

3- Attachment 4

Robert King

From: Mike Ritter [mritter@southplacerfire.org]
Sent: Friday, December 08, 2017 4:27 PM
To: Robert King
Cc: Katrina Hoop; Carol Parker
Subject: #17-12 Conditional Use Permit Review for 3334 Swetzer Road
Attachments: Application Process and Submittal Requirements Commercial July 2017 Letterhead.doc; FEES SCHEDULE.pdf; Plan Submittal Application revised 09132012.doc; Will Serve Letter Process July 2017 letterhead.doc; D Commerical Site Plan Notes 2016.doc; E Commerical Building Plan Notes 2016.doc

Robert,

Thank you for the opportunity to review the proposed project.

South Placer Fire District would require plan submittals and fees for this project. The new proposed facilities would be required to provide fire sprinkler and alarm systems, as well as an approved fire apparatus turn around. I have attached a complete application packet and construction notes for the project owner.

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

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Chris Gibson DC
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Fire Chief

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Commercial 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) Civil Improvement Plans (see fee schedule)
- 2) Site Plans \$125.00
- 3) Mylar's will need to be submitted for Fire Marshal signature.
- 4) Mitigation Fees will need to be paid 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.
- 5) Once mitigation fees are paid you may pull your permit through the County. At that point we will accept all other plans indicated below (Items 6-8).
- 6) Building Plans (see fee schedule)
- 7) Fire Sprinkler Plans \$875.00 if you go over 200 sprinklers its .50 cents per head over 200.
- 8) Fire Alarm Plans \$625.00 plus \$2.00 per device

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. Cryogenics \$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)

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
 - 1 hour minimum plus field hours \$125.00 minimum
5. Incident Cost Recover
 - 1 hour minimum Actual Response Cost
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
 - 1 hour minimum Actual Response Cost
9. Special projects not otherwise specified elsewhere in this fee schedule. 1 hour minimum \$125.00 minimum
10. "Service provider Contract" Per contact agreement

1. Minimum intake fee (not shown elsewhere) \$125.00
2. Design & site plan review / consultation \$125.00 Hr
Conference (required for Will Serve Letter)
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

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 Submitted 1st 2nd 3rd 4th Tenant Improvement New Residential Residential-Other 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

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

APPENDIX D

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

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

Commercial Building Site Infrastructure

Fire Safety During Construction, Alteration or Demolition of a Building

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

Fire Alarm System

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

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

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

Monitoring

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

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

Fire Control Room

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

APPENDIX D

Dimensions

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

Fire Sprinkler System

Where required in existing buildings and structures.

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

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

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

Bridges

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

Building Access

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

Dead End Access Roads

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

Gate Entrances

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

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

APPENDIX D

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

Hydrants

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

Hydrant Spacing

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

Water Supply

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

Road Width

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

Parking

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

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

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

APPENDIX D

Roadways and Access Routes

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

Roadway Grades

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

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

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

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

Roadway Radius

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

Road Surface

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

Roadway Turnarounds

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

Final Plans Accepted

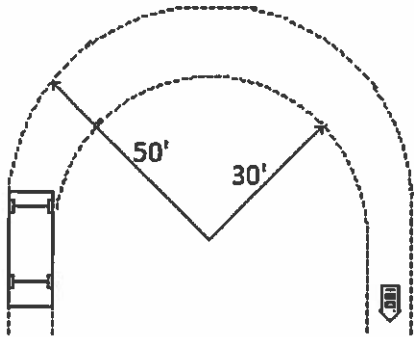
The final plans shall be approved only when stamped and/or signed by authorized the South Placer Fire Protection District personnel.

Commercial Building Final Acceptance

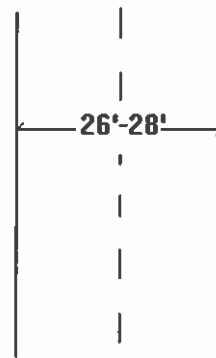
Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72-hour notice required previous to inspection and testing.

