



PARCEL MAP TENTATIVE MAP

FOR

Gary McBroom

Located in Section 9, T11N, R7E, MDM
CITY OF LOOMIS, CALIFORNIA

August, 2017 Scale: 1" = 20'

CALIFORNIA SURETY COMPANY

(530) 273-6651
JOB # 534 581

MAP BY:

California Survey Company
136 Idaho Maryland Rd
Grass Valley, CA 95945
Tel (530) 273-6651

OWNERS:

Gary McBroom
3582 Colony Lane
Loomis, CA 95650
APN 044-073-057



1" = 20'

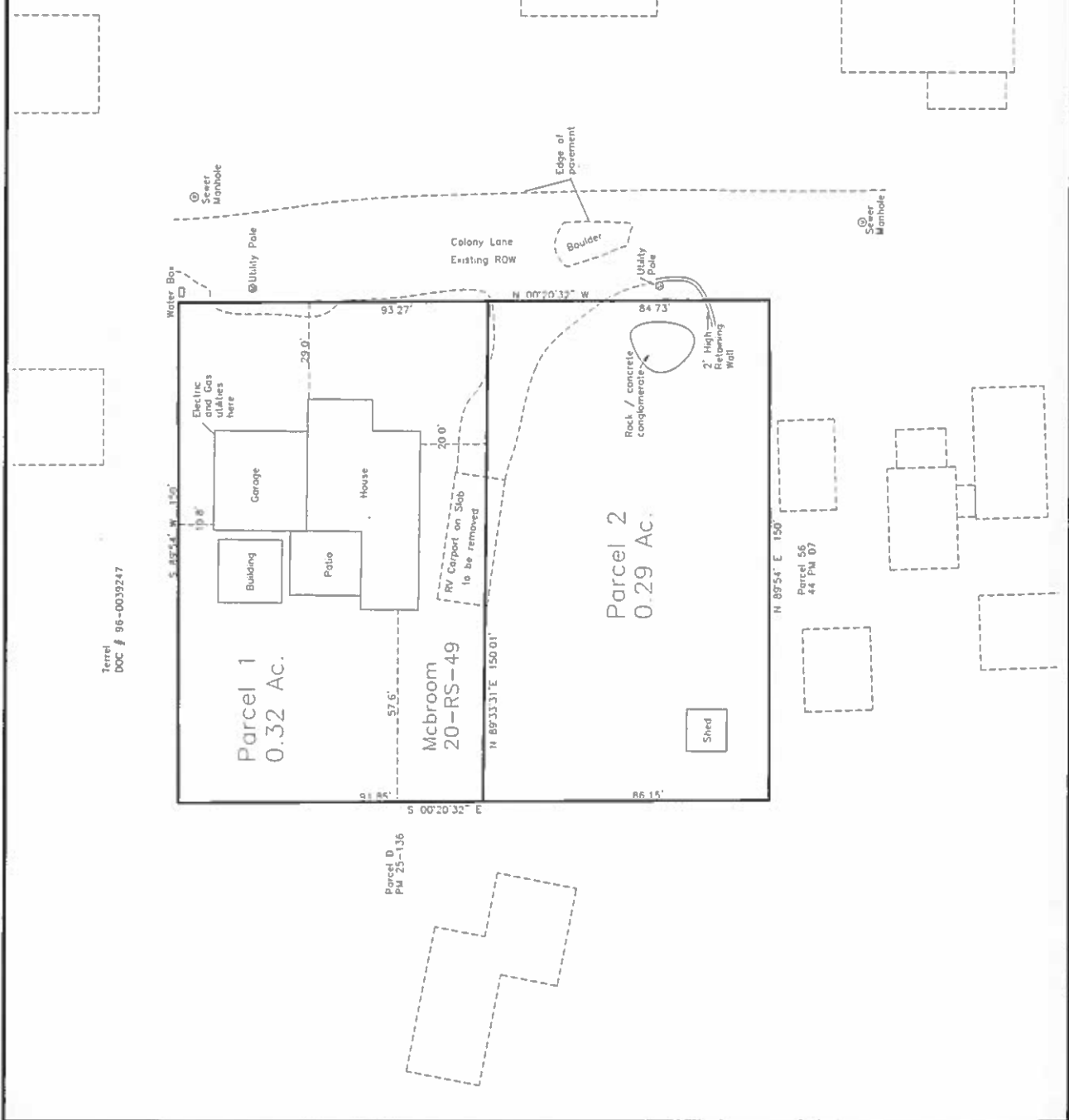
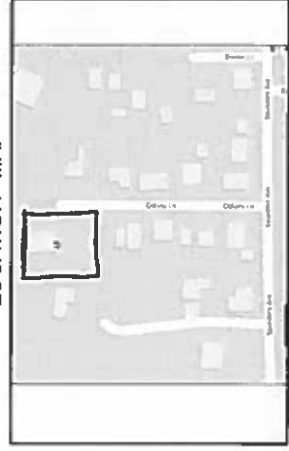
ZONING:

