

TOWN OF LOOMIS



Bart 4-A2

1/10/19

TO: Concerned Agencies
FROM: Town of Loomis Planning Department
DATE: January 7, 2019

SUBJECT: #18-13 USE PERMIT – TINY TOES ACADEMY PRESCHOOL/DAYCARE
5397 Brace Road, APN 044-123-009, Loomis, CA 95650
General Plan = Residential Medium Density / Zoning = RS-10

The Town of Loomis has received a Use Permit application to conduct a preschool/daycare facility in an existing/vacant 2,689 sq.ft. residence on a one (1) acre parcel at 5397 Brace Road, Loomis, CA 95650. Town of Loomis Zoning Code allows for this type of use in a residential zone with an approved Use Permit.

The interior of the existing 2,689 sq.ft. single family residence will be remodeled to provide four (4) classrooms, including handicap accessibility, updated kitchen facilities and bathrooms suitable for a maximum of forty (40) children and six (6) teachers. Exterior improvements include minor grading to provide required parking (pursuant to Town of Loomis Code), a new gated entrance, and landscape improvements. The existing natural vegetation at the northeast portion of the parcel will remain (no proposed improvements).

The Town proposes to exempt the project as per **Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act (CEQA) Guidelines**. The proposed project is within the urbanized area, zoned residential in conformance with both the General Plan and Zoning Ordinance and will not require any variances or exceptions, only Use Permit approval. Services and access to local standards are available to serve the site.

Enclosed is a copy of the Application #18-13, maps, and additional project information.

We would appreciate hearing from you by **January 28, 2019** regarding any concerns your agency may have with the proposed project. You may e-mail your responses to: mvanvoorhis@loomis.ca.gov

If you need any additional information to complete your review or have any questions regarding this project, please contact me at your convenience at (916) 652-1840 x 21.

Sincerely,

Mary Beth Van Voorhis
Planning Director

Attachments: Zoning Map
Aerial Photograph Current
Use Permit Application
Improvement Plan

P.O. Box 1327, Loomis, CA 95650
Phone: 916-652-1840 Fax: 916-652-1847

~ Provide drainage
Improvements
• Dedicate ROW
• Dedicate Drainage
Easement

Mary Beth Van Voorhis

From: Cherilyn Neider <cneider@auburnrancheria.com>
Sent: Friday, January 18, 2019 3:49 PM
To: Mary Beth Van Voorhis
Cc: Matthew Moore
Subject: Tiny Toes Academy Preschool/Day Care at 5397 Brace Road, Loomis (#18-13)
Attachments: 3_Mitigation_Measures_CEQA_Discoveries.docx

Good afternoon Mary Beth Van Voorhis,

I am writing in response to a recent letter we received notifying the United Auburn Indian Community of a proposed CEQA exemption for the Tiny Toes Academy Preschool/Day Care project. Please be advised that this location is in close proximity to known tribal cultural resources. We would like to request that measures addressing inadvertent discoveries are included in the project documents as conditions of approval. These measures become relevant to your project with the associated ground disturbance proposed with the minor grading for the parking area and landscape improvements.

If these, or similar, measures have already been drafted for the project, we request that you share a copy of these measures with us for review. Attached you will find the Tribe's preferred language and protocol for inadvertent discoveries.

Should an inadvertent discovery of tribal cultural resources occur, please contact the UAIC immediately so we can consult on appropriate and respectful treatment and disposition.

Thank you for your consideration of this matter and your commitment to protecting tribal cultural resources.

Respectfully,
Cherilyn

Cherilyn Neider
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 Signatures in Global and National Commerce Act (E-Sign Act), 15, U.S.C. §§ 7001 to 7006 or the Uniform Electronic Transactions Act of any state or the federal government unless a specific statement to the contrary is included in this e-mail.

Inadvertent Discoveries Mitigation Measure

If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered by Native American Representatives or Monitors from interested Native American Tribes, qualified cultural resources specialists or other Project personnel during construction activities, work will cease within 100 feet of the find (based on the apparent distribution of cultural resources), whether or not a Native American Monitor from a traditionally and culturally affiliated Native American Tribe is present. A qualified cultural resources specialist and Native American Representatives and Monitors from traditionally and culturally affiliated Native American Tribes will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request that materials not be permanently curated, unless requested by the Tribe.

Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. These recommendations will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

If adverse impacts to tribal cultural resources, unique archeology, or other cultural resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.



PLACER COUNTY WATER AGENCY
SINCE 1957

BUSINESS CENTER

144 Ferguson Road

MAIL

P.O. Box 6570

Auburn, CA 95604

PHONE

530.823.4850

800.464.0030

WWW.PCWA.NET

January 23, 2019
File No.: PD/ Loomis
Map No.: 025-B-15, -16

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

SUBJECT: Tiny Toes Academy Preschool/Daycare - Use Permit #18-13

Dear Ms. Van Voorhis:

Thank you for the opportunity to review and comment on the Tiny Toes Academy Preschool/Daycare design review. This letter is written in response to your Request for Comment dated January 7, 2019 and is intended to provide a preliminary design review of the plans and documents provided with the request from the Town regarding the proposed development located at APN 044-123-009 in Loomis, California. The Agency does not reserve water for prospective customers and this letter in no way confers any right or entitlement to receive water service in the future. The Agency makes commitments for service only upon execution of a facilities agreement and the payment of all fees and charges required by the Agency. All water availability is subject to the limitations described below and the prior use by existing customers.

Prior to issuing a Water Availability letter, the owner and/or the owner's representative will need to schedule a meeting with Agency Staff to discuss the project and determine specific Agency requirements.

