



TOWN OF LOOMIS

3665 Taylor Road
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use

DEC 16 2015

File Number

Application Fee(s)

TOWN OF LOOMIS

Receipt # 23923

Date 12/16/15

Date Received 12/16/15

Paid \$ 583

PLANNING DEPARTMENT

Planning Application

- 1. Project Title: Brco Constructors Office Building
2. Street Address/ Location: 5900 King Road, Loomis, CA
3. APN(s): 044-072-066-000 Acreage: 0.7003 Acre
Zoning: Commercial Office General Plan Designation: Office and Professional
Current Site Use: Office Building
Surrounding Land Use(s): Office and Residential
4. Property Owner: Loomis Corp Offices LLC
Address: 5900 King Road Loomis CA 95650
Telephone: (916) 652-3868 email: BRoth@brcoconstructors.com
5. Project Applicant: Loomis Corp Offices LLC
Address: 5900 King Road Loomis CA 95650
Telephone: (916) 652-3868 email: BRoth@brcoconstructors.com
6. Project Engineer/Architect: N/A
Address:
Telephone: email:

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

- Checkboxes for various permits: Appeal, Certificate of Compliance, Conditional Use Permit, Design Review, Development Agreement, Environmental Review, General Plan Amendment, Hardship Mobile Home Permit, Lot Line Adjustment, Miscellaneous Permit, Planned Development, Second Unit Permit, Sign Review, Tentative Review, Minor Land Division, Subdivision, Variance, Zoning Amendment (Rezone).
Other: Modification to Previously Approved Conditional Use Permit #04-20

8. Does the proposed project need approval by other governmental agencies?
[] Yes [X] no If yes, which agencies?

- 9. Which agencies/utilities provide the following services to the project?
Electricity: Pacific Gas & Electric
Natural Gas: Pacific Gas & Electric
Fire Protection: Loomis Fire District
Water/Well: Placer County Water Agency
Sewer/Septic: South Placer Municipal Utility
Telephone: AT & T

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

Date of list _____ No problems identified _____

Type of problem _____

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

Dated _____ Applicant _____

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

Modify previously approved Conditional Use Permit #04-20 from single occupancy to multi-tenant office building. Property owner's business will continue to occupy the ground floor and individual offices will be available for lease on the second floor

12. Owner Authorization:

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

Signature(s) of Owner(s)

Printed Name(s)

Date

Date

13. Applicant and/or Owner Hold Harmless:

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

Signature(s) of Owner(s)

Printed Name(s)

Date

Date

14. Applicant and/or Owner Acknowledgment:

Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or 123 omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

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

Printed Name(s)

Date

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Brco Constructors Office Building
2. What is the general land use category for the project? Office Commercial
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? Existing 5,184SF Office Building
4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes [] No []
If yes, show on the site plan and describe. Existing two-story office building with parking
5. Is adjacent property in common ownership? Yes [] No [] If yes, Assessor's Parcel Number (s) and acreage(s). _____
6. Describe previous land use(s) of the site over the last 10 years. office building
7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes [] No []
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. _____

II. POPULATION AND HOUSING

1. How many new residents will the project generate? N/A
2. Will the project displace or require the relocation of any residential units? Yes [] No [] If yes, the number. _____
3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) None
4. Will the project create or destroy job opportunities? Create [] Destroy [] Describe Provide office space to individuals
5. Will the proposed project displace any currently productive use? Yes [] No [] If yes, describe. _____

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes [] No [] If yes, describe. _____

2. Will grading on the site be required? Yes [] No [] If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). _____

 Estimate the grading area/quantities. _____ acres _____ cubic yards
3. Will site excavation and fill quantities balance? Yes [] No [] If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. _____
 N/A
4. Are retaining walls proposed? Yes [] No [] If yes, describe location(s), type(s), height(s), etc. _____

5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion.
 N/A
6. Will blasting be required during project construction? Yes [] No [] If yes, describe. _____

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

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes [] No [] If yes, name/describe the body of water and show on the site plan. _____

2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes [] No [] If yes, describe. _____

3. If water will be diverted, does the project applicant have an appropriative or riparian water right? Yes [] No [] If yes, describe. _____
 N/A
4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. _____
 N/A
5. What area/percentage of the project site is presently covered by impervious surface? Existing
 What will be the area/percentage of impervious surface coverage after development? N/A
6. Will any runoff from the project site enter any off-site body of water? Yes [] No [] If yes, identify the destination of the runoff. _____

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

8. Will the project result in the physical alteration of a body of water? Yes [] No If yes, describe. _____
9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [] No If yes, describe. _____
10. Are there any areas of the project site that are subject to flooding or inundation? Yes [] No If yes, describe. _____
11. Will the project alter existing drainage channels and/or drainage patterns? Yes [] No If yes, describe. _____