RS-10-Single Family Residential

NOTES:

Domestic water supply by city
Sewage disposal by city

LOCATION MAP





TOWN OF LOOMIS

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

For Town Use

File Number

17-16

Application Fee(s)

\$2495 + 341 to

Placer county

Receipt #

Date

Date Received

10/17/17

Paid \$

2495 + 341 to

County

PLANNING DEPARTMENT

Planning Application

- 1. Project Title: GARY McBROOM
2. Street Address/ Location: 3582 COLONY LANE LOOMIS, CA
3. APN(s): 44-073-57 Acreage: 26,700 SQ FT
Zoning: 10,000 General Plan Designation:
Current Site Use: SINGLE FAMILY
Surrounding Land Use(s): SINGLE FAMILY
4. Property Owner: GARY McBROOM
Address: 3582 COLONY LANE LOOMIS CA 95650
Telephone: 916-217-1179 email: mcbroom49@gmail.com
5. Project Applicant: GARY McBROOM
Address: 3582 COLONY LANE LOOMIS CA 95650
Telephone: 916-217 1179 email: mcbroom49@gmail.com
6. Project Engineer/Architect: RICHARD HILLMAN
Address: 218 CHANNEL Hill RD AUBURN CA 95603
Telephone: 530-823-9530 email:

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

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

RECEIVED

OCT 16 2017

TOWN OF LOOMIS

8. Does the proposed project need approval by other governmental agencies?

[] Yes [X] no if yes, which agencies?

9. Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)

Electricity PG+E
Natural Gas PG+E
Fire Protection LOOMIS FIRE
Water/Well PCWA
Sewer/Septic SPMUD
Telephone AT+T

High School DEL D Elem. Schod Loomis
Other _____

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

Date of list _____ No problems identified _____

Type of problem _____

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

Dated _____ Applicant _____

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

PARCEL SPLIT MAKE ONE
PARCEL TWO

12. Owner Authorization:

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

Signature(s) of Owner(s)

Gary W McBroom

Printed Name(s)

GARY W MCBROOM

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)

Gary W McBroom

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 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

Gary W McBroom

Printed Name(s)

GARY MCBROOM

Date

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

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

II. POPULATION AND HOUSING

- 1. How many new residents will the project generate? ONE
- 2. Will the project displace or require the relocation of any residential units? Yes [] No [X] 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 [X] Destroy [] Describe N/A
- 5. Will the proposed project displace any currently productive use? Yes [] No [X] If yes, describe. _____

III. GEOLOGY AND SOILS

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

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

Estimate the grading area/quantities. _____ acres _____ cubic yards

3. Will site excavation and fill quantities balance? Yes [] No [X] If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. _____

4. Are retaining walls proposed? Yes [] No [X] If yes, describe location(s), type(s), height(s), etc. _____

5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. *NONE*

6. Will blasting be required during project construction? Yes [] No [X] If yes, describe. _____

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

IV. HYDROLOGY AND DRAINAGE

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

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

3. If water will be diverted, does the project applicant have an appropriate or riparian water right? Yes [] No [X] If yes, describe. _____

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? _____
What will be the area/percentage of impervious surface coverage after development? _____

6. Will any runoff from the project site enter any off-site body of water? Yes [] No [X] 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 [X] 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: NONE