The Agency is currently serving treated water to the above mentioned parcel by an existing 5/8-inch meter connected to the Agency's 12-inch treated water main in Brace Road. Additional water or upsizing the meter for fire sprinklers can be made available upon receiving a completed meter application detailing the proposed usage, and payment of all fees and additional Water Connection Charges that may apply. Please contact Customer Services at (530) 823-4850 for the required forms and fees.

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

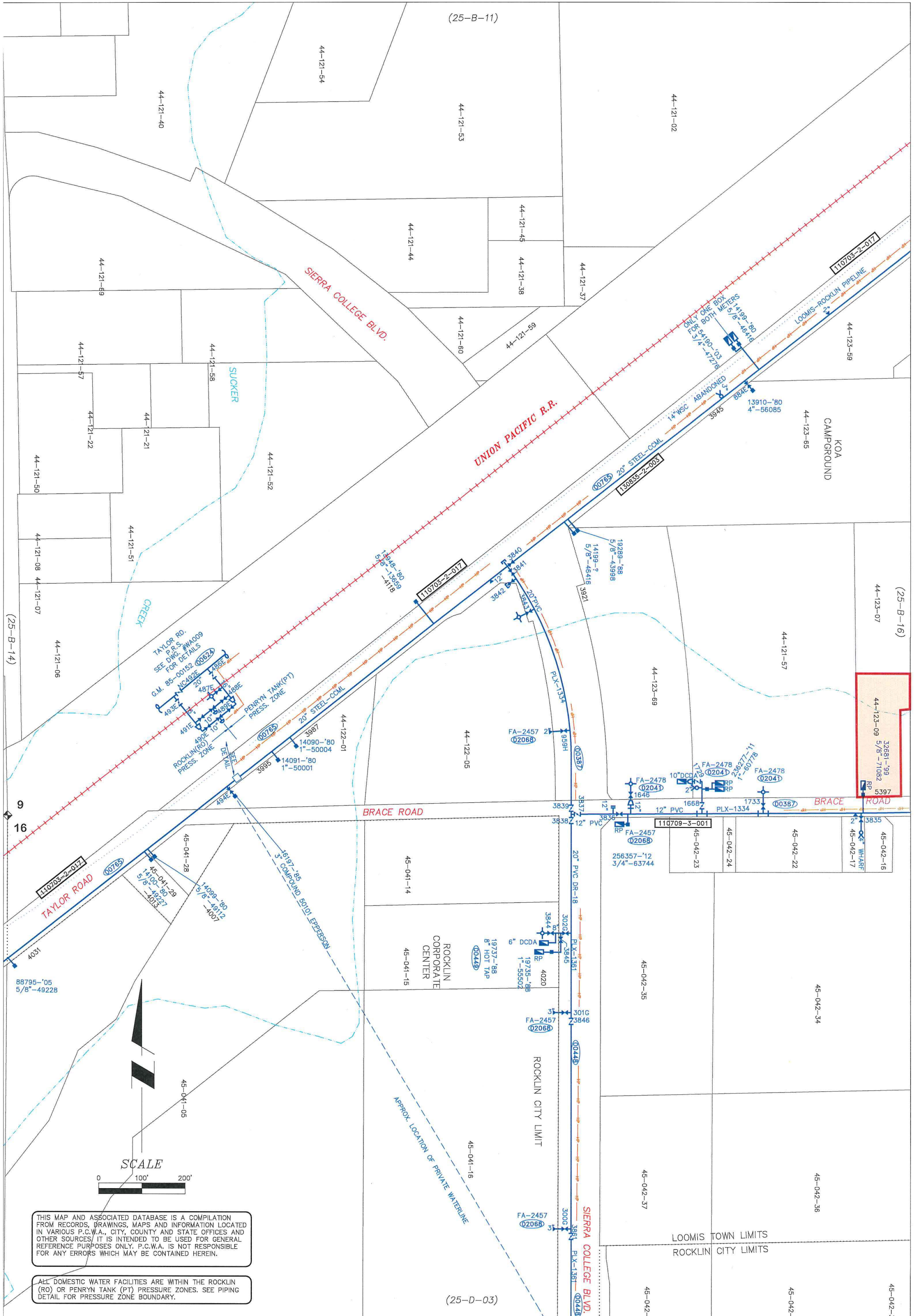
Sincerely,



Richard Wirth
Assistant Engineer

RW:ts

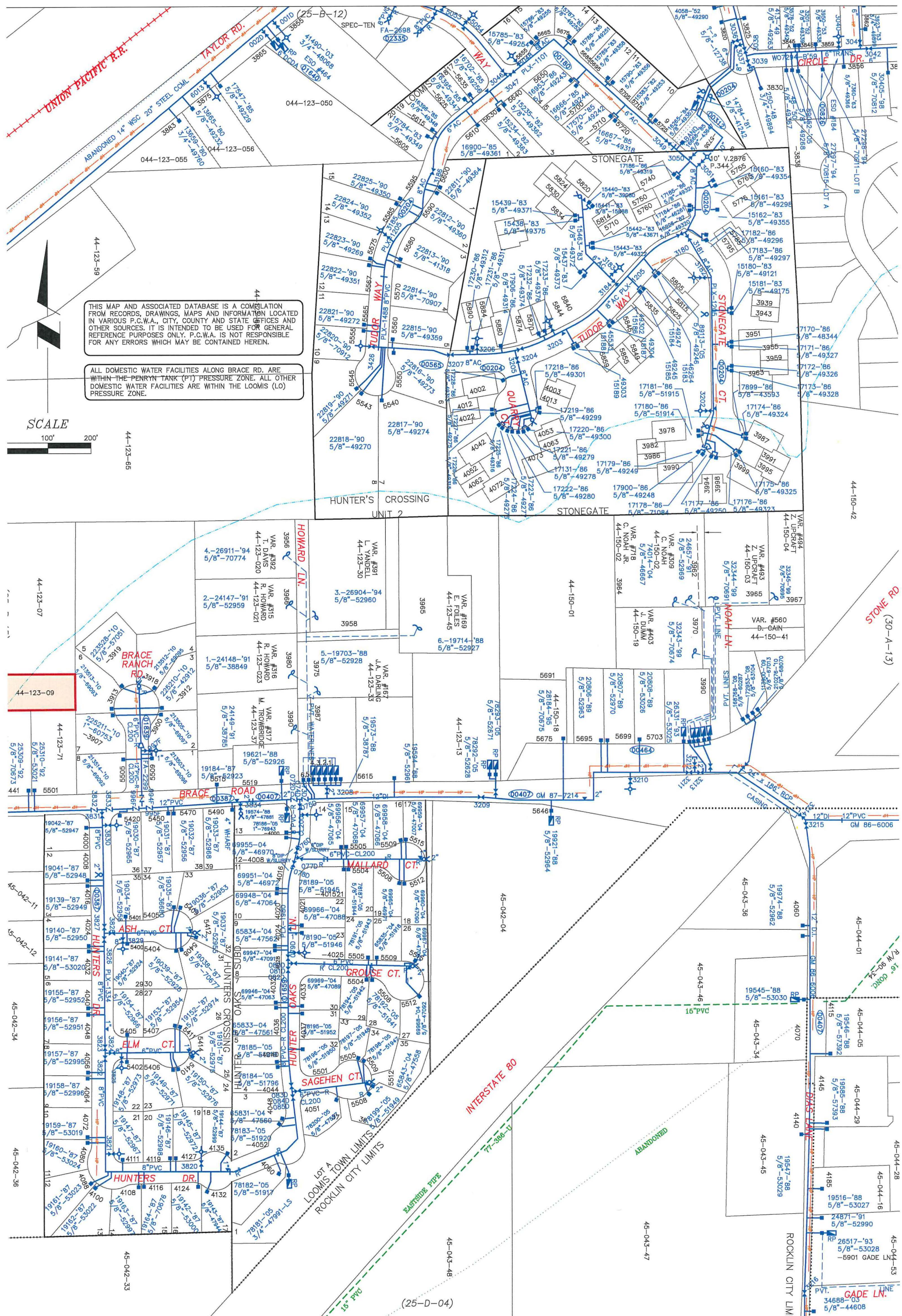
pc: Daryl Hensler
Ken Yunk
Field Services
Customer Service
Britton Snipes, Loomis Public Work Director
Enc: Map No. 025-B-15, -16



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

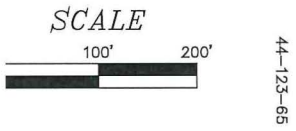
ALL DOMESTIC WATER FACILITIES ARE WITHIN THE ROCKLIN (RO) OR PENRYN TANK (PT) PRESSURE ZONES. SEE PIPING DETAIL FOR PRESSURE ZONE BOUNDARY.

PROJECT MAPS	DISCIPLINE WATER DISTRIBUTION	TITLE BRACE ROAD AREA LOOMIS	REFERENCES COUNTY PARCELS 10/09	DRAWN BY: SED/LDH CHECKED BY: L. HAMMER	DRAWING NO. 25-B-15	REV. NO. 0
			DATE DRAWN 2/8/11	SCALE AS NOTED	NO. DATE REV. REVISION DESCRIPTION	SED © 2010 P.C.W.A.



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

ALL DOMESTIC WATER FACILITIES ALONG BRACE RD. ARE WITHIN THE PENRYN TANK (PT) PRESSURE ZONE. ALL OTHER DOMESTIC WATER FACILITIES ARE WITHIN THE LOOMIS (LO) PRESSURE ZONE.





GAVIN NEWSOM
GOVERNOR



JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

RECEIVED

JAN 31 2019

24 January 2019

TOWN OF LOOMIS

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

CERTIFIED MAIL
7018 1830 0001 0062 3817

COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, #18-13 USE PERMIT - TINY TOES ACADEMY PRESCHOOL/DAYCARE PROJECT, PLACER COUNTY

Pursuant to the Town of Loomis Planning Department's 7 January 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the #18-13 Use Permit - Tiny Toes Academy Preschool/Daycare Project, located in Placer County.

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

I. Regulatory Setting

Basin Plan

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

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

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

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

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

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

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

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

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

II. Permitting Requirements

Construction Storm Water General Permit

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

(SWPPP).

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

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

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

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

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

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

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

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

Industrial Storm Water General Permit

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

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

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

Clean Water Act Section 404 Permit

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

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

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

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

Clean Water Act Section 401 Permit – Water Quality Certification

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

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

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

Waste Discharge Requirements – Discharges to Waters of the State

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

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

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

Dewatering Permit

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

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

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

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

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

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

Limited Threat General NPDES Permit

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

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

NPDES Permit

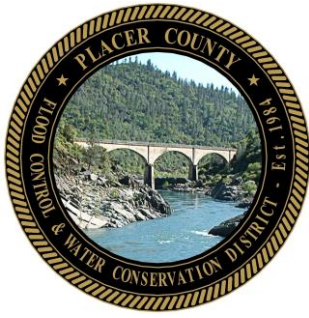
If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must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