V. AIR QUALITY

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

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [] No If yes, describe. _____
2. Describe the following emissions sources related to project development:
 Construction emissions - Extent and duration of site grading activities: N/A
 Stationary source emissions - Are woodstoves proposed in residential projects? Yes [] No
 Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses:
N/A
3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [] No If yes, describe (may require the results from specific air quality studies). _____
4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [] No If yes, describe. _____
5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions?
N/A
6. Will vegetation be cleared from the project? Yes [] No [] If yes, describe the method of disposal.
N/A

VI. TRANSPORTATION/CIRCULATION

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

- 1. Does the project front on a local roadway? Yes No If yes, what is the name of the roadway?
King Road and Webb Street
- If no, what is the name and distance of the nearest roadway? _____
- 2. Will new entrances onto local roadways be constructed. Yes No
If yes, describe. _____
- 3. Would any non-automobile traffic result from the development of the project? Yes No If yes, describe. _____
- 4. If applicable, what road standards are proposed within the project? N/A
(Show typical street sections(s) on the site plan.)
- 5. Will a new entrance(s) onto local roadways be constructed? Yes No
If yes, show location(s) on site plan.
- 6. Describe any frontage improvements to the local roadway(s). None
- 7. Describe the traffic that will be generated by the project (average daily traffic (ADT), peak hour volumes and peak hour times/days). No increase over the previous single occupancy use
- 8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?
Yes No If yes, describe. _____
- 9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes No
If yes, describe. _____
- 10. Will the project require provisions for parking? Yes No If yes, describe the number, size, location and access of the parking facilities proposed.
Parking spaces are existing
- 11. Will there be company vehicles associated with the project? Yes No If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). _____

VII. BIOLOGICAL RESOURCES

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

1. Briefly describe site vegetation. None - site is landscaped

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

3. Briefly describe wildlife typically found in the area. None

4. Describe changes to site habitat(s) resulting from development of the project. None

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

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

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes [] No [] If yes, describe. _____

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

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

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

VIII. HAZARDOUS MATERIALS

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

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

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

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

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

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

IX. NOISE

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

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

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

None

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). Fire station is located on Horseshoe Bar Road approximately one mile.

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). Directly across King Road approximately 50 ft from property

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

Existing Office Building

4. Describe the on-site fire protection facilities proposed with this project. Existing

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? Approximately 50ft from King Road/Webb Street intersection
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. 27 parking spaces
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No [] If yes, describe. _____
8. Estimate the number of persons on-site (residents or employees/visitors) 18 to 20 employees/visitors

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). Access is open with parking areas in front, side and back of existing office building
2. Describe the security protection that will be provided on the site, if any. security alarm
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. Exterior building and covered parking lighting

WATER

1. Is the project within a public domestic water system district or service area? Yes [] No [] If yes, describe the district/area. Placer County Water Agency
2. Can the district serve the project? Yes [] No [] Existing service
3. What will be the water source(s) for the project? restroom and breakroom sinks
4. What is the estimated usage and peak usage of the project? minimal gpd/ _____ gpd
5. Are there any existing or abandoned wells on the site? Yes [] No [] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [] No [] If yes, describe the method(s) and quantities (gpd). _____
2. Is the project located within a sewer district? Yes [] No [] If yes, describe. South Placer Municipal Utility District
 If yes, can the district serve the project? Yes [] No [] Existing service
 Is there sewer service in the area? Yes [] No [] If yes, what is the distance to the nearest collector line? _____
3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? _____ gpd Existing service

4. Will there be any unusual characteristics associated with project wastewater? Yes [] No [X] If yes, describe any special treatment processes that may be necessary for these wastes. _____

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [X] No []

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) None

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

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Existing trash enclosure

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? Approximately one mile
What is the name of this facility? Blue Anchor Park

2. Are any park or recreation facilities proposed as part of the project? Yes [] No [X] If yes, describe.

SCHOOLS

1. What are the nearest elementary and high schools to the project? Loomis Elementary School
and Del Oro High School

What are the distances to these schools from the project? One mile or less

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [X] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. _____

Existing office building

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

Existing office building

3. Describe the signage and/or lighting proposed by the project. Modification of monument
signage to be approved by Town of Loomis under separate
application at a later date.