- Stationary source emissions - Are woodstoves proposed in residential projects? Yes [] No
- Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses:

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?
NONE

6. Will vegetation be cleared from the project? Yes [] No If yes, describe the method of disposal.

VI. TRANSPORTATION/CIRCULATION

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

- 1. Does the project front on a local roadway? Yes No If yes, what is the name of the roadway?
COLONY LANE
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. DRIVE WAY
- 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). N/A
- 7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). NONE
- 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. _____
- 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. A FEW SMALL OAK TREES

- 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. RACKONS SKUNKS

- 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

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

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 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). _____

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). _____

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

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

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? SAUNDERS ROAD
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. N/A
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No If yes, describe. _____
8. Estimate the number of persons on-site (residents or employees/visitors) NONE

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). N/A
2. Describe the security protection that will be provided on the site, if any. N/A
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. N/A

WATER

1. Is the project within a public domestic water system district or service area? Yes No [] If yes, describe the district/area. PCWA
2. Can the district serve the project? Yes No []
3. What will be the water source(s) for the project? PCWA
4. What is the estimated usage and peak usage of the project? _____ 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. SPMUD

If yes, can the district serve the project? Yes No []

Is there sewer service in the area? Yes No [] If yes, what is the distance to the nearest collector line? SEWER IN STREET COLONY LANE