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

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



Jordan Hensley
Environmental Scientist



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

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

January 28, 2019

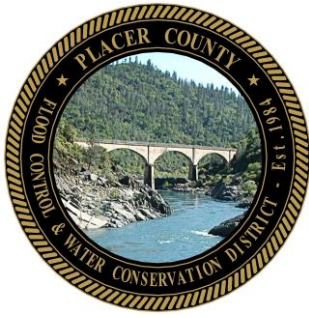
Mary Beth Van Voorhis
Town of Loomis Planning Department
P.O. Box 1327
Loomis, CA 95650

RE: #18-13 Use Permit – Tiny Toes Academy Preschool/Daycare. 5397 Brace Road, APN: 044-123-009

Mary Beth:

We have reviewed the Use Permit application dated January 7, 2019 and our comments are as follows:

- a) We have conferred with the Placer County floodplain administrator and determined that a new FEMA Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) dated 11/2/18 for Secret Ravine, which is located on this site, should be considered as the most current best available information as this development moves forward. This new FEMA FIS and mapping became effective (final) on November 2, 2018. Please have the applicant confirm the depicted floodplain limits on the improvement plans are consistent with the FEMA FIRM dated 11/2/18. Please also have the applicant note that the elevations within the FEMA FIS and FIRM have a vertical datum of NAVD88.
- b) The applicant is referred to the District's 1990 Stormwater Management Manual for applicable future drainage related design standards, a copy of which is available for download off the County website at www.placer.ca.gov. We note that the development is located within the Dry Creek watershed and as such, local on-site detention is not recommended, unless required to mitigate localized drainage impacts.
- c) The development will likely create or replace more than 2,500 square feet of impervious surface; therefore, the project is likely subject to the requirements of Hydromodification Management and Low Impact Design (LID) measures, in the Town's new Phase II NPDES Permit.



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

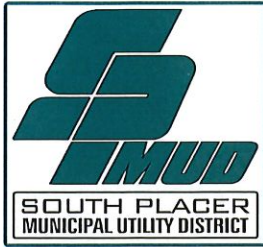
Ken Grehm, Executive Director
Brian Keating, District Manager
Brad Brewer, Development Coordinator

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

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

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

t:\dpw\fc\development review\letters\loomis\cn 19-13 tiny toes.docx



South Placer Municipal Utility District

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

January 28, 2019

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

Attention: Mary Beth Van Voorhis, Planning Director

Subject: #18-13 Use Permit – Tiny Toes Academy Preschool/Daycare
5397 Brace Road
APN: 044-123-009

Dear Ms. Van Voorhis,

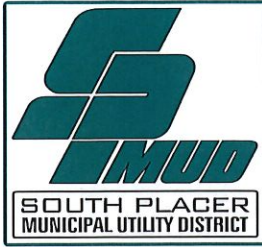
Thank you for the opportunity to comment on the application to conduct a preschool/daycare facility in an existing/vacant 2,689 square foot residence on a one-acre parcel at 5397 Brace Road. The interior of the existing single-family residence will be remodeled to provide four classrooms, updated kitchen and bathroom facilities for forty children and six teachers.

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 owner/applicant. 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 SPMUD facility map has been provided for your use. Please refer to the SPMUD Sewer Code for information regarding participation fees.

SPMUD has reviewed the information submitted and has the following comments:

1. The existing 4-inch sewer connection in Brace Road is undersized for a commercial property based on SPMUD Standards and Specifications. Depending on the scope of work, the lateral may be required to be upsized to 6-inch pipe.
2. A property line cleanout is required at the back of walk or edge of the right-of-way per SPMUD Standards and Specifications.
3. A grease removal device may be required depending on the kitchen improvements.
4. Additional participation fees are required based on the change in use. Please contact the District for additional information regarding fees.

Additional requirements may be required as design information is provided.



South Placer Municipal Utility District

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

Should the applicant decide to move forward with public sewer, the owner and/or owner's representative will need to schedule a meeting with District staff in order to discuss the project and to determine specific requirements prior to issuance of a will-serve letter.

