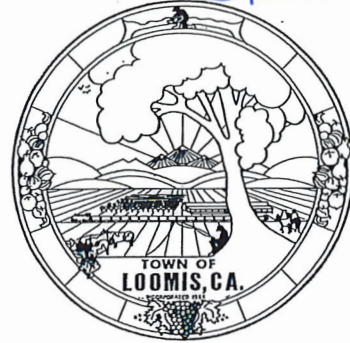


Briet

3/26/19

TOWN OF LOOMIS



TO: Concerned Agencies
FROM: Town of Loomis, Planning Department
DATE: March 25, 2019

SUBJECT: #19-01 MINOR LAND DIVISION - To divide a 6.5 acre (283,140 sq.ft.) parcel into two parcels. Proposed Parcel 1 = 3.93 acres (171,191 sq.ft.) and Proposed Parcel 2 = 2.57 acres (111,949 sq.ft.) at 3970 & 3980 Morillas Lane (APN 043-130-055) within Town of Loomis.

The Town of Loomis has received an application to divide a 6.5 acre parcel into two lots of approximately 3.93+/- and 2.30 +/- acres each, at 3970 & 3980 Morillas Lane within Town of Loomis. The site is designated Rural Estate in the General Plan and zoned Residential Estate (RE) that requires lots be at least 2.3 acres.

The current parcel contains two single family residences. This proposed land division will provide for one single family residence on each newly created parcel. The site is primarily undeveloped and contains natural vegetation with various stands of oak and other trees. **Section 5 Resource Management** of the **Loomis Zoning Code** requires protection of trees, wetlands, and waterways.

Proposed Parcel 1 will continue access from Horseshoe Bar Road. Proposed Parcel 2 will continue access from Brace Road. As proposed, there will be no reciprocal access over the newly created parcels. Both homes have existing leach fields and septic systems. Proposed Parcel 1 will continue to be served by existing Placer County Water Agency service. Proposed Parcel 2 will require water service.

The Town proposes to exempt the project as per **Section 15315 "Minor Land Divisions" of the California Environmental Quality Act (CEQA) Guidelines**. The proposed project is within the urbanized area, zoned residential estates, in conformance with both the General Plan and Zoning Ordinance and does not require any variances or exceptions. Services and access to local standards are available to serve the site.

Enclosed is a copy of Application #19-01, maps, and additional project information.

We would appreciate hearing from you by **April 10, 2019** regarding any concerns your agency may have with the proposed project. You may e-mail your responses to: mvanvoorhis@loomis.ca.gov

If you need any additional information to complete your review or have any questions regarding this project, please contact me at your convenience

Sincerely,

Mary Beth Van Voorhis
Planning Director

Attachments: Application #19-01 with Appl
Tentative Parcel Map
Zoning Map
Parcel Aerial Photograph with

TO: _____ DATE: _____

Dedicate 25' 1/2 road section of Morillas lane along the easterly portion of the property from Southheads to Brace to Horseshoe bar

Provide frontage improvements per Town Standards HSB and Brace

FROM: _____

MOORE Note Stix® 5370



PLACER COUNTY WATER AGENCY
SINCE 1957
BUSINESS CENTER PHONE
144 Ferguson Road 530.823.4850
MAIL 800.464.0030
P.O. Box 6570 WWW.PCWA.NET
Auburn, CA 95604

March 29, 2019
File No.: PD/Loomis
Map No.: 30-A-14

Mary Beth Van Voorhis
Planning Department
P.O. Box 1327
Loomis, CA 95650

SUBJECT: 3970 Morillas Lane, Loomis - Minor Land Division #19-01

Dear Ms. Van Voorhis:

Thank you for the opportunity to review and comment on the 3970 Morillas Lane Minor Land Division review. This letter is written in response to your Request for Comment dated March 25, 2019 and is intended to provide a preliminary design review of the plans and documents provided with the request from the Town regarding the proposed development located at APN 043-130-055 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 execution of a facilities agreement and the payment of all fees and charges required by the Agency. All water availability is subject to the limitations described below and the prior use by existing customers.