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

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

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

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) _____ N/A

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

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

PARKS AND RECREATION

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

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

SCHOOLS

1. What are the nearest elementary and high schools to the project? LOOMIS DEL ORO

What are the distances to these schools from the project? 1 MILE

XI. AESTHETICS

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

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

3. Describe the signage and/or lighting proposed by the project. _____
NONE

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

XII. CULTURAL RESOURCES

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

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

2. What is the nearest archaeological, historical or paleontological site? NONE

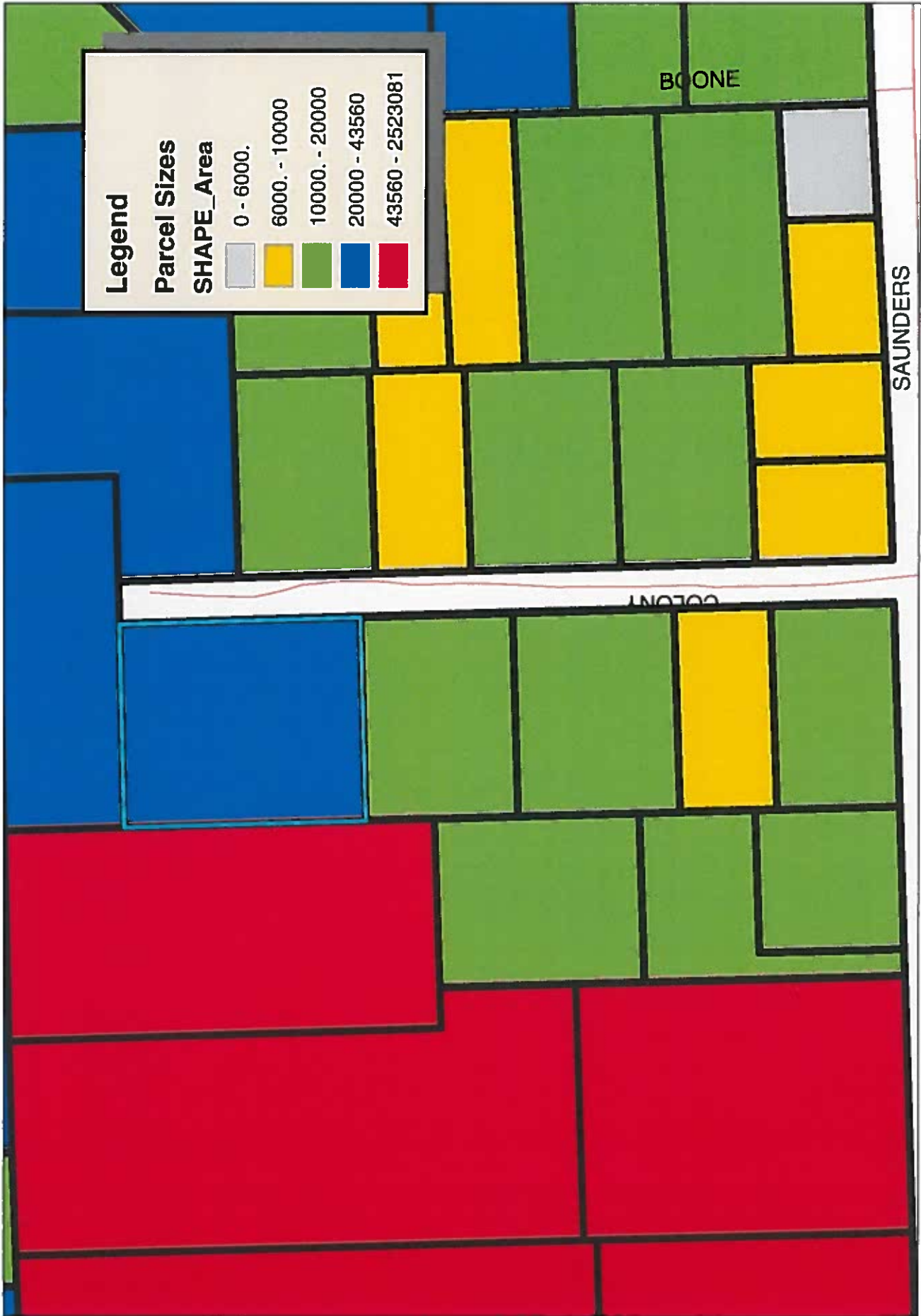
What is the name of this site? _____

6-A4

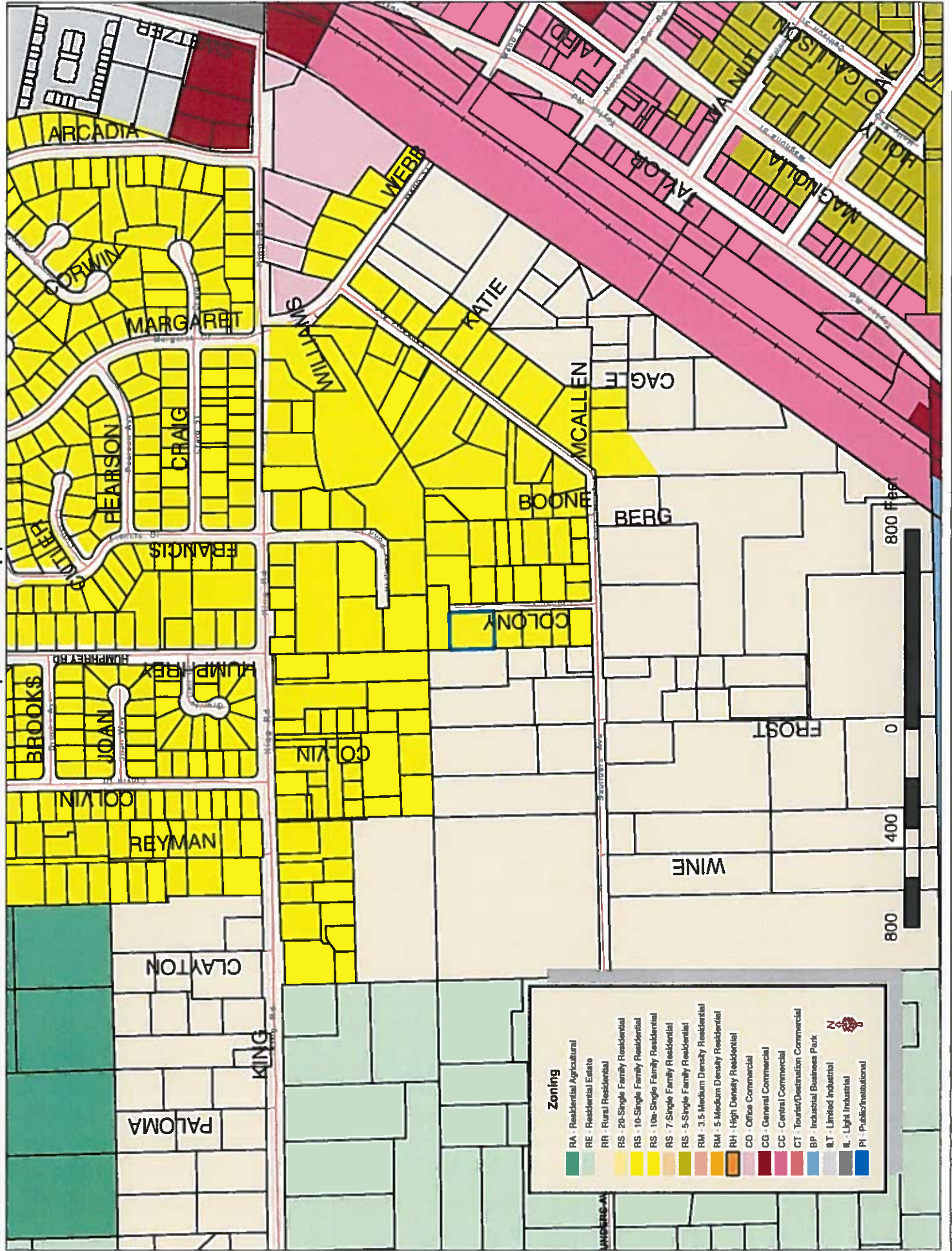
3582 Colony Lane



Minor Land Division #17-16



McBroom Parcel Map Loomis Application #17-6



Zoning

RA	Residential Agricultural
RE	Residential Estate
RR	Rural Residential
RS - 10	Single Family Residential
RS - 20	Single Family Residential
RS - 10a	Single Family Residential
RS - 7	Single Family Residential
RS - 5	Single Family Residential
RM - 3.5	Medium Density Residential
RM - 5	Medium Density Residential
RH	High Density Residential
CO	Office Commercial
CG	General Commercial
CC	Central Commercial
CT	Tourist/Destination Commercial
BP	Industrial Business Park
IL	Limited Industrial
I	Light Industrial
PI	Public/Institutional

McBroom Parcel Map Loomis Application #1716



COLONY

100 Feet

50

25

0





**Placer County
Health and Human Services Department**

6-A5

Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

**DEPARTMENT OF HEALTH & HUMAN SERVICES
DIVISION OF ENVIRONMENTAL HEALTH**

To: Robert King, Town Planner

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

Date: December 29, 2017

Subject: #17-16, Minor Land Division, 1st Submittal, APN 044-073-057

Placer County Environmental Health (PCEH) has reviewed the 1st submittal of the subject project application and has the following comments:

1. Historically, parcels in the general area were used as orchards. A Phase 1 Environmental Site Assessment performed to ASTM Standard E 1527-13 is required. 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).