4. Is landscaping proposed? Yes [] No [X] If yes, describe. Landscaping is existing

XII. CULTURAL RESOURCES

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

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

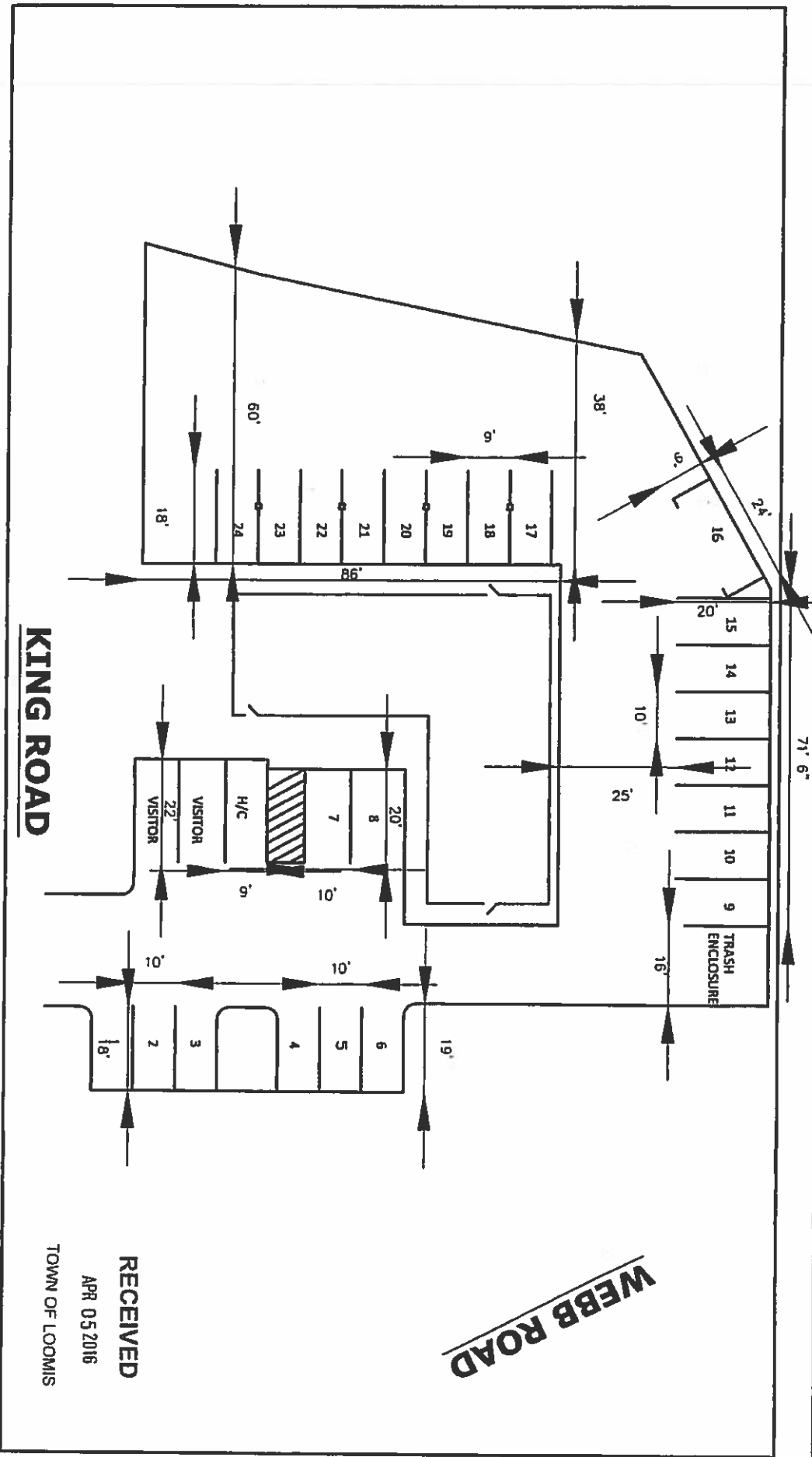
2. What is the nearest archaeological, historical or paleontological site? N/A

What is the name of this site? N/A

STATEMENT OF JUSTIFICATION - #15-13 Modification of Conditional Use Permit #04-20

The building located at 5900 King Road was occupied solely by the employees of BRCO Constructors until the downturn in the economy occurred in 2008. Over the past years the current level of employee staffing has only occupied the ground floor of the building. The proposed modification does not create a higher occupancy than what was originally anticipated under the approval of the conditional use permit (single tenant) in 2004. This simply replaces employees that originally occupied the individual offices on the second with tenants occupying the second floor individual offices. These individual offices available for lease provide much needed incubator space for startup companies and entrepreneurs in the Loomis area and serves to reduce traffic trips and emissions for telecommuters.

5900 KING ROAD LOOMIS, CA 95650



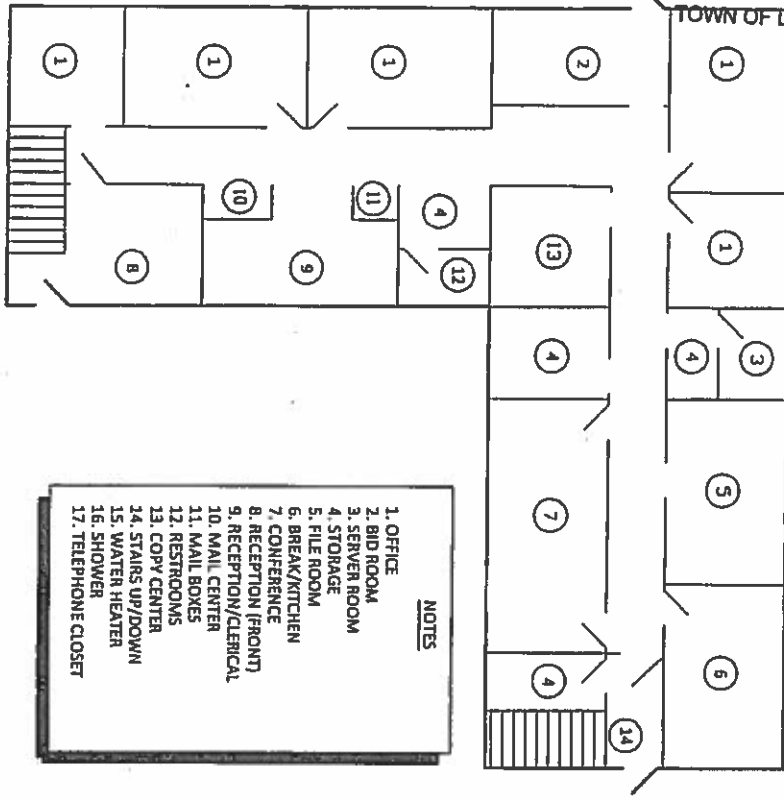
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 TOWN OF LOOMIS

WEBB ROAD

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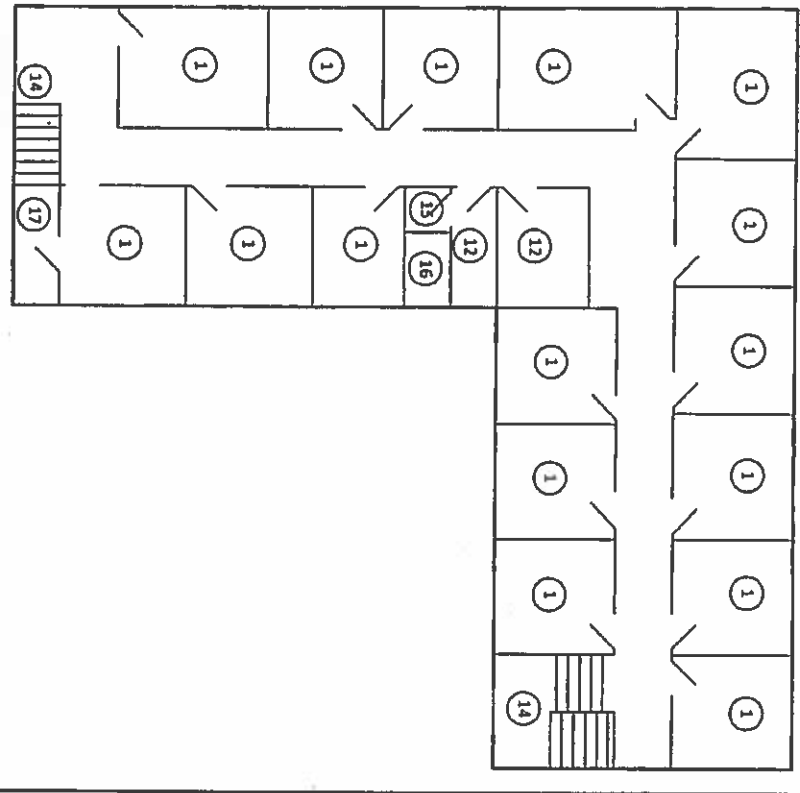
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TOWN OF LOOMIS



- NOTES**
- 1. OFFICE
 - 2. BID ROOM
 - 3. SERVER ROOM
 - 4. STORAGE
 - 5. FILE ROOM
 - 6. BREAK/KITCHEN
 - 7. CONFERENCE
 - 8. RECEPTION (FRONT)
 - 9. RECEPTION/CLERICAL
 - 10. MAIL CENTER
 - 11. MAIL BOXES
 - 12. RESTROOMS
 - 13. COPY CENTER
 - 14. STAIRS UP/DOWN
 - 15. WATER HEATER
 - 16. SHOWER
 - 17. TELEPHONE CLOSET

DOWNSTAIRS



UPSTAIRS

5900 KING ROAD LOOMIS, CA 95650

RESOLUTION NO. 04-20

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW, APPLICATION # 04-20, FOR BLANE & KATHIE ROTH, BRCO CONSTRUCTORS INC., TO ALLOW THE CONSTRUCTION OF 3,300 SQUARE FOOT OFFICE BUILDING ADDITION ON 5900 KING ROAD APN 044-072-036 NEAR THE INTERSECTION OF KING ROAD AND WEBB STREET.

WHEREAS, Blane & Kathie Roth, BRCO Constructors Inc., the applicant(s), has proposed to construct a 3,300 square foot office building addition, on 5900 King Road near the intersection of King Road and Webb Street on a 1-acre parcel, Assessor's Parcel Number 044-072-036, such application being identified as # 04-20; and

WHEREAS, on December 21, 2004, the Planning Commission conducted a public hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

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

WHEREAS, the Planning Commission of the Town of Loomis hereby makes the findings attached herein as Exhibit A in connection with the Conditional Use Permit for the construction of a 3,300 square foot office building addition at 5900 King Road.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of December 21, 2004, did resolve as follows:

1. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
2. The BRCO Constructors Inc. Office Expansion Conditional Use Permit and Design Review application # 04-20 is hereby approved per the findings set forth in Exhibit A and the conditions set forth in Exhibit B.

ADOPTED this 21st day of December, 2004, by the following vote:

AYES: Banyas, Obranovich, Thew, G. Wilson, J. Wilson

NOES: None

ABSENT: None

ABSTAINED: None

Gaylord Wilson, Chairman

Ryan Elias-Berg, Assistant Planner

**EXHIBIT A
FINDINGS
PLANNING COMMISSION 12/21/04**

Notice of Exemption

1. The project is Categorically Exempt under CEQA 15332.

Use Permit and Minor Use Permit

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property or improvements in the vicinity and zoning district in which the property is located *in that* the use is similar to those around, considers the impacts an office building will have on the adjacent neighbors by proposing landscaping and fencing, and, with the conditions, will provide a screened and buffered commercial use adjacent to residential.

Design Review

1. Complies with Section 13.62.040 – Design Review of the Town of Loomis Zoning Ordinance.
2. Provides architectural design, building massing and scale appropriate to and compatible with the site surroundings and the community;
3. Provides attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
4. Provides efficient and safe public access, circulation and parking;
5. Provides appropriate open space and landscaping, including the use of water efficient landscaping;
6. Is consistent with the General Plan; and
7. Complies with any applicable Design Guidelines and/or adopted design review policies *in that* the buildings arrangement, setbacks, walls and fences, buildings exterior appearance, off-street parking, grading, drainage, traffic and circulation, landscaping, lighting, signs, etc. are compatible and new materials and landscaping will enhance the aesthetic appearance of buildings and sites within town.

**EXHIBIT B
CONDITIONS OF APPROVAL
PLANNING COMMISSION 12/21/04**

This Condition Use Permit and Design Review application is approved for the construction of a 3,300 square foot office building addition, on a 1-acre parcel, APN 049-072 -036, 5900 King Road near the intersection of King Road and Webb Street, per the following conditions. The owner has two (2) years in which to exercise the Conditional Use Permit by the start of construction on-site. The approval expires on December 21, 2006, unless extended by the Planning Commission.

GENERAL CONDITION

1. _____ Owner shall comply with all provisions of the Town of Loomis Municipal Code.
2. _____ The project shall proceed only in accordance with approved plans on file in the Planning Department, the conditions contained herein and the Town of Loomis Municipal Code. Approval of this project, subject to said plans, conditions and Code(s), shall not be interpreted as the Town having waived compliance with any sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, or applicable Plans.
3. _____ Development shall be substantially in accordance with the plans entitled "BRCO Constructors", as prepared by McGloin Engineering consisting of sheet(s) A 1.4, A 1.6, and C-1 dated "August 12, 2004", except as may be modified by the conditions stated herein.
4. _____ When submitting for Plan Check the owner must provide to the Planning Department a copy of the final conditions of approval with a cover letter specifying how and where the revised plans address each of the conditions. Plan Check by the Planning Department and Town Engineer will not be initiated without compliance with this condition. All plans shall be consistent with that approved by the Planning Department. The owner shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction.
5. _____ The owner shall indemnify, exonerate and hold harmless the Town of Loomis and all officers and employees thereof against all claims, demands and causes of action arising out of improvements constructed within this project.
6. _____ The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans.

IMPROVEMENTS (ROADWAY, DRAINAGE, GRADING AND PARKING DESIGN)

7. _____ The owner shall dedicate a 30' right-of-way on King Road as shown on the Tentative Map.

8. _____ The owner shall dedicate an additional Right of Way (R.O.W.) on Webb Street to provide a total R.O.W. to R.O.W. of 60' on Webb Street.
9. _____ The owner shall be required to construct a half section of King Road to an 11 foot wide travel lane, a 5 foot paved bike lane, a 3 foot curb and gutter and a meandering sidewalk within the landscaped area or to bond for the improvements for a period of five years or pay an amount, agreed upon by the Town, equal to the cost of the improvements prior to building occupancy.
10. _____ The parking areas shall be surfaced with a minimum of 2 inches of asphalt on 4 inches of aggregate base. Overflow parking areas, as designated on the approved plans, shall be improved as directed by the Town Engineer.
11. _____ Any disabled access ramp to be constructed in the parking lot shall be designed to ADA standards.
12. _____ The owner shall obtain an encroachment permit prior to any work within public rights-of-way.
13. _____ Existing public facilities, and real and personal property, damaged during the course of construction shall be repaired by the owner at his sole expense, to the reasonable satisfaction of the Town Engineer.
14. _____ The owner shall construct all improvements required as a condition of approval of this project or enter into a contract agreement with the Town to construct all improvements, and shall post bond, cash deposit, or instrument of credit, guaranteeing the construction of all improvements within the time period specified herein or an approved time extension in accordance with the provisions of the Loomis Municipal Code and other applicable laws.
15. _____ The plans for improvements required as a condition of approval of this project shall be prepared by a California Registered Civil Engineer and shall be approved by the Town Engineer prior to any construction.
16. _____ Cost of all inspections related to on-site and off-site improvements shall be borne by the owner and shall be paid prior to completion of the improvements.
17. _____ The owner shall indemnify, exonerate and hold harmless the Town of Loomis and all officers and employees thereof against all claims, demands and causes of action arising out of or related to this project.
18. _____ The owner shall dedicate all necessary easements for streets, alleys, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the Town of Loomis.
19. _____ The owner shall be responsible for all actions of his contractors and subcontractors

until such time as the improvements have been accepted as complete by the Town.

20. _____ A fence and wall plan shall be submitted to the Planning Director for approval prior to approval of the improvement plans or issuance of any permits.
21. _____ Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Loomis Fire District and Placer County Water Agency.
22. _____ All grading shall conform to the Town Grading Ordinance (Municipal Code Section 12), with prior review and approval by the Town Engineer. A Grading Permit shall be obtained prior to building permit issuance.
23. _____ Both on-site and off-site drainage facilities shall be designed and constructed as directed and approved by the Town Engineer in compliance with the Drainage Manual and best engineering practices prior to issuance of building permits. Prior to onsite construction, the owner shall submit a grading and drainage plan to the Town Engineer for review and approval that addresses the impacts to the drainage patterns and runoff increases. On-site detention shall be provided on each project, for which a building permit is issued, for the increased runoff rate caused by project development in accordance with the Placer County Flood control District Storm Water Management Manual and the Loomis Land Development Manual.
24. _____ No on-street parking on King Road or Webb Street is permitted in conjunction with this permit.
25. _____ The owner shall post "no parking" signs along King Road and Webb Street.
26. _____ If applicable, prior to recordation of the Parcel Map or document, the owner shall submit documentation from a licensed engineer, for review and approval by the Town Engineer, which indicates the elevation of the 100 year flood throughout the site. The flood plain shall be delineated on the Final Map. On each building permit and prior to final building approval, an engineer shall certify that the finished floor elevation is a minimum of 2' above the base flood elevation.
27. _____ Access to the parcel (for emergency and vehicular access) shall be maintained to the satisfaction of the Director of Public Works/Town Engineer at all times during the development.
28. _____ The Town reserves the right to upgrade or add to Town Standard Plates and Standard Land Development Specifications.

AGENCIES

29. _____ The owner shall provide will-serve letters from all applicable utilities, the franchised refuse collector, the post office, and the fire department for the review and approval

of Town staff, to the extent legally required. The owner shall complete all legally enforceable requirements or conditions imposed upon the project by these agencies to the satisfaction of the agencies prior to any building permits being issued.

30. _____ The owner shall provide will-serve letters from the school districts in which this property is located and shall pay the impact fees as determined by the two school districts at building permit issuance, to the extent legally required.
31. _____ All utility facilities shall be placed underground in accordance with the Loomis Municipal Code.
32. _____ The owner shall submit a Solid Waste Management Plan to the Town for review and approval in conformance with the Town's Solid Waste Management Plan by Town staff prior to building permit issuance.
33. _____ The owner shall insure that adequate dust controls are implemented during all phases of project construction. Dust controls must be reviewed and approved by the Placer County Air Pollution Control District prior to groundbreaking. A booklet on Fugitive dust is available from the Placer County Air Pollution Control District.
34. _____ The owner shall insure that the project conforms with all Placer County Air Pollution Control District Rules and Regulations.
35. _____ The owner shall minimize open burning of wood and vegetative waste materials from both the construction and operation of the project. No open burning shall occur unless it can be demonstrated to the Placer County Air Pollution Control Officer that alternatives have been explored. These alternatives may include, but are not limited to chipping, mulching, and conversion to biomass fuel. For any open burning that does occur, a Placer County Air Pollution Control District permit must be obtained. Any open burning shall be in conformance with Placer County Air Pollution Control District Regulation 3 [Open Burning], Rules 301-325. The burning of construction/demolition debris, other similar materials listed in the Rules, or landscaping materials is prohibited.
36. _____ The owner shall dispose of any hazardous materials in accordance with all applicable hazardous materials laws and regulations.
37. _____ The owner shall subscribe to weekly refuse collection. Enclosure design and placement, if visible from a public road, shall be submitted for review and approval by the Planning Director in accordance with good planning practices and the surrounding area and Auburn Placer Disposal prior to issuance of a building permit.
38. _____ The owner shall comply with the requirements of the Loomis Fire Protection District prior to issuance of a building permit.
39. _____ Per the Loomis Fire Protection District, prior to building permit issuance, an all-

weather access driveway shall be provided to any new development, which shall be properly graded, culverted (if necessary), and surfaced to allow emergency vehicle access to the parcels

40. _____ The owner is subject to the development approval standards established by Resolution No. 1-2004 of the Loomis Fire District, and the fire service fee established by Loomis Fire District Ordinance No. 1-2004 (for new commercial, industrial and office developments).
41. _____ Building improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Loomis Fire District and Placer County Water Agency.
42. _____ Any security gates and/or fences shall require detailed plans that shall be submitted to the Sheriff's Substation and Fire Department and Planning Department for approval prior to issuance of building permits.

GENERAL PLANNING

43. _____ The operation the office shall be conducted inside the building. The Planning Director may approve minor modifications in writing.
44. _____ The building shall be constructed in conformance with Uniform Building Code (UBC) requirements for the uses allowed under Section a of Section 16.20 of the Town's Zoning Ordinance or, in the case that a new Zoning Ordinance is adopted by the Town, those listed as permitted for the site as it is zoned. Any use within the building shall be conducted only in conformance with the UBC.
45. _____ The project shall conform to the General Plan, including the Noise Element standards, State Noise Insulation Standards (CA code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code. Noise generated by the project shall not cause the Ldn to exceed 60 dBA at the property line during or after construction, nor shall it cause the noise level at the property line to exceed 75 dBA at any time during or after construction.
46. _____ The project shall conform to the Zoning Ordinance land use noise compatibility standards.
47. _____ Truck deliveries, parking lot sweeping and garbage pick-up shall be limited to the hours of 7:00 a.m. - 6:00 p.m. weekdays and Saturdays. Such activity shall not be permitted on National holidays and Sundays.
48. _____ The property owner shall be responsible to ensure all conditions to this permit are binding on all successors-in-interest (e.g. by incorporating into the standard provisions of any sale, lease and/or rental agreements, etc.).

49. _____ The owner will be responsible for taking reasonable actions to abate nuisances caused by office in the project area which are under the owner's control.
50. _____ No certificate of occupancy shall be issued until all conditions incorporated into this Conditional Use Permit are completed and accepted or approved by the Town.
51. _____ The hours for on-site construction, and subsequent conducting of business activities, shall be limited to Monday through Friday, 7 AM to 7 PM, and Saturday, 8 AM to 5 PM to assure public health, safety and welfare. No work shall occur on Sundays. Work inside the building which cannot be heard at the property lines is specifically excluded from these restrictions.
52. _____ All lighting shall be shielded and directed on-site. A detailed on-site exterior lighting plan, proposed by the owner or his lighting consultant, shall be reviewed and approved by the Planning Department and Town Engineer (for shielding, level of illumination for safety and coverage, design of fixtures in accordance with project and area of Town) prior to building permit issuance. Said plan shall indicate fixture design, illumination, location, height and method of shielding, so as not to adversely affect adjacent properties. The lighting shall be installed prior to building final or any certificates of occupancy being issued.
53. _____ The owner shall construct a 6 foot high masonry wall along the property line abutting the RS-10 property to the east prior to any certificate of occupancy being issued. The wall shall conform to sight distance requirements.
54. _____ No inoperable vehicles shall be stored out-of-doors at the site for more than 24 hours, except as may be approved by the Planning Director.
55. _____ No parking space shall be offered for rent by the property owners or homeowners association.
56. _____ No storage shall be allowed on site.
57. _____ All cargo container shall be removed from the site prior to issuance of building occupancy. Cargo container shall not be permitted on-site.
58. _____ All modular office buildings shall be removed from the site prior to issuance of building occupancy. Modular office buildings shall not be permitted on-site.
59. _____ All outdoor storage shall be removed from the site prior to issuance of building occupancy. Outdoor storage shall not be permitted on-site.
60. _____ All trailers shall be removed from the site prior to issuance of building occupancy. No trailers shall be allowed on-site.