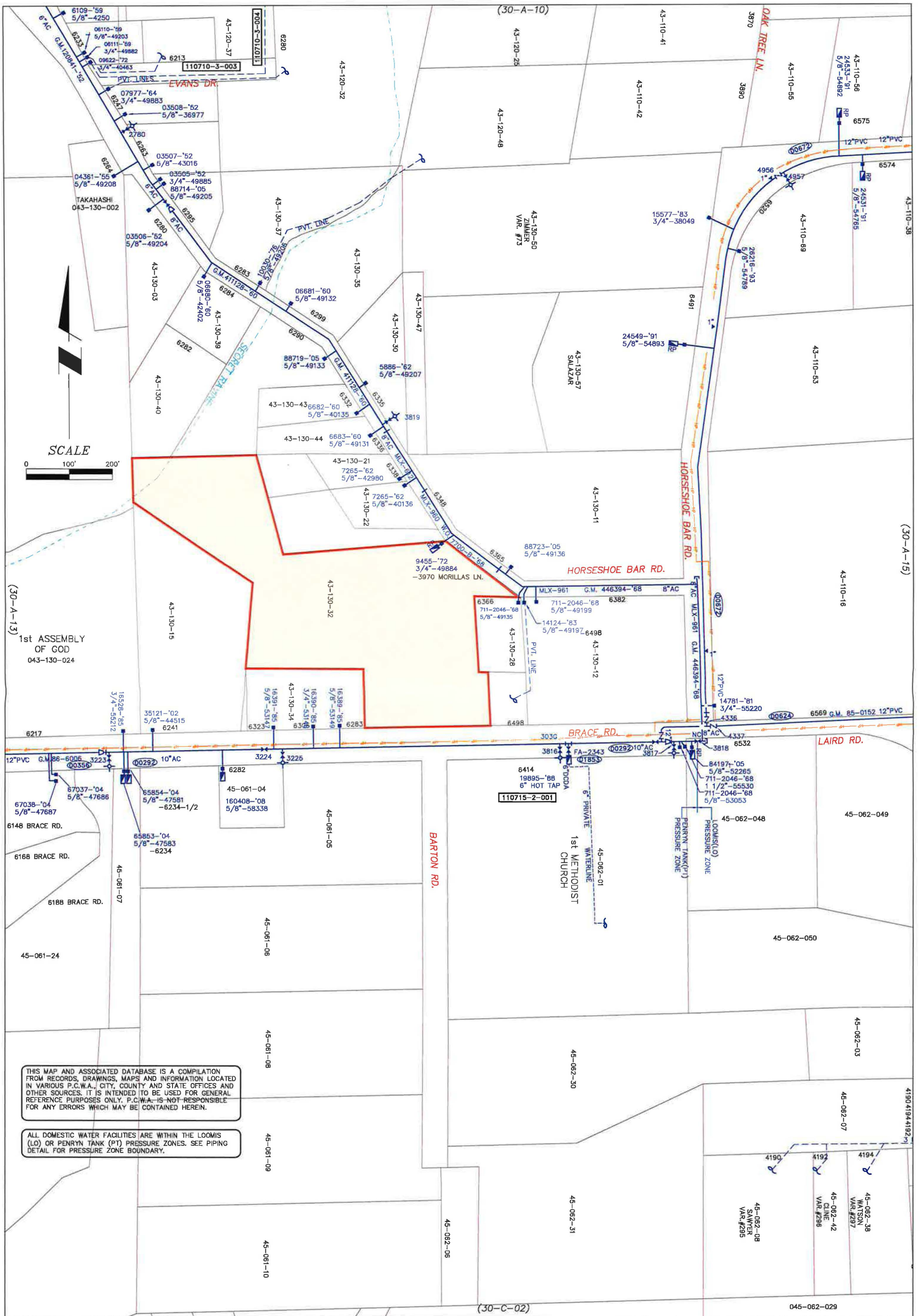
The Agency is currently serving treated water to the above mentioned parcel by an existing 3/4-inch meter connected to the Agency's 8-inch treated water main located in Horseshoe Bar Road. The Agency's Rules and Regulations states that when a parcel presently served is divided, the existing meter shall 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 tentative parcel map. Parcel 2 fronts Brace Road which has a 10-inch treated water main. Additional water services or upsizing the meter for residential fire sprinklers can be made available upon receiving a completed meter application detailing the proposed usage, and payment of all fees and additional Water Connection Charges that may apply.

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
Field Services
Customer Service
Britton Snipes Town of Loomis Engineering Department
Enc: Map No. 30-A-14



THIS MAP AND ASSOCIATED DATABASE IS A COMPILATION FROM RECORDS, DRAWINGS, MAPS AND INFORMATION LOCATED IN VARIOUS P.C.W.A., CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES. IT IS INTENDED TO BE USED FOR GENERAL REFERENCE PURPOSES ONLY. P.C.W.A. IS NOT RESPONSIBLE FOR ANY ERRORS WHICH MAY BE CONTAINED HEREIN.

ALL DOMESTIC WATER FACILITIES ARE WITHIN THE LOOMIS (LO) OR PENRYN TANK (PT) PRESSURE ZONES. SEE PIPING DETAIL FOR PRESSURE ZONE BOUNDARY.



RECEIVED

APR 08 2019

TOWN OF LOOMIS



Central Valley Regional Water Quality Control Board

4 April 2019

Mary Beth Van Voorhis
Town of Loomis Planning Department
3665 Taylor Road
Loomis, CA 95650

CERTIFIED MAIL
7014 2120 0001 4292 3648

COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, 3970 MORILLAS LANE (#19-01 MINOR LAND DIVISION) PROJECT, PLACER COUNTY

Pursuant to the Town of Loomis Planning Department's 27 March 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the 3970 Morillas Lane (#19-01 Minor Land Division) Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.

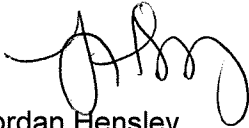
For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
[https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_ors/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

NPDES Permit

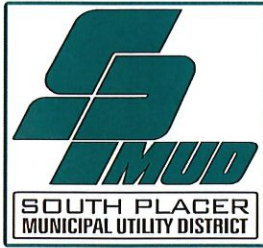
If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
<https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.



Jordan Hensley
Environmental Scientist



South Placer Municipal Utility District

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

April 9, 2019

Town of Loomis Planning Department
3665 Taylor Road
Loomis, CA 95650

Attention: Mary Beth Van Voorhis, Planning Director

Subject: #19-01 Minor Land Division
3970 & 3980 Morillas Lane, Loomis, CA
APN: 043-130-055-000

Dear Ms. Van Voorhis,

Thank you for the opportunity to comment on the Minor Land Division to divide a 6.5-acre parcel into two parcels at 3970 and 3980 Morillas Lane within the Town of Loomis.

The above property is within the service area of the South Placer Municipal Utility District and is eligible for sewer service; however, there are no existing sewer facilities within or near the project area.

If the applicant would like to meet to discuss the potential for future sewer service, please contact the District offices.

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/>.

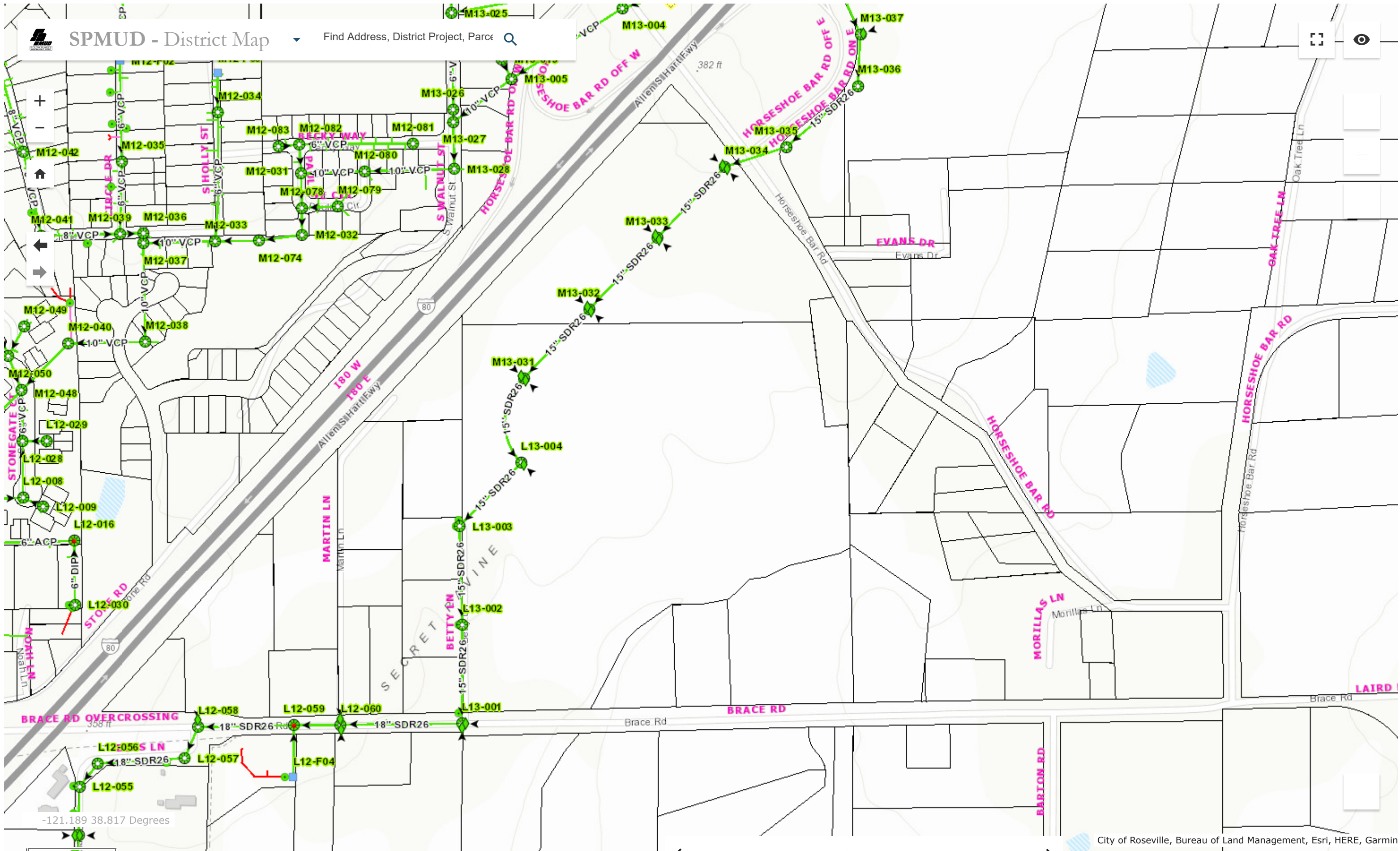
Please do not hesitate to contact me at (916) 786-8555 extension 321 or chuff@spmud.ca.gov if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Carie Huff'.

Carie Huff, P.E.

Cc: File





Placer County Health and Human Services Department

MEMORANDUM Environmental Health Division

Date: April 10, 2019
To: Mary Beth Van Voorhis, Town of Loomis
From: Joey Scarbrough, Technical Specialist
Subject: #19-01, Minor Land Division, APN 043-130-055

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

- 1) Environmental Health has reviewed the "Historic Orchard Site Assessment, Ganiyeva Holding LLC Property-APN 043-130-055" report, dated September 20, 2018, prepared by Aqua-Terra Environmental Consultants (Aqua-Terra), for the above referenced property. The reports summarize the results of soil sampling activities to evaluate the property for potential contamination related to former agriculture impacts and lead based paint. Soil sample results for organochlorine pesticides and arsenic are below published screening levels. However, lead was reported at concentrations above the residential California Human Health Screening Level in samples around the existing residence. The extent of the lead impacts in the vicinity of the residence is not currently defined. The applicant shall provide a workplan outlining a proposal to conduct further sampling in the vicinity of the residence or a proposal to conduct remedial activity to this office for review and approval.
- 2) 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.
- 3) Perform soil mantle testing and soil percolation testing for proposed parcels 1 and 2. Submit a report from the qualified sewage disposal consultant summarizing the results of the testing. Soils testing has been performed but does not appear to be compatible with the proposed parcel configurations.
- 4) A complete septic system tracing is required for the septic system located on proposed parcel 2 and submitted to Environmental Health Services.
- 5) Both septic tanks serving the residences shall be evaluated by a licensed septic tank pumper, who shall submit to the Environmental Health Services for review and approval, a report of its capacity, structural condition, materials (e.g., concrete, redwood, metal, fiberglass, etc.) and be pumped by a licensed septic tank pumper.

In lieu of having the tank evaluated at this time, the applicant may submit proof that the septic tank has been pumped within the last three (3) years. Other report information listed above is still required.



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Ken Grehm, Executive Director
Brian Keating, District Manager
Brad Brewer, Development Coordinator

April 10, 2019

Mary Beth Van Voorhis
Town of Loomis Planning Department
P.O. Box 1327
Loomis, CA 95650

RE: Application #19-01 Minor Land Division - To divide a 6.5 ac parcel into two parcels at 3970 & 3980 Morillas Lane in Loomis. APN: 043-130-055

Mary Beth:

We have reviewed the application package for the subject project dated December 21, 2018 and our comments are as follows:

- a) We have conferred with the Placer County floodplain administrator and determined that a new FEMA Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) dated 11/2/18 for Secret Ravine, which is located on this site, should be considered as the most current best available information as this development moves forward. This new FEMA FIS and mapping became effective (final) on November 2, 2018. Please have the applicant confirm the depicted floodplain limits on the tentative map are consistent with this updated FEMA information dated 11/2/18. Please also have the applicant reference the appropriate FEMA FIRM panel and effective date on the tentative map.
- b) The applicant is referred to the District's 1990 Stormwater Management Manual for applicable future drainage related design standards, a copy of which is available for download off the County website at www.placer.ca.gov. We note that the development is located within the Dry Creek watershed and as such, local on-site detention is not recommended, unless required to mitigate localized drainage impacts.
- c) The development will likely create or replace more than 2,500 square feet of impervious surface; therefore, the project is likely subject to the requirements of Hydromodification Management and Low Impact Design (LID) measures, in the Town's new Phase II NPDES Permit.



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Ken Grehm, Executive Director
Brian Keating, District Manager
Brad Brewer, Development Coordinator

Please consider these requirements and design measures within future submittals. Please call me at (530) 745-7541 if you have any questions regarding these comments.

A handwritten signature in blue ink, appearing to read "Brad Brewer".

Brad Brewer, MS, PE, CFM, QSD/P
Development Coordinator

t:\dpw\fc\development review\letters\loomis\cn 19-39 morillas mld.docx

From: Mike Ritter <mritter@southplacerfire.org>
Sent: Thursday, April 11, 2019 4:18 PM
To: Mary Beth Van Voorhis
Cc: Katrina Hoop
Subject: #19-01 Minor Land Division
Attachments: Application Process and Submittal Requirements Residential July 2017 Letterhead.doc; FEES SCHEDULE.pdf; Plan Submittal Application.doc; Will Serve Letter Process July 2017 letterhead.doc; C Residential Site Plan Notes 2016.doc

Mary Beth,

Thank you for the opportunity to review the minor land division proposal for 3970 Morillas Lane. 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. Vertical clearance shall be a minimum of fifteen (15) feet.
When residential driveways exceed 150 feet in length, provide a turnout at the midpoint.
2. There was no mention of proposed new residential homes. At this point, there would be no requirements. If that changes, then 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.
5. Residential Fire Sprinkler plans, if needed for future homes, are deferred submittals.
6. Residential site plan submittal for each new residence would be required.

Attachments include: Residential application process, plan submittal application, fee schedule, will serve letter process, 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 Milward
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 District Fee Schedule

Section "C" – Commercial/Residential Plan Review

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. \$125.00 (per each inspection)

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-submission for approval, and initial site inspections.

15. Site Plan Review \$125.00

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 Recoverer 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) Actual Response Cost
 - 1 hour minimum
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

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

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)
916-791-2199 (Fax)
khoop@southplacerfire.org

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 <i>(square feet)</i>	Fire Flow <i>(gallons per minute)</i>
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 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

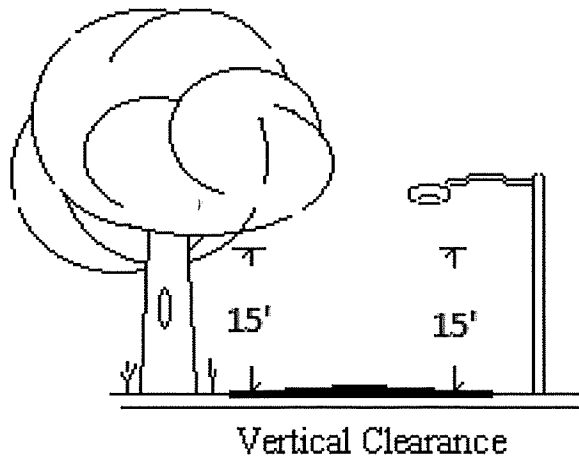
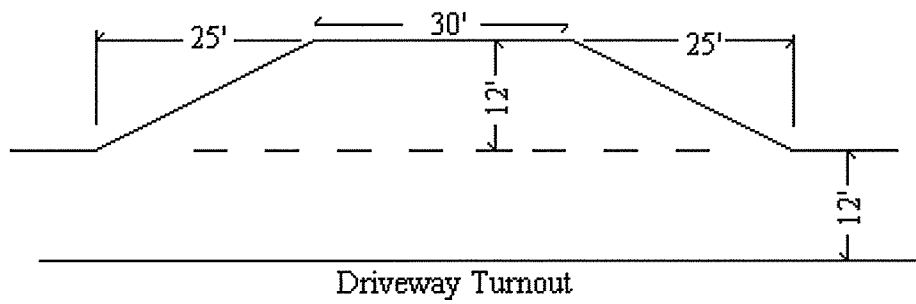
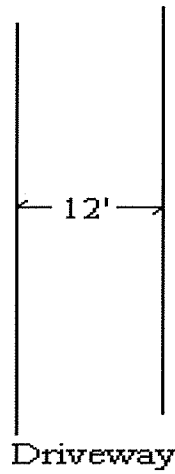
The final plans shall be approved only when stamped and/or signed by authorized the South Placer Fire Protection District personnel.

Residential Home Final Acceptance

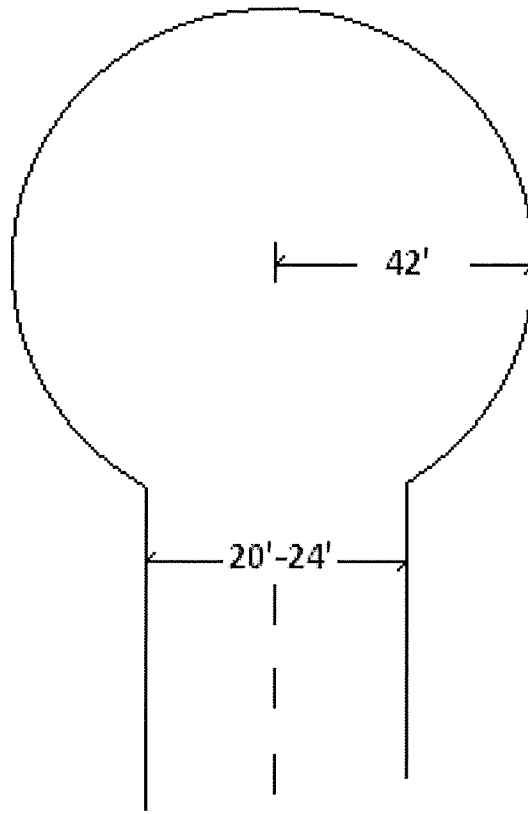
Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72 hour notice required previous to inspection and testing.

APPENDIX C

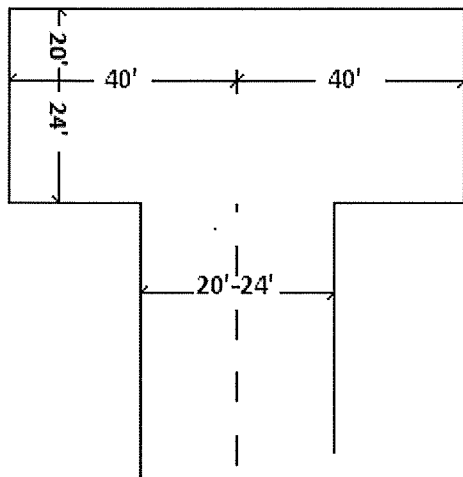
Attached Details Not Drawn To Scale:



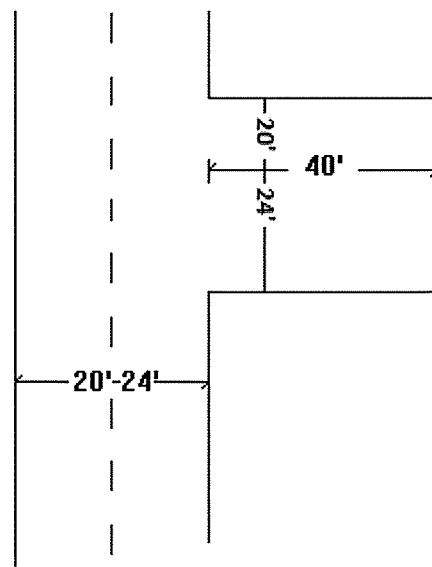
APPENDIX C



Turnaround

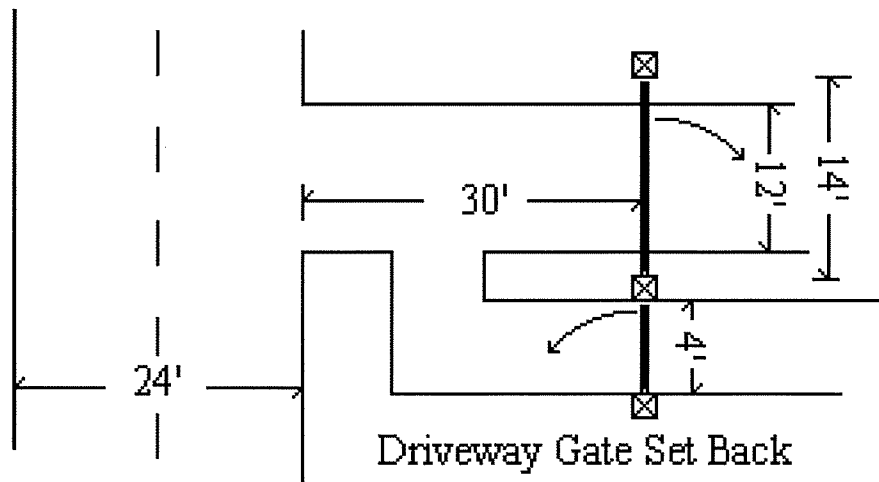
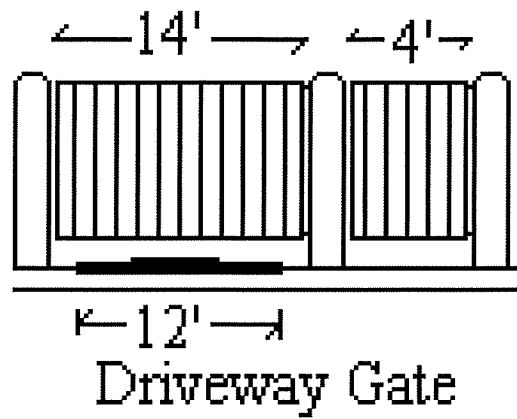


80' Hammerhead
Turnaround



Turnaround

APPENDIX C





MIWOK United Auburn Indian Community
 MAIDU of the Auburn Rancheria

Gene Whitehouse
 Chairman

John L. Williams
 Vice Chairman

Calvin Moman
 Secretary

Jason Camp
 Treasurer

Gabe Cayton
 Council Member

RECEIVED

APR 26 2019

TOWN OF LOOMIS

April 22, 2019

Mary Beth Van Voorhis
 Town of Loomis
 3665 Taylor Road
 Loomis, CA 95650

Subject: Minor Land Division at 3970 & 3980 Morillas Lane (#19-01), Town of Loomis

Dear Planning Director Mary Beth Van Voorhis,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects. The UAIC would like to consult on this project.

In order to ascertain whether the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that are completed for the project. We also request copies of environmental documents for the proposed project so that we have the opportunity to comment on appropriate identification, assessment and mitigation related to cultural resources. Finally, we request and recommend that UAIC tribal representatives observe and participate in all cultural resource surveys. To assist in locating and identifying cultural resources, UAIC's Preservation Department offers a mapping, records and literature search services program. This program has been shown to assist project proponents in complying with applicable environmental protection laws and choosing the appropriate mitigation measures or form of environmental documentation during the planning process. If you are interested in the program, please let us know.

The UAIC's Preservation Committee would like to set up a meeting or site visit, and begin consulting on the proposed project. Based on the Preservation Committee's identification of cultural resources in and around your project area, the UAIC recommends that a tribal monitor be present during any ground disturbing activities. Thank you again for taking these matters into consideration, and for involving the UAIC in the planning process. We look forward to reviewing the additional documents requested. Please contact Melodi McAdams, Cultural Resources Supervisor, at (530) 328-1109 or email at mmcadams@auburnrancheria.com if you have any questions.

Sincerely,

Gene Whitehouse,
 Chairman

CC: Matthew Moore, Tribal Historic Preservation Officer

Mary Beth Van Voorhis

From: Ann Hobbs <AHobbs@placer.ca.gov>
Sent: Tuesday, April 2, 2019 1:52 PM
To: Mary Beth Van Voorhis
Subject: #19-01 Minor Land Division

Hello:

The Placer County Air Pollution Control District has no comments on project #19-01 Minor Land Division on Morillas Lane.

Ann Hobbs
Associate Planner
Placer County Air Pollution Control District
110 Maple Street, Auburn, CA 95603
(530) 745-2327 (FAX) - (530) 745-2373

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MOSQUITO
& VECTOR
CONTROL
DISTRICT

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2021 Opportunity Drive
Roseville, CA 95678

main office (916) 380-5444

toll free (888) 768-2343

fax (916) 380-5455

www.placermosquito.org

April 19, 2019

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

BY EMAIL

RE: #19-01 Minor Land Division

Dear Ms. Van Voorhis,

The Placer Mosquito and Vector Control District reviewed the minor land division (#19-01). Since this is only a land division and involves no development, we have no specific comment at this time.

For more specific information regarding design specifications and management practices that reduce or eliminate mosquito production, please refer to the California Department of Public Health's Mosquito Reduction Best Management Practices Manual available online at:
http://westnile.ca.gov/downloads.php?download_id=2376&filename=BMPforMosquitoControl07-12.pdf.

Please direct any questions to Angella Falco at angellaf@placermosquito.org.

Sincerely,

Angella

Angella Falco
Field Station Manager
[\(916\) 380-5470](tel:(916)380-5470) direct
[\(916\) 343-3479](tel:(916)343-3479) cell

CC: Joel Buettner

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