Once #1 has been completed the following items should be completed:

2. Submit a water availability letter from the public water provider stating that they can serve all of the parcels of the proposed minor land division with public treated water.
3. Submit a will serve sewer requirements letter from SPMUD stating that they can serve all of the parcels of the proposed minor land division with public sewer.
4. Submit to the Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service.

Perspective, Hope, and Opportunity

Robert King

From: Joseph Scarbrough [JScarbro@placer.ca.gov]
Sent: Friday, December 29, 2017 2:58 PM
To: Robert King
Subject: #17-16 MLD 1st Submittal Placer Co. EH Memo
Attachments: #17-16 MLD 1st submittal EH Memo.pdf

Mr. King,

Attached are our comments for this application.

Thanks,

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





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

December 29, 2017
File No.: PD/Loomis
Map No.: 25-B-12

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

SUBJECT: #17-16 Minor Land Division

Dear Mr. King:

Thank you for the opportunity to review and comment on the #17-16 Minor Land Division. This letter is written in response to your Request for Comment received December 15, 2017 and is intended to provide a preliminary design review of the plans and documents provided with the request from the Town of Loomis regarding the proposed minor land division located at 3582 English Colony Lane, Loomis, California; APN 044-073-057. 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 3/4-inch meter connected to the Agency's 6-inch treated water main located in Colony Lane. The Agency's Rules and Regulations states that when a parcel presently served is divided, the existing meter shall be considered as belonging to the lot or parcel of land which it directly enters and the new parcels shall require the installation of a new service. The existing meter appears to reside on the proposed Parcel 1 of the provided revised tentative map. Treated water can be made available for Parcel 2. In order to obtain service, an infill water meter service request must be made with the Agency's Customer Services Department. A completed board application will be required at the time of the request. To receive service, all fees including Water Connection Charges and installation cost must be paid. The Applicant may

obtain the required forms and current fees by contacting the Customer Services Department at (530) 823-4850.

Several surrounding properties are served by the Agency's Westside Pipe Canal. Private raw water pipe from the canal may exist across the subject property. Service to these other customers that may traverse the property shall be protected. **WARNING: Raw Untreated Water is Unfit for Human Consumption.**

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

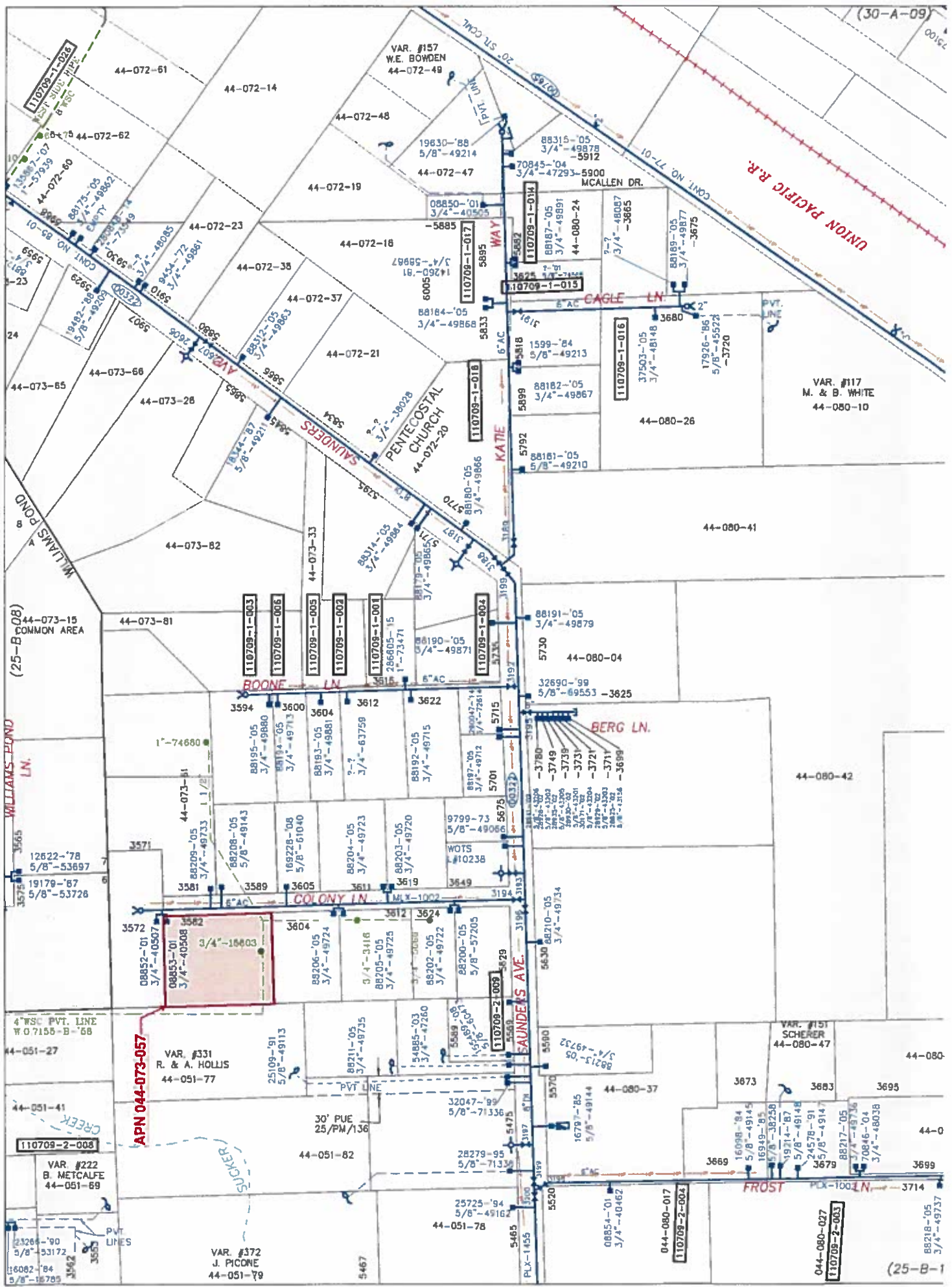
Sincerely,



Josh Leiko
Engineering Technician

JL: ts

pc: Daryl Hensler
Don Kellner
Ken Yunk
Field Services
Customer Service
Enc: Map No. 25-B-12



APN 044-073-057

VAR. #331
R. & A. HOLLIS
44-051-77

VAR. #372
J. PICONE
44-051-79

VAR. #151
SCHERER
44-080-47

044-080-027
110709-2-003

(25-B-08)
44-073-15
COMMON AREA

VAR. #117
M. & B. WHITE
44-080-10

(25-B-1)

Robert King

From: Carie Huff [chuff@spmud.ca.gov]
Sent: Thursday, December 28, 2017 1:10 PM
To: Robert King
Subject: #17-16 - 3582 Colony Lane
Attachments: SPMUD_N12.pdf; 3582 Colony Lane comment letter 12-28-17.pdf

Good afternoon,

Attached is the District's response regarding 3582 Colony Lane along with the District's facility map.

Please let me know if you have any questions or would like to discuss further.

Regards,

Carie Huff, P.E.
Associate Engineer - Technical Services
South Placer Municipal Utility District
5807 Springview Drive
Rocklin, CA 95677
Tel: (916) 786-8555 x311
chuff@spmud.ca.gov



South Placer Municipal Utility District

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

December 28, 2017

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

Attention: Robert King, Town Planner

Subject: #17-16 Minor Land Division
3582 Colony Lane
APN: 044-073-057

Dear Mr. King,

Thank you for the opportunity to comment on the application for a minor land division at 3582 Colony Lane to divide a 26,571 square foot parcel into two parcels (Parcel 1 is 13,939.2 square feet and Parcel 2 is 12,632.4 square feet). There is an existing residence with a garage and outbuilding on Parcel 1 along with a carport straddling the proposed lot line which will be removed.

The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. A copy of the District's facility map has been provided for your use. Please refer to Ordinance 09-02 for information regarding participation fees.

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

- a. Each parcel/building shall have its own independent sewer lateral.
- b. A two-way cleanout shall be located within two feet of the building.
- c. A property line cleanout shall be located at the property line.
- d. The lower lateral (between the sewer collector and the property line) pipe material shall match the pipe material of the existing sewer collector. The District's records indicate that the existing material is VCP.
- e. Minimum separation between utility laterals is required. Sewer and storm drain shall be 5-feet from outside of pipe/structure to outside of pipe/structure. The minimum separation between water and sewer is 10-feet from outside of pipe/structure to outside of pipe/structure.
- f. Please contact the District for information regarding sewer lateral taps into the existing sewer system.



South Placer Municipal Utility District

5807 Springview Drive

Rocklin, CA 95677

(916) 786-8555

- g. Please contact the District for information regarding sewer participation fees and inspection fees.

Additional requirements may be required as design information is provided.

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

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

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

Sincerely,

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

Carie Huff, P.E.

Cc: File

O11

O12



M12

M11

Robert King

From: Mike Ritter [mritter@southplacerfire.org]
Sent: Wednesday, December 27, 2017 1:47 PM
To: Robert King
Cc: Carol Parker; Katrina Hoop
Subject: #17-16 Minor Land Division
Attachments: Application Process and Submittal Requirements Residential July 2017 Letterhead.doc; FEES SCHEDULE.pdf; Plan Submittal Application revised 09132012.doc; C Residential Site Plan Notes 2016.doc

Robert,

South Placer Fire District has no objections to the minor land division for 3582 Colony Lane APN 044-073-057, and has the following comments:

1. Addressing shall remain consistent with surrounding parcels.
2. All new single family residential homes shall be provided with fire sprinkler systems that meