project Arborist should help to ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.**
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:

    1. Irrigate (if needed) and place a 3" layer of chip mulch over the protected root zone of all trees that will be impacted.
    2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.
    3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.

- For cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric in lieu of compacting and root cutting, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with a hydraulic or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

Report Prepared by:

Nicole Harrison
ISA Certified Arborist #WC-6500AM, TRAQ
Member: American Society of Consulting Arborists

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5389 King Road

ARBORIST SURVEY

Loomis, Placer County, California.

Zonneveld

Path: F:\Personal\CalTLC\Maps 2018\King Rd\KingsRd.mxd, JMCNAMARA 5/31/2018

Data - Tree Locations- CalTLC 2018, Imagery - NAIP

CalTLC

5/31/2018

>Tree locations are approximate and were collected using ISO apple products.
>Property line information was downloaded from Placer County on 05\6/01/2018.

Arborist Rating

- 0 Dead
- 1 Extreme Structure or Health Problems
- 2 Major Structure or Health Problems
- 3 Fair - Minor Problems
- 4 Good - No Apparent Problems
- 5 Excellent
- Property Line

APPENDIX 2 – TREE INFORMATION COLLECTED

Field Tag #	Protected By Code	Species Common Name	Species Botanical Name	DBH	Measured At	Measured Canopy radius	Arborist Rating	Recommendations	Notes
9012	Yes	Interior Live Oak	Quercus wislizenii	9	Standard Height	30	1 Extreme Structure or Health Problems	Remove tree	Attached to 9013 @1', very poor structure, likely attached to failed tree
9013	Yes	Valley Oak	Quercus lobata	16	24	20	2 Major Structure or Health Problems	To be Determined by Development Plan	Large root failure of interior live oak at base, closed wound was between stems, codominant union at 3' included bark, epicormic growth, E stem leans, fair leaf surface
9014	Yes	Valley Oak	Quercus lobata	8	54	18	2 Major Structure or Health Problems	To be Determined by Development Plan	Fair at flare, leans SE, epicormic growth, unbalanced canopy SE, fair leaf surface
9015	Yes	Valley Oak	Quercus lobata	10	54	25	3 Fair - Minor Problems	Recommended for preservation	Persimmon at base, dogleg structure from suppression, poor crown ratio, fair leaf surface
9016	Yes	Valley Oak	Quercus lobata	14	54	28	3 Fair - Minor Problems	Recommended for preservation	Good flare, codominant union with included bark at 6' and 8' in S stem, S canopy leans, fair leaf surface
9017	Yes	Interior Live Oak	Quercus wislizenii	10	Standard Height	28	2 Major Structure or Health Problems	To be Determined by Development Plan	Poor structure from ground to 5', two Codominant union removal cuts below 5' - recent, leans S, good leaf surface
9018	Yes	Valley Oak	Quercus lobata	8	54	12	2 Major Structure or Health Problems	To be Determined by Development Plan	R flare, codominant union recently removed, codominant union at 20' wide, poor crown ratio, fair leaf surface, epicormic growth
9019	Yes	Valley Oak	Quercus lobata	7	54	8	3 Fair - Minor Problems	Recommended for preservation	Good flare, slight lean and unbalanced canopy NW, poor leaf surface
9020	Yes	Valley Oak	Quercus lobata	8	54	10	3 Fair - Minor Problems	Recommended for preservation	Good flare, under 9021, good leaf surface. No problems yet from suppression
9021	Yes	Valley Oak	Quercus lobata	18	54	25	3 Fair - Minor Problems	Recommended for preservation	Chip pile at base, good flare, codominant union at 20', narrow stem attachments below, fair leaf surface, some decline and epiocrmic growth
9022	Yes	Interior Live Oak	Quercus wislizenii	6	Standard Height	10	3 Fair - Minor Problems	Recommended for preservation	Good flare, codominant stem recently removed at 5' W, epicormic sprouts at that location, fair to good crown ratio, fair to good leaf surface
9023	Yes	Interior Live Oak	Quercus wislizenii	7	Standard Height	25	3 Fair - Minor Problems	Recommended for preservation	Codominant union at 1' with included bark from ground, suppressed both stems, bow at 10', good leaf surface
9024	Yes	Valley Oak	Quercus lobata	6	54	20	2 Major Structure or Health Problems	To be Determined by Development Plan	Good flare, suppressed, top bows and unbalanced canopy W, fair leaf surface
9025	Yes	Valley Oak	Quercus lobata	10	54	25	3 Fair - Minor Problems	Recommended for preservation	Good flare, codominant union failure at 6', codominant union in remaining stem at 10', understory, bow S, epicormic growth, fair leaf surface
9026	Yes	Valley Oak	Quercus lobata	20	54	34	4 Good - No Apparent Problems	Preserve	Off site 18 inches, codominant union North and 3' west, dominant, South stem overhangs property 25', fair leaf surface. Nice tree
9027	Yes	Interior Live Oak	Quercus wislizenii	8	Standard Height	20	2 Major Structure or Health Problems	To be Determined by Development Plan	Codominant union removed at 2' N - old cut, remaining stem slight lean, fair crown ratio, good leaf surface
9028	Yes	Valley Oak	Quercus lobata	5	54	16	3 Fair - Minor Problems	Recommended for preservation	Codominant union at 1' wide, smaller stem has poor taper and bow at top, larger stem has slight lean and narrow codominant union at 10', good leaf surface

Field Tag #	Protected By Code	Species Common Name	Species Botanical Name	DBH	Measured At	Measured Canopy radius	Arborist Rating	Recommendations	Notes
9029	Yes	Valley Oak	Quercus (lobata - TBD)	11	0	8	1 Extreme Structure or Health Problems	Remove tree	Mainstem removed at 1', unknown condition prior to removal, remaining stem has poor taper but upright, fair leaf surface
9030	Yes	Valley Oak	Quercus lobata	6	54	10	3 Fair - Minor Problems	Recommended for preservation	Good flare, poor taper, good leaf surface. Slight lean south
9031	Yes	Interior Live Oak	Quercus wislizenii	10	Standard Height	17	3 Fair - Minor Problems	Recommended for preservation	At property line, leans W SW, fair leaf surface, lower canopy
9032	Yes	Interior Live Oak	Quercus wislizenii	12	Standard Height	25	3 Fair - Minor Problems	Recommended for preservation	Flare across property line? Embedded fence wire, Codominant union at 8' wide, fair leaf surface
9033	Yes	Valley Oak	Quercus lobata	9	54	15	3 Fair - Minor Problems	Recommended for preservation	Good flare, mechanical damage at 2' north, poor taper, unbalanced canopy south, fair leaf surface
9034	Yes	Valley Oak	Quercus lobata	8	54	12	2 Major Structure or Health Problems	To be Determined by Development Plan	Closed scar ground to 10', epicormic growth, poor canopy development, good leaf surface. New mechanical damage at 2' north
9036	Yes	Valley Oak	Quercus lobata	21	24	30	1 Extreme Structure or Health Problems	Remove tree	multi-stem below 4', stems removed at 1' S Now decaying, stem recently removed at 3' south, included bark 3-5', stems cross, fair leaf surface. Structures is too poor for retention
9035	Yes	Valley Oak	Quercus lobata	9	54	12	3 Fair - Minor Problems	Recommended for preservation	Abnormal trunk shape below 3', close canker?, codominant union at 20' multi stem, upper canopy poor development from suppression, fair leaf surface
9037	Yes	Interior Live Oak	Quercus wislizenii	10	Standard Height	25	3 Fair - Minor Problems	Recommended for preservation	Good flare, slight lean, epicormic growth, fair leaf surface
9038	Yes	Valley Oak	Quercus lobata	6	54	10	3 Fair - Minor Problems	Recommended for preservation	Connection to 9037 at ground, poor taper, poor to fair crown ratio, lower canopy twigs are all dead from suppression, good leaf surface above
9039	Yes	Interior Live Oak	Quercus wislizenii	13	Standard Height	17	3 Fair - Minor Problems	Recommended for preservation	Codominant union at 1' wide attachment, both stems lean away with correction at about 15', good leaf surface, fair crown ratio
9040	Yes	Valley Oak	Quercus lobata	13	54	25	4 Good - No Apparent Problems	Preserve	Good flare, fair to good canopy structure, very low surface, 1- 3" deadwood in lower canopy from suppression
9041	Yes	Interior Live Oak	Quercus wislizenii	8	Standard Height	20	2 Major Structure or Health Problems	To be Determined by Development Plan	Good flare, leans from ground significantly, correction at 4', Codominant union at 7', fair leaf surface
9042	Yes	Interior Live Oak	Quercus wislizenii	8	Standard Height	30	2 Major Structure or Health Problems	To be Determined by Development Plan	Cavity at flare SE, codominant union at 2' wide, smaller stem leans and bow, larger stem lean with correction, recently lion tailed, fair crown ratio, good leaf surface
9043	Yes	Interior Live Oak	Quercus wislizenii	13	2'	20	3 Fair - Minor Problems	Recommended for preservation	Grading surrounding base, 2 wide attachments below 6', fair to good structure, fair to good leaf surface
9044	Yes	Valley Oak	Quercus lobata	6	54	20	2 Major Structure or Health Problems	To be Determined by Development Plan	Recent dirt work at base west, poor taper, leans and unbalanced canopy SE, good leaf surface
9045	Yes	Valley Oak	Quercus lobata	8	54	15	2 Major Structure or Health Problems	To be Determined by Development Plan	Codominant union at 2' with included bark to ground, recently changed grade and small trench, suppressed, no canopy space, poor taper, poor leaf surface
9046	Yes	Valley Oak	Quercus lobata	15	54	25	3 Fair - Minor Problems	Recommended for preservation	Good flare, recent dirt work at 3' NE, 50% of the current growth, mid to lower canopy dead twigs, fair leaf surface. Would have been highly rated
9047	Yes	Valley Oak	Quercus lobata	8	54	15	2 Major Structure or Health Problems	To be Determined by Development Plan	Good flare, codominant union with included bark at 10', epicormic growth to upper canopy, fair to poor crown ratio, fair leaf surface

Field Tag #	Protected By Code	Species Common Name	Species Botanical Name	DBH	Measured At	Measured Canopy radius	Arborist Rating	Recommendations	Notes
9048	Yes	Valley Oak	Quercus lobata	11	54	15	3 Fair - Minor Problems	Recommended for preservation	5" removal cut at 1' included bark below, lower canopy small deadwood from suppression, fair crown ratio, good leaf surface
9049	Yes	Valley Oak	Quercus lobata	6	54	20	2 Major Structure or Health Problems	To be Determined by Development Plan	Codominant union wide, smaller stem poor understory structure and epicormic growth, largest stem lean and slight bow with understory structure, good leave surface
9050	Yes	Valley Oak	Quercus lobata	9	54	20	3 Fair - Minor Problems	Recommended for preservation	Good flare, codominant union at 20', small deadwood below, epicormic growth , fair leaf surface
9051	Yes	Interior Live Oak	Quercus wislizenii	6	Standard Height	15	2 Major Structure or Health Problems	To be Determined by Development Plan	Less than 1' to tree #9050, leans with correction at 15', recently lion tailed, fair leaf surface
9052	Yes	Valley Oak	Quercus lobata	7	54	13	3 Fair - Minor Problems	Recommended for preservation	Good flare, poor taper at 5', poor crown ratio from suppression, fair leaf surface
9053	Yes	Interior Live Oak	Quercus wislizenii	14, 9, 8	Standard Height	30	3 Fair - Minor Problems	Recommended for preservation	Codominant union below 1', two stems removed S and W, 9" stem has removal cut at 4'; main stem has codominant union at 15' with included bark, good leaf surface, fair crown ratio, smaller stems lean
9054	Yes	Valley Oak	Quercus lobata	13	54	25	4 Good - No Apparent Problems	Preserve	Good flare, surrounded by compacted soil, new? good crown ratio, good canopy development, good leaf surface
9055	Yes	Interior Live Oak	Quercus wislizenii	15, 16 @ 2', 8	Standard Height	40	2 Major Structure or Health Problems	To be Determined by Development Plan	Codominant union at ground to 1', runs across ground, center and north stem have a board implanted with poor pruning wounds, S stem significant lean with codominant union and slight correction at 3', overextended S debris on trunk from removal cuts
9056	Yes	Interior Live Oak	Quercus wislizenii	11, 7, 4, 8, 4	Standard Height	32	1 Extreme Structure or Health Problems	To be Determined by Development Plan	Cavity under base, too many removal cuts below 2' with decay, poor pruning below 10' at removal cuts, NW, fair leaf surface
9057	Yes	Interior Live Oak	Quercus wislizenii	10	Standard Height	13	3 Fair - Minor Problems	Recommended for preservation	Leans from ground with reaction wood N, codominant union at 2' included bark from 1', larger stem abnormal shape at 3' from contact with some surface, both stems lean with poor taper, smaller stem has poor canopy development and fair leaf surface
9058	Yes	Valley Oak	Quercus lobata	10	54	14	3 Fair - Minor Problems	Recommended for preservation	Good flare, codominant union at 20' included bark, good leaf surface, fair crown ratio
9059	Yes	Interior Live Oak	Quercus wislizenii	10	Standard Height	16	3 Fair - Minor Problems	Recommended for preservation	Good flare, Codominant union at 20', climbed with spikes(?) poor crown ratio, good leaf surface above union
9060	Yes	Interior Live Oak	Quercus wislizenii	25	2'	34	3 Fair - Minor Problems	Recommended for preservation	Fair at flare with codominant stem recently removed at 1', (see photo) leans from ground, codominant union at 4' with wide attachement, S stem significant lean all limbs, closing removal wounds, stubs with epicormic growth, good leaf surface
9061	Yes	Valley Oak	Quercus lobata	14	54	22	3 Fair - Minor Problems	Recommended for preservation. Reduce canopy extension, reevaluate	Compacted soil at 5' W, firewood 2' E, good at flare, some mechanical damage below 2', codominant union at 10' with narrow attachment, narrow upper canopy attachments as well, fair to good leaf surface
9062	Yes	Valley Oak	Quercus lobata	17	54	25	3 Fair - Minor Problems	Recommended for preservation	Good at flare, leans from ground with correction at 20', codominant union at 20', broad canopy, good leaf surface, fair to good structure
9063	No	Valley Oak	Quercus lobata	5	54	8	4 Good - No Apparent Problems	Preserve	Girdling around rocks at base, good leaf surface
9064	No	Valley Oak	Quercus lobata	6	54	5	3 Fair - Minor Problems	Recommended for preservation	No canopy development, single stem all the way up, good leaf surface
9065	Yes	Interior Live Oak	Quercus wislizenii	10	Standard Height	16	3 Fair - Minor Problems	Recommended for preservation	Good flare, Codominant stem removed at 5' SE old cut, epicormic growth, Upper canopy leans north, fair leaf surface

Field Tag #	Protected By Code	Species Common Name	Species Botanical Name	DBH	Measured At	Measured Canopy radius	Arborist Rating	Recommendations	Notes
9066	Yes	Interior Live Oak	Quercus wislizenii	14	3'	17	3 Fair - Minor Problems	Recommended for preservation	Good flare, slight lean from ground, mechanical damage at 2' N, codominant union at 5' with included bark, both stems lean and bow at top SW, suppressed, good leaf surface
9067	Yes	Interior Live Oak	Quercus wislizenii	16	Standard Height	30	3 Fair - Minor Problems	Recommended for preservation	Good flare, Codominant union at 1' narrow union, main stem leans with entire canopy suppressed over structure W, smaller stem more upright but still understory structure, good leaf surface
9068	Yes	Interior Live Oak	Quercus wislizenii	12	Standard Height	18	3 Fair - Minor Problems	Recommended for preservation	Good flare, wood and debris at base, previously in contact with structure? Large wound at 15' W, good canopy above
9069	Yes	Interior Live Oak	Quercus wislizenii	14	1.5'	30	2 Major Structure or Health Problems	To be Determined by Development Plan	Compacted soil at ground, good flare, mechanical damage E at 1' Codominant union at 3' included bark chemical damage at 5' E, both stems bow over, understory structure, epicormic growth, fair leaf surface
9070	Yes	Interior Live Oak	Quercus wislizenii	13	Standard Height	22	3 Fair - Minor Problems	Reduce canopy extension, reevaluate	Compacted soil at ground, good flare but mechanical damage below 1', previously embedded item at 6', wires attached at 15', codominant union 17', slight lean and unbalanced canopy W and S, epicormic growth
9071	Yes	Interior Live Oak	Quercus wislizenii	10	2'	10	2 Major Structure or Health Problems	To be Determined by Development Plan	Fair at flare, 12" removal cut at 3' , epicormic sprouts, remaining stems 6" lion tailed, poor taper, fair leaf surface
9072	Yes	Valley Oak	Quercus lobata	15	54	28	3 Fair - Minor Problems	Recommended for preservation	Good flare, 10" interior live oak removed at base, less than 1' to fence, removal cut east not visible - appears to be closed, recently lion tailed, fair leaf surface
9073	Yes	Interior Live Oak	Quercus wislizenii	12	Standard Height	15	2 Major Structure or Health Problems	To be Determined by Development Plan	Good flare, imbedded fence wire at 1', in contact with neighbor fence at 4' and 6'; at 6' embedded post, remove low-cut E not visible, poor crown ratio from pruning, fair leaf of surface
9074	Yes	Valley Oak	Quercus (lobata - TBD)	13	18	0	1 Extreme Structure or Health Problems	Remove tree	8" stem removed, codominant stem removal at 3', epicormic sprouting, remaining stem very poor structure. Not visible with structures
9075	Yes	Interior Live Oak	Quercus wislizenii	13	1'	30	2 Major Structure or Health Problems	Reduce canopy extension, reevaluate	Abnormal flare, Codominant union at 3' smaller stem is dead, epicormic growth, unbalanced canopy and slight lean NE
9076	Yes	Interior Live Oak	Quercus wislizenii	6	Standard Height	0	0 Dead	Remove tree	
9077	Yes	Interior Live Oak	Quercus wislizenii	6	Standard Height	15	2 Major Structure or Health Problems	To be Determined by Development Plan	Inches from 9078, poor at 6' from removal cuts and rubbing limbs from another tree, understory structure, poor taper, poor structure
9078	Yes	Interior Live Oak	Quercus wislizenii	23	2'	28	3 Fair - Minor Problems	Reduce canopy extension, Remove deadwood, reevaluate	Good flare, less than 1' to fence, codominant union at 6' W stem leans with unbalanced canopy W, embedded wire at 4 to 5' W, 1 - 5" deadwood in lower canopy, overextended W, good leaf surface
9079	Yes	Interior Live Oak	Quercus wislizenii	8	Standard Height	30	1 Extreme Structure or Health Problems	Remove tree	Good flare, decaying limbs below 10', understory structure structure, bows at 10'. Structure is too poor for retention
9080	Yes	Interior Live Oak	Quercus wislizenii	12	Standard Height	28	3 Fair - Minor Problems	Recommended for preservation	Good flare, narrow limb attachement at 6', epicormic growth, nest, fair leaf surface. Removal cuts E not visible
9081	Yes	Interior Live Oak	Quercus wislizenii	6	Standard Height	0	1 Extreme Structure or Health Problems	Remove tree	Old 8" Codominant stem removal at 1', tree is stub at 5' with epicormic growth
9082	Yes	Interior Live Oak	Quercus wislizenii	12	Standard Height	35	2 Major Structure or Health Problems	Remove tree	Poor at flare, bows at 7' W, open wounds on underside, overextended. Structure is too poor for retention

Field Tag #	Protected By Code	Species Common Name	Species Botanical Name	DBH	Measured At	Measured Canopy radius	Arborist Rating	Recommendations	Notes
9083	Yes	Interior Live Oak	Quercus wislizenii	21	3'	32	3 Fair - Minor Problems	Reduce canopy extension, reevaluate	Good at flare, codominant union at 4', both stems have large removal cuts at 6 to 10', poor cuts, epicomic growth response, unbalanced canopy W, good leaf surface. See photos
9094	Yes	Interior Live Oak	Quercus wislizenii	14, 8	Standard Height	30	2 Major Structure or Health Problems	To be Determined by Development Plan	On-site at ground leans through fence with all canopy offsite, codominant union at 1' included bark, smaller stem stabbed at 10', main stem narrow attachment at 8' with smaller stem removed; main tree leans SE, good leaf surface
9084	Yes	Interior Live Oak	Quercus wislizenii	19	Standard Height	26	3 Fair - Minor Problems	Recommended for preservation	On-site imbedded fence wire at 3', slight lean with correction at 6' above property line, 8" stem may require removal S if development is close, abnormal flare epicomic sprouts at base of a limb removal cut - not visible E, good leaf surface
9085	Yes	Blue Oak	Quercus douglasii	7	54	18	3 Fair - Minor Problems	Recommended for preservation	Good flare, poor taper, severe stress, epicormic growth, unbalanced canopy W, good leaf surface with epicormic growth
9086	Yes	Interior Live Oak	Quercus wislizenii	13	Standard Height	30	1 Extreme Structure or Health Problems	Remove tree	Flare on property line, imbedded fence wire, leans E, Codominant union removed at 4' epicormic sprouts, remaining stem significant lean and poor leaf surface
9087	Yes	Interior Live Oak	Quercus wislizenii	15	Standard Height	25	2 Major Structure or Health Problems	To be Determined by Development Plan	On-site at ground leans through fence wire E, significant lean and correction at 10', codominant union at 10' with good upright canopy after that, E stem slight bow at top, fair leaf surface, poor pruning cuts 10 to 20' on the E side
9088	Yes	Interior Live Oak	Quercus wislizenii	18	Standard Height	30	2 Major Structure or Health Problems	To be Determined by Development Plan	On-site at ground - abnormally large flare, leans offsite with correction it 10', bark cracking, imbedded fence wire, shrubs at base, Codominant union at 10', E stem is growth on entire tree, good leaf surface
9089		Interior Live Oak	Quercus wislizenii	11	Standard Height	23	1 Extreme Structure or Health Problems	Remove tree	On site at ground, imbedded fence wire, leans E, bark cracking large wound with ants, poor canopy development, poor leaf surface
9090	Yes	Interior Live Oak	Quercus wislizenii	8	Standard Height	20	2 Major Structure or Health Problems	To be Determined by Development Plan	Property line tree, shrub at base, undetermined status of crown, poor taper with slight lean, understory structure poor leaf surface
9091		Incense cedar	Calocedrus decurrens	33	54	15	3 Fair - Minor Problems	Recommended for preservation. Prune to correct top structure for single central leader - may require removal of foliage from London Planetree for canopy space	Tree is significant to the site. Good flare, pocket rott in places? Poor at top from suppression by London plane, very good crown ratio - canopy almost to ground, very good leaf surface for species. Would be rated 4 without problem at top
9092		London Planetree	Platanus x acerifolia	42	54	42	4 Good - No Apparent Problems	Preserve. Reevaluate for reduction pruning when wounds from last cycle close	Tree is significant to the site. Good flare, codominant union at 10' and 12', S stem lean and bow from suppression, canopy almost to ground. E stem slight lean decaying limb at 20', last pruning cycle wounds are all decaying. Main center stem No apparent problems. Tree canopy over extended all directions
9093	Yes	Interior Live Oak	Quercus wislizenii	11	Standard Height	20	3 Fair - Minor Problems	Recommended for preservation	Embedded fence wire at 1' upright over property line, small removal cut, epicormic growth along main trunk, fair leaf surface, poor crown ratio from pruning

Field Tag #	Protected By Code	Species Common Name	Species Botanical Name	DBH	Measured At	Measured Canopy radius	Arborist Rating	Recommendations	Notes
9095	Yes	Interior Live Oak	Quercus wislizenii	10	Standard Height	20	2 Major Structure or Health Problems	To be Determined by Development Plan	Imbedded fence wire, tree removed with cross at 1' grown in, decaying large removal of Codominant union at 10', remaining stem has poor taper and leans S, fair leaf surface
9096	Yes	Interior Live Oak	Quercus wislizenii	13	Standard Height	23	1 Extreme Structure or Health Problems	To be Determined by Development Plan	Flare over property line main trunk on neighbors parcel, Codominant union failure at 1' with advanced decay, remaining stem has codominant union removal cut at 7'?, fair leaf surface
9097	Yes	Interior Live Oak	Quercus wislizenii	18	1.5'	20	3 Fair - Minor Problems	Recommended for preservation	Good flare, codominant union at 4' wide, S stem poor removal cuts at 8' S, both stems slight lean SE, good leaf surface
9098	Yes	Interior Live Oak	Quercus wislizenii	23	Standard Height	27	3 Fair - Minor Problems	Reduce canopy, reevaluate after pruning	Good flare, fence to E with flare over property line, growing over old fence post?, Large removal cut at 5' poor jagged, Codominant union at 15' with included bark, good leaf surface, unbalanced canopy W
9099	Yes	Interior Live Oak	Quercus wislizenii	18	Standard Height	26	3 Fair - Minor Problems	Remove dead wood, reduce canopy extension, reevaluate	Codominant union at the ground with odd connection to 1', decaying stub below 3' on 18" stem and large removal cut at 7'. E side of tree removed to 25', smaller stem bows over from suppression almost to ground, crossing limbs, good leaf surface
9100	Yes	Valley Oak	Quercus lobata	16, 11, 9, 12	54	0	1 Extreme Structure or Health Problems	Remove tree	All stems topped at 10', below high voltage lines

APPENDIX 3
GENERAL PRACTICES FOR TREE PROTECTION

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment,

unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[3]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the

[3] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.