LANDSCAPING AND DESIGN

61. _____ The owner shall construct the buildings as shown in the design plans titled "BRCO Constructors", as prepared by McGloin Engineering consisting of sheet(s) A 1.4, A 1.6, and C-1 dated "August 12, 2004", presented to the Town of Loomis, reviewed by the Town of Loomis, and approved by the Planning Commission on December 21, 2004, and marked "APPROVED" in the project file. Minor Modifications which do not have a material affect of the design of the project may be approved by the Planning Director so long as the Planning Director determines that they are in keeping with the Planning Commission's approval.
62. _____ All heating, ventilation and air conditioning systems shall be screened from public view, as approved by the Planning Director (in accordance with the design of the project and the surrounding area). A roof plan shall be submitted with spot elevations showing location of all roof equipment including vents, stacks and skylights with the building permit submittals.
63. _____ The landscaping shall be installed per landscape plans titled "BRCO Construction Landscape Improvement Plans" dated August 2004 and marked "APPROVED" and in accordance with the requirements of the Town of Loomis Landscape Standards as approved by the Planning Director prior to the building addition receiving final building approval or any certificates of occupancy being issued. Minor Modifications which do not have a material affect of the design of the project landscaping may be approved by the Planning Director so long as the Planning Director determines that they are in keeping with the Planning Commission's approval.
64. _____ All landscape areas shall be maintained in a healthy, thriving condition, free from weeds, trash and debris. The owner shall enter into a landscape maintenance agreement with the Town prior to receiving final building approval or a certificate of occupancy.
65. _____ The owner shall provide a minimum landscaped buffer area of 15' along the property boundary except as modified through the Planning Commission's approval.
66. _____ Detailed landscaping and irrigation plans stamped by a landscape architect or professional with similar qualifications shall be submitted and approved by the Planning Department as consistent with the approved plans and conditions of approval of the project prior to, or with, the submittal for building plan review. A statement indicating conformity of the landscaping plans with the Town's zoning ordinance shall be included with the building plans. Prior to issuance of final building approval, the landscape professional shall submit a written statement confirming compliance with approved plans and approval of materials and installation to the Planning Department.
67. _____ One free-standing monument-type sign shall be permitted for this project. The

design of the monument sign shall be constructed of materials similar to those on King Road and shall be externally illuminated to conform to the existing signs in the area. The individual building signs shall be consistent in location, color, size and style. External lighting shall only light signs. Prior to construction of the sign. Owner must receive Planning Director approval of the plan. All signage on-site requires permit approval from the Town prior to installation.

68. _____ The trash dumpster shall be enclosed and screened from public view. The dumpster location shall be subject to the approval of Auburn Placer Disposal Service and the Planning Director prior to issuance of the building permit for location, accessibility and design in accordance with the project and Planning Commission approval and screening from the public. The owner shall subscribe to weekly refuse collection. The owner shall provide adequate, accessible, and convenient areas for collecting and loading commingled solid waste and recyclable materials.

69. _____ The owner shall be required to provide plans showing a minimum of 18 parking spaces (the specific number shall be determined by the Planning Director to assure adequate parking for the building's occupants for the building site. Plans of the parking spaces shall be reviewed and approved in accordance with Town of Loomis Zoning Ordinance standards prior to issuance of a building permit by the Town Engineer and Planning Director. The spaces shall be paved and striped and improved in accordance with the approved plans prior to issuance of the Certificate of Occupancy.

FEES

70. _____ The owner shall pay the development fees (e.g. King/Taylor traffic mitigation, road circulation fees, drainage fees, community facilities fee, master plan fees and fire fees, etc.) in affect at the time of building permit issuance.

71. _____ Pursuant to Government Code Chapter 5 - Planning and Land Use 66000, the owner shall be responsible for reimbursement of all monitoring costs to insure compliance with conditions imposed upon the project incurred by the Town.