APPENDIX D

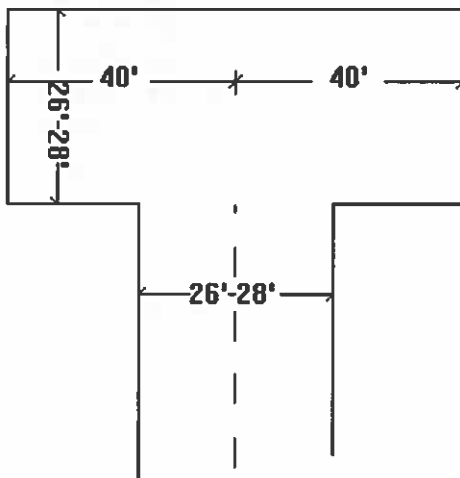
Attached Details Not Drawn To Scale:



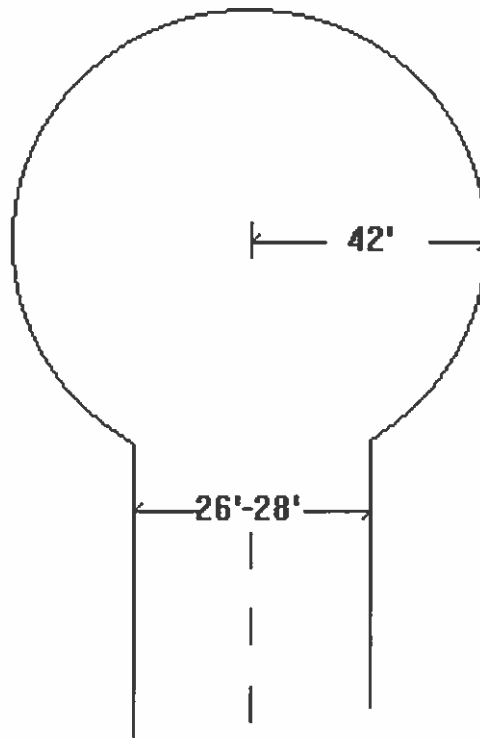
**50' Outside; 30' Inside
Turning Radius**



**Commerical Building
Access Road**

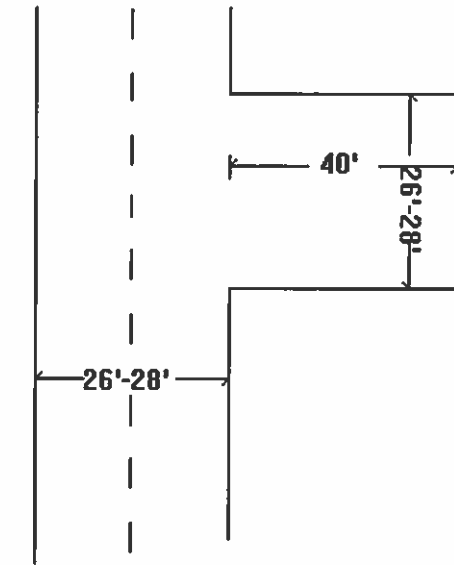


**80' Hammerhead
Turnaround
Commerical Roadway**

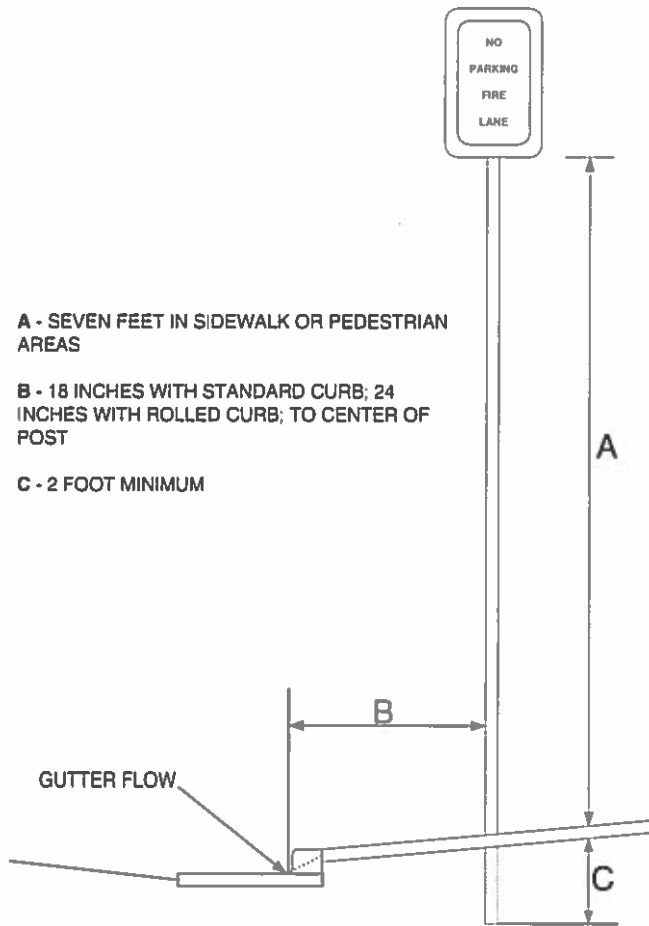


Turnaround

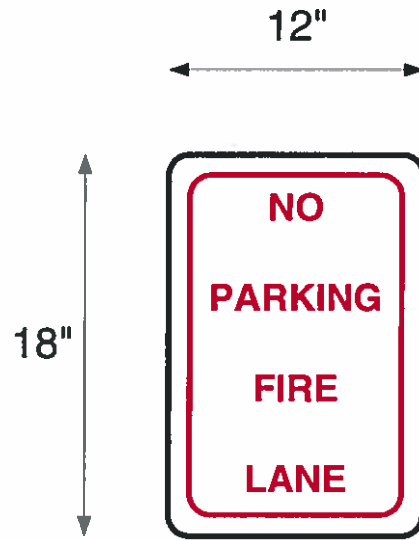
APPENDIX D



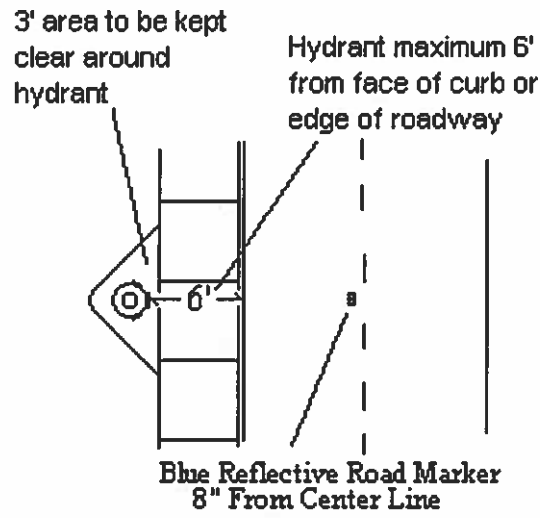
Turnaround
Commercial Roadway



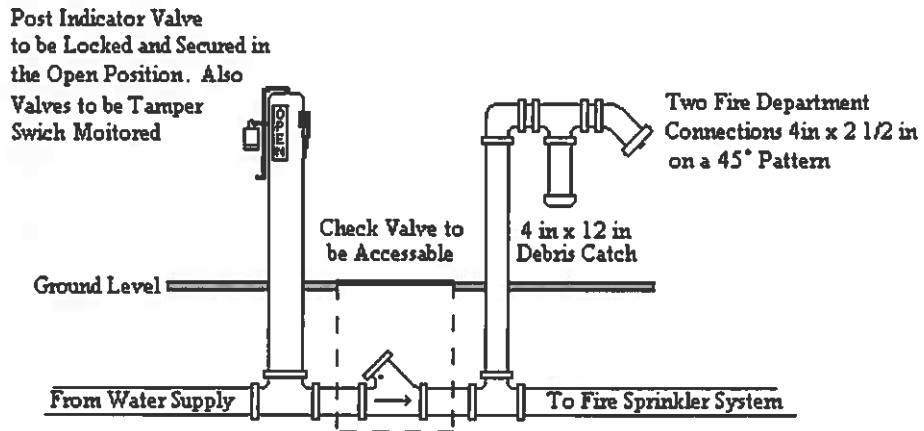
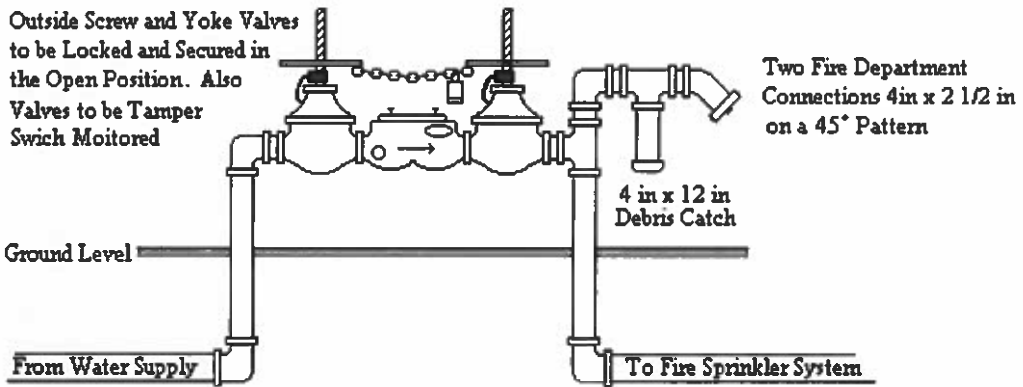
APPENDIX D



APPENDIX D



APPENDIX D



APPENDIX E

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

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

Commercial Building

Fire Safety During Construction, Alteration or Demolition of a Building

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

Address

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

Buildings under construction

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

Multiple tenant buildings

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

Exiting

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

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

Fire Alarm System

Where required – new buildings and structures.

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

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

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

APPENDIX E

Fire Alarm Indication Panel

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

Monitoring

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

Alarms

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

Fire Control Room

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

Dimensions

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

Fire Department Rapid Entry System

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

Roof access identification

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

Fire Extinguishers

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

APPENDIX E

Fire Sprinkler System

Where required in existing buildings and structures.

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

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

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

Height

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

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

Exceptions:

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

APPENDIX E

Fire Department Connections

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

Hood System

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

Identification (Hazards and hazardous materials)

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

Occupancy

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

Final Plans Accepted

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

Commercial Building Final Acceptance

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



South Placer Municipal Utility District

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

December 12, 2017

Robert King,
Town Planner
Town of Loomis
P.O. Box 1330
Loomis, CA 95650

SUBJECT: 3334 Swetzer Road – Conditional Use Permit/Design Review Project

Dear Mr. King,

Thank you for the opportunity to comment on the proposal to construct two additional buildings at 3334 Swetzer Road (APN 044-220-041).

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. Improvement plans shall be submitted to SPMUD for review and approval. A copy of the District's facility map has been provided for your use. Note that participation fees are due prior to connection to sewer.

The District has reviewed the plans submitted and the following comments apply:

1. There is an existing sewer easement at the southwest corner of the site along with existing sewer infrastructure. Access shall be provided to the existing manhole through the site per District Standards and Specifications.
2. There is an existing sewer access easement through the property. Structures and other limiting improvements shall not be constructed within the easement area.
3. Site Plan (sheet 1):
 - a. Clearly delineate the existing easement limits on the site plan.
 - b. Include the existing and proposed utility locations.
4. Additional participation fees will be due based on the use and square footage of the proposed buildings. Additional participation fees may also be required for the existing building based on the use.
5. The District recommends that landscaping not be planted over private sewer lines due to eventual root control issues.

Additional requirements may be required as design information is provided.



South Placer Municipal Utility District

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Carie Huff'.

Carie Huff, P.E.

Robert King

From: Joseph Scarbrough [JScarbro@placer.ca.gov]
Sent: Tuesday, December 19, 2017 8:22 AM
To: Robert King
Subject: #17-12 Conditional Use Permit/Desing Review Project #17-13 3334 Swetzer Rd. Placer Co. EH Comments

Good Morning,

I apologize for the late response, EH's only comment would be that the location of the trash enclosure shown on the site plan be approved by the franchise refuse collector to ensure that their vehicles can properly access the dumpster.

Regards,

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



Robert King

From: Kathryn von Seeburg [KvonSeeburg@recology.com]
Sent: Friday, December 08, 2017 12:34 PM
To: Robert King
Subject: 3334 Swetzer Rd

I have some concerns about the changes to this location. The current level of service is a six yard bin for refuse twice weekly and a seven yard bin for cardboard once per week. I would imagine that increasing the size of the facility will result in an increased need for service (and an increased cost to the customer.) We could accommodate that, but I also thought it might warrant some consideration.

Also, there are also notes on the existing account that indicate the drivers have requested bins be moved out for servicing. That would lead me to believe that the current location and/or size of the enclosure is not sufficient to accommodate the increased level of service noted above. Additionally, it would follow that there may be associated safety concerns.

Before I submit this as our "official" comments, I wanted to check in with you in case there is something about the project I've missed in my review. If you would let me know, I am happy to revise comments accordingly.

Thanks and hope you had a great weekend!

Kathryn von Seeburg

Office Manager

Recology™ Auburn Placer

12305 Shale Ridge Road | P.O. Box 6566 | Auburn, CA 95604

T: 530.885.3735

kvonseeburg@recology.com

WASTE ZERO



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

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

December 18, 2017

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

**RE: Application #17-13 Conditional Use Permit/Design Review for Energy Saving Pros at
3334 Swetzer Road APN: 045-220-039**

Robert:

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. Because the development will likely create or replace more than 2,500 square feet of impervious surface, 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. 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 black ink, appearing to read "Brad Brewer".

Brad Brewer, M.S., P.E., CFM, QSD/P
Development Coordinator

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Robert King

From: Cheryl Neider [cneider@auburnrancheria.com]
Sent: Thursday, December 14, 2017 12:50 PM
To: Robert King
Cc: Matthew Moore; Marcos Guerrero; Melodi McAdams
Subject: AB 52 Consultation for the Proposed Warehouse and Office Building (#17-12)

Dear Robert King,

Thank you for your letter received on 12/4/2017 (Proposed Warehouse and Office Building - #17-12). I am contacting you in order to request:

- Consultation for this project;
- All existing cultural resource assessments, as well as requests for, and the results of, any records searches that may have been conducted;
- GIS SHP files for the proposed project's APE.

There are Tribal Cultural Resources, which are also historic resources, within the vicinity of the project area, and we do have the following recommendations, which should be incorporated into any mitigation measures that are developed for the project:

- UAIC tribal representatives should be allowed to observe and participate in all cultural resource surveys, including initial pedestrian surveys for the project.
- If tribal cultural resources are identified within the project area, it is UAIC's policy that tribal monitors must be present for all ground disturbing activities.
- Subsurface testing and data recovery must not occur without first consulting with UAIC and receiving UAIC's written consent.
- Additional information about the nature and location of the Tribal Cultural Resources can be obtained via a Records Search Request of the UAIC Tribal Historical Resources Information System (THRIS). There is a fee associated with a THRIS record search. Please let us know if you are interested in this record search, and we will send over a copy of the program description.
- Finally, please be advised that UAIC's strong preference is to preserve tribal cultural resources in place and avoid them whenever possible.

Thank you for involving UAIC in the planning process at an early stage. We ask that you make this correspondence a part of the project record and we look forward to working with you to ensure that tribal cultural resources are protected. Marcos Guerrero, UAIC Cultural Resources Manager, will be UAIC's point of contact for this consultation. Please contact Mr. Guerrero by phone at (530) 883-2364 or email at mguerrero@auburnrancheria.com to begin the consultation process.

Sincerely,

Cheryl Neider
Administrative Assistant
Tribal Historic Preservation
United Auburn Indian Community
530.883.2394

Nothing in this e-mail is intended to constitute an electronic signature for purposes of the Electronic



MIWOK
MAIDU United Auburn Indian Community
of the Auburn Rancheria

RECEIVED

Gene Whitehouse
Chairman

John L. Williams
Vice Chairman

Calvin Moman
Secretary

Jason Camp
Treasurer

Gabe Cayton
Council Member

JAN 02 2018

TOWN OF LOOMIS

December 13, 2017

Robert King
Town Planner
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

RE: AB 52 Consultation Request for the Proposed Warehouse and Office Building at 3334 Swetzer Road (#17-12) Project, Loomis, CA

Dear Town Planner Robert King,

The United Auburn Indian Community (UAIC) received a letter from the Town of Loomis dated 12/4/2017, formally notifying us of a proposed project, the Warehouse and Office Building at 3334 Swetzer Road (#17-12) Project in Loomis, and an opportunity to consult under AB 52. This letter is notice that UAIC would like to initiate consultation under AB 52.

This letter is also a formal request to allow UAIC tribal representatives to observe and participate in all cultural resource surveys, including initial pedestrian surveys for the project. Please send us all existing cultural resource assessments, as well as requests for, and the results of, any records searches that may have been conducted prior to our first consultation meeting. If tribal cultural resources are identified within the project area, it is UAIC's policy that tribal monitors must be present for all ground disturbing activities. Finally, please be advised that UAIC's strong preference is to preserve tribal cultural resources in place and avoid them whenever possible. Subsurface testing and data recovery must not occur without first consulting with UAIC and receiving UAIC's written consent.

In the letter, Town Planner Robert King is identified as the lead contact person for consultation on the proposed project. Marcos Guerrero, our Cultural Resources Manager, will be UAIC's point of contact for this consultation. Please contact Mr. Guerrero by phone at (530) 883-2364 or email at mguerrero@auburnrancheria.com to begin the consultation process.

Thank you for involving UAIC in the planning process at an early stage. We ask that you make this letter a part of the project record and we look forward to working with you to ensure that tribal cultural resources are protected.

Sincerely,



Gene Whitehouse
Chairman

CC: Matthew Moore, UAIC Tribal Historic Preservation Officer
Marcos Guerrero, UAIC Cultural Resources Manager