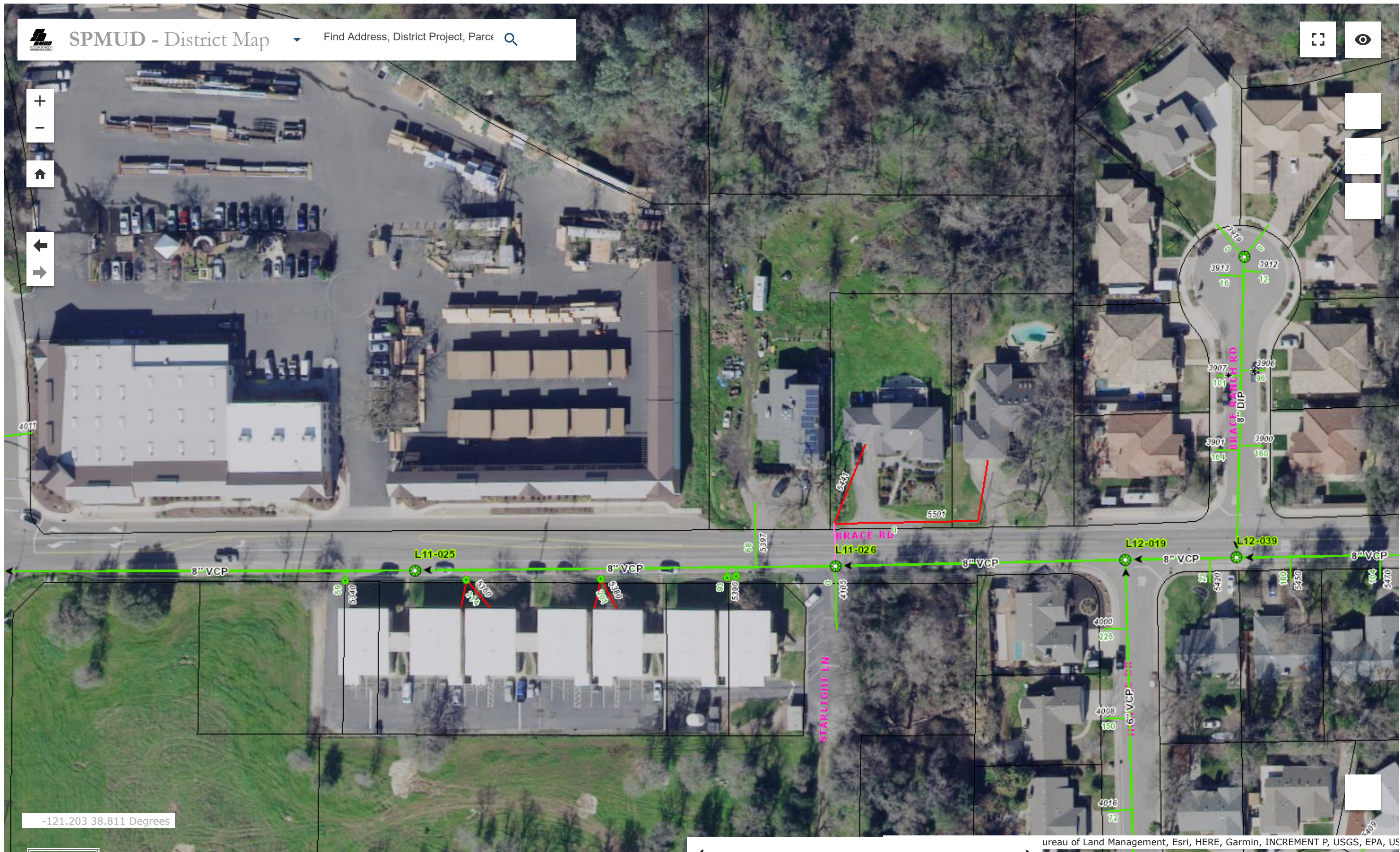
Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at SPMUD's website: <http://spmud.ca.gov/developer-resources/standards-specifications/>.

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

Sincerely,

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

Carie Huff, P.E.



-121.203 38.811 Degrees

60ft





**Placer County
Health and Human Services Department**

**MEMORANDUM
Environmental Health Division**

Date: January 31, 2019
To: Mary Beth Van Voorhis, Town of Loomis
From: Joey Scarbrough, Technical Specialist
Subject: #18-13 Tiny Toes Academy, 1st Submittal, APN 044-123-009 (Revised)

Environmental Health has reviewed the above submittal and has the following required item that need to be addressed prior to the project moving forward:

- 1) This portion of Placer County historically supported orchards and other related agricultural activities, and the use of herbicides and pesticides occurred. Additionally, due to the sensitive population proposed with this project (40 children), please provide a Phase 1 Environmental Site Assessment performed to ASTM Standard E 1527-13 to this office. This will need to be reviewed by this department to determine if potential environmental concerns occur on site. If so, Phase 2 limited soil investigation should be completed in accordance with the California EPA, Department of Toxic Substances Control (DTSC).
- 2) The existing well witnessed during Environmental Health's site visit shall be properly destroyed under permit with this office.
- 3) Files for this parcel indicate that there may be a second well on the site. Please have the applicant provide information where this second well is located on the property, or if and how it was destroyed.
- 4) Please provide proof of connection to PCWA water. Either a will serve letter, or a monthly payment invoice would be acceptable.

Mary Beth Van Voorhis

From: Joseph Scarbrough <JScarbro@placer.ca.gov>
Sent: Wednesday, March 20, 2019 11:17 AM
To: Mary Beth Van Voorhis
Subject: RE: #18-13 Tiny Toes Academy Placer County Environmental Health Memo

H Mary Beth,

We received and reviewed the Phase I, and we didn't identify any issues outlined in the report.

Thanks,
Joey

From: [PGE Plan Review](#)
To: [Mary Beth Van Voorhis](#)
Subject: #18-13 USE PERMIT - TINY TOES ACADEMY PRESCHOOL/DAYCARE
Date: Friday, February 1, 2019 3:52:02 PM
Attachments: [Initial Response Letter 2.01.19.pdf](#)

Dear Ms. Van Voorhis,

Thank you for submitting the #18-13 USE PERMIT - TINY TOES ACADEMY PRESCHOOL/DAYCARE plans. The PGE Plan Review Team is currently reviewing the information provided. As we have just received your plans through hard copy mail, we require additional time to review. Should we find the possibility this project may interfere with our facilities, we will respond to you with specific comments. Attached is general information regarding PGE facilities for your reference. **If you do not hear from us, within 45 days, you can assume we have no comments at this time.**

This email and attachment does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed.

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

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

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



February 1, 2019

Mary Beth Van Voorhis
City of Loomis
P.O. Box 1327
Loomis, CA 95650

Ref: Gas and Electric Transmission and Distribution

Dear Ms. Van Voorhis,

Thank you for submitting #18-13 USE PERMIT - TINY TOES ACADEMY PRESCHOOL/DAYCARE plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

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

Below is additional information for your review:

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

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

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

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

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

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

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

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)



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

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

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

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

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

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

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

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

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

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

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

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

Attachment 2 – Electric Facilities

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

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



proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

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

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

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

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

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

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



South Placer Fire District

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

Board of Directors

*Gregary Grenfell
Chris Gibson DC
Terri Ryland
Tom Millward
Sean Mullin
Russ Kelley
David Harris*

Fire Chief

Eric Walder

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

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 2 to 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 (Town of Loomis Route Sheet) 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, 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

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 (UJFX) 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 $\frac{1}{4}$ inch wide by $\frac{1}{4}$ inch deep and $\frac{3}{4}$ 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

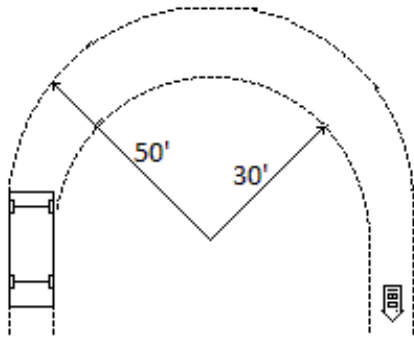
The final plans shall be approved only when stamped and/or signed by authorized the South Placer Fire Protection District personnel.

Commercial Building Final Acceptance

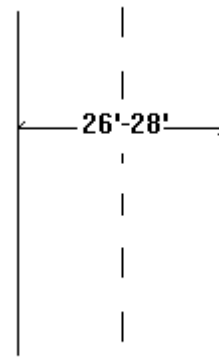
Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72-hour notice required previous to inspection and testing.

APPENDIX D

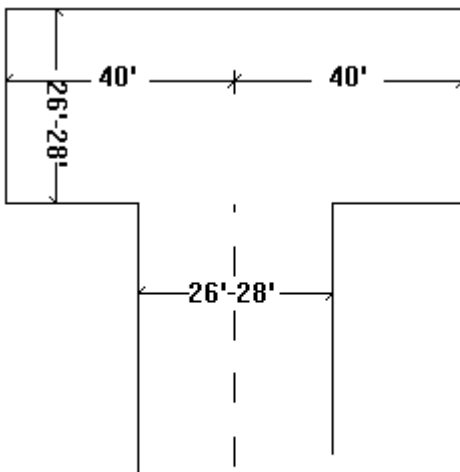
Attached Details Not Drawn To Scale:



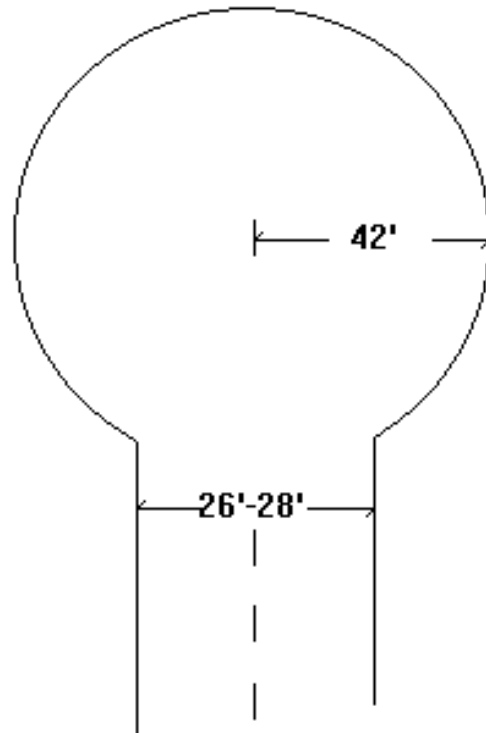
50' Outside; 30' Inside
Turning Radius



Commercial Building
Access Road

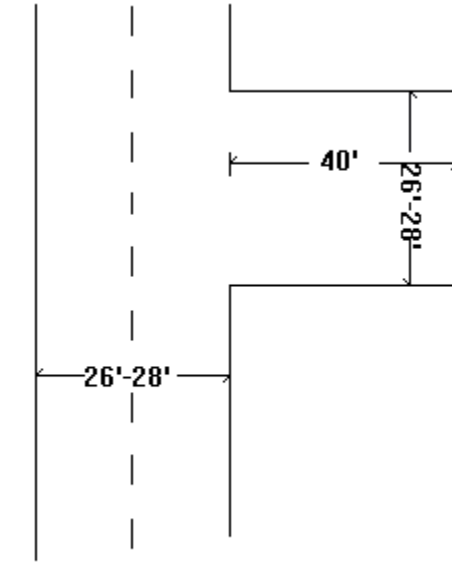


80' Hammerhead
Turnaround
Commercial Roadway

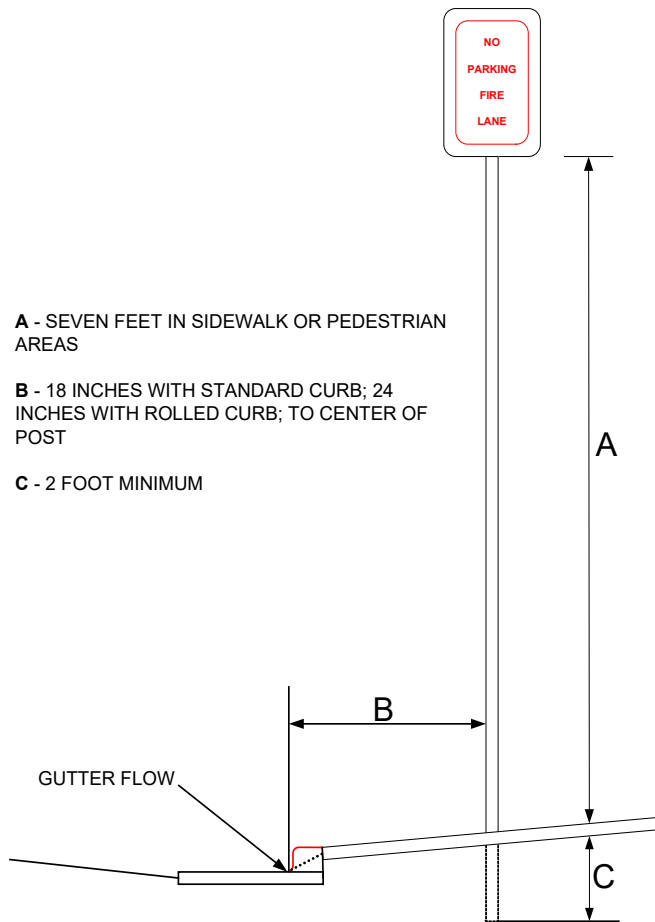


Turnaround

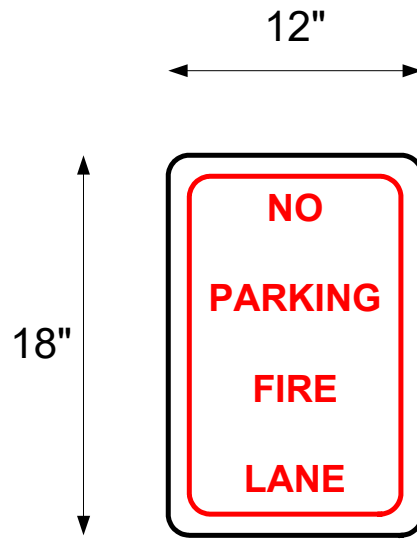
APPENDIX D



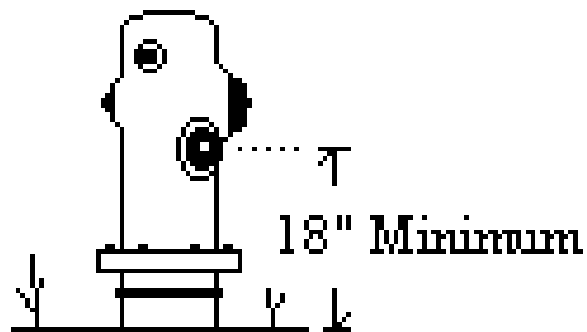
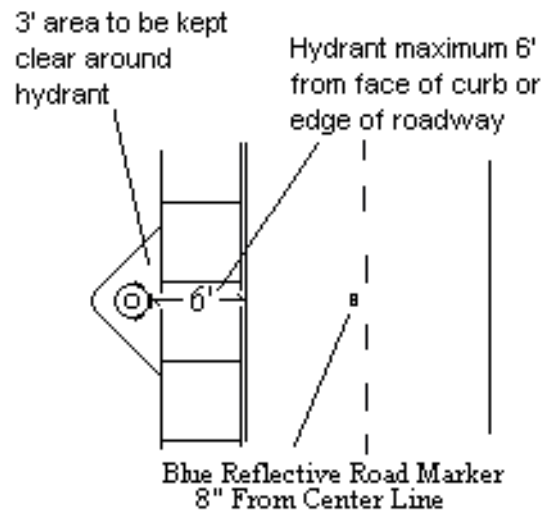
Turnaround
Commercial Roadway



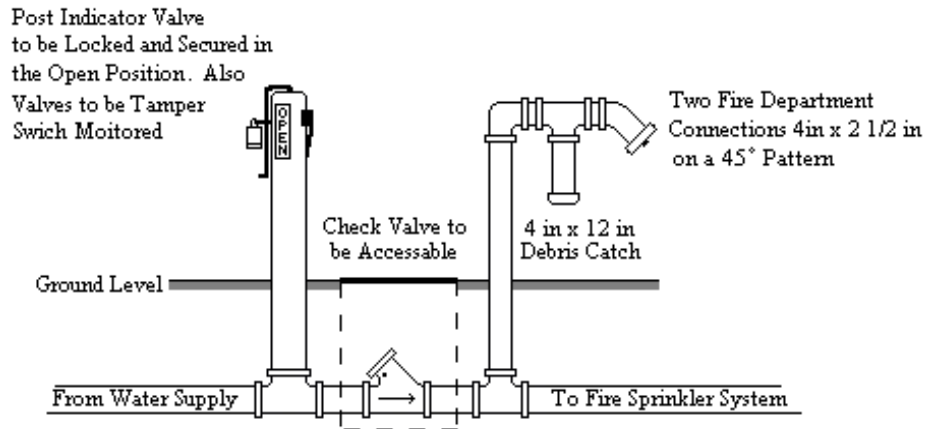
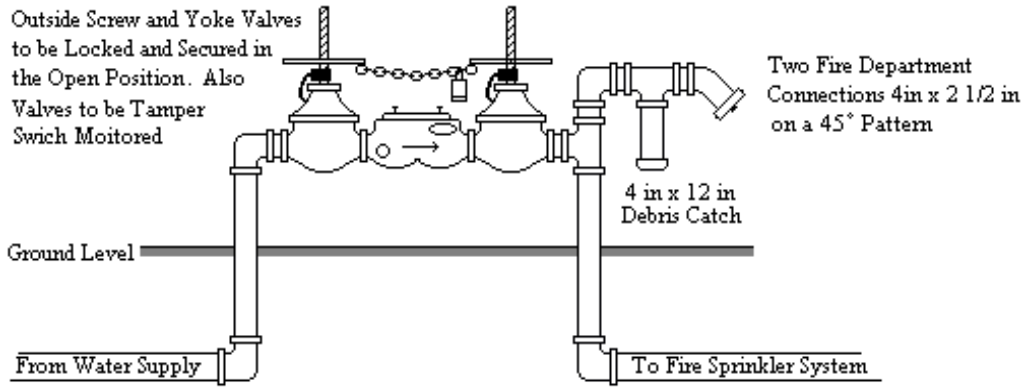
APPENDIX D



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 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 areas \$125.00
 3. Carnivals, circuses, fairs, & large public events \$250.00
 4. Combustible material storage (inc. high) \$250.00
 5. Compressed Gases \$250.00
 6. Cryogens \$250.00
 7. Explosives or blasting agents \$375.00
 9. Special burn permits \$125.00
 10. Fireworks – Public Display – Includes high level, low level and ground devices.
 - 200 or less devices \$500.00
 - 201 or more devices \$625.00
 11. Fireworks – Special Pyrotechnic Affects (effects used in Motion pictures, television, theatrical & group entertainment.) \$500.00
 13. Temporary membrane structures / tents
 - Under 3000 sq. ft. \$250.00
 - Over 3000 sq. ft. \$375.00
 14. Tire storage \$250.00

Section "B" – Fire / Life Safety Inspections

1. Pre-inspection visit for residential care or child day care facility (HRS 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

1. Minimum intake fee (not shown elsewhere) \$125.00
2. Design & site plan review / consultation Conference (required for Will Serve Letter) \$125.00 Hr
3. Residential and Commercial Variance request \$250.00
4. Fire Alarm system:
 - New installation \$625.00 min.
 - Upgrade \$375.00 min.**(plus \$2.00 per initiating device)**
5. Halon or other specialty fire suppression system. \$400.00
6. Hood and duct fire suppression system \$500.00
7. Compressed system gas:
 - Hazardous Materials \$500.00
 - Medical gas \$625.00
8. Smoke management system \$500.00 minimum
9. Spray booths \$625.00 minimum **(includes fire protection system)**
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 \$1,000.00
 - 1 to 3 hydrants \$1,500.00 min.
 - 4 or more hydrants

Item 13 includes review of submitted plans, consultation, comments, review of initial re-submittal 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.
15. Site Plan Review \$125.00

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

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

Section "D" – Miscellaneous

1. Copies of fire reports (victim or allied agency request – **NO CHARGE**) \$25.00
2. Audio or video tape reproduction – per tape \$50.00
3. Photograph reproduction – jpeg files on CD \$50.00
4. Environmental hazard research \$125.00 minimum
 - **1 hour minimum plus field hours**
5. Incident Cost Recover Actual Response Cost
 - **1 hour minimum**
6. False Alarm cost recovery – A fee will be charge for the third false alarm at the same location with any 180-day period; or anytime a false alarm is generated by an individual working on a fire alarm or fire sprinkler system. Actual Response Cost
 - **1 hour minimum plus field hours**
7. Standby personnel – per hour (1 ½ time rate) Actual Response Cost
 - **1 hour minimum**
8. Illegal burn response Actual Response Cost
 - **1 hour minimum**
9. Special projects not otherwise specified elsewhere in this fee schedule. **1 hour minimum** \$125.00 minimum
10. "Service provider Contract" Per contact agreement

South Placer Fire Protection District-Plan Submittal Application

6900 Eureka Road, CA 95746

Administration Office Number (916) 791-7059 Fax (916) 791-2199

Office Hours Monday-Friday 8:00am – 5:00pm

(Closed for Lunch from 12:00pm-1:00pm)

Plan review by:

Regular plan review will take a minimum of 4 weeks

Expedite Fee Charge \$336.24 per submittal plus regular fee: Yes No (Expediting your plans will take approximately 10-business days)

Date: _____

Placer County Plan Check Number: _____

Project Name: _____

Project Address: _____

New Commercial Tenant Improvement New Residential Residential-Other
Submitted 1st 2nd 3rd 4th As Built Plans How Many Sets Being Submitted _____

Contact Information

Name: _____ Day Number: _____

Address: _____ Fax: _____

City: _____ Zip: _____ E-Mail: _____

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

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

Civil Improvement:

- Civil Improvements/Number of Hydrants _____
 - 1-3 Hydrants \$1,000.00
 - 4 or more Hydrants \$1,500.00

New Commercial/Residential Fire Sprinkler System:

- Number of Sprinkler Heads: _____
- 1-99 Sprinkler Heads \$750.00
 - 100-199 Sprinkler Heads \$875.00
 - 200-or more Sprinkler Heads \$875.00 plus .50¢ per head

Residential Only~ Passive Purge Yes or Backflow Device Yes
*****Copy to Fire Prevention*****

Tenant Improvement Commercial/Residential Fire Sprinklers:

- Number of Sprinkler Heads: _____
- 1-50 Sprinkler Heads \$250.00
 - 51 or more Sprinkler Heads \$375.00 plus .50¢ per head

Lot Splits/Subdivisions:

- Number of Lots: _____
- 1-4 Lots \$500.00
 - 5-24 Lots \$750.00
 - 25 or more Lots \$1,000.00 (Minimum)

Provide street name for new subdivisions: _____

Building Review/Tenant Improvement Review:

- 1-4,999 Square Feet \$250.00
- 5,000-49,999 Square Feet \$500.00
- 50,000-plus Square Feet \$1,000.00

Other:

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

Fire Alarm Systems:

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

Fireworks:

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

Important Notes:

All Applicable Fees Must Be Paid Prior to Fire Marshal Review

Checks Payable to: South Placer Fire Protection District

Plan review will take a minimum of 4 weeks

Plan Check Number and Project Street Address Required for all Re-Submittals

South Placer Fire Copy attach to plans

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



South Placer Fire District

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

Board of Directors

*Gregary Grenfell
Chris Gibson DC
Terri Ryland
Tom Millward
Sean Mullin
Russ Kelley
David Harris*

Fire Chief

Eric Walder

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

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

If you have any questions, please let me know.

Thank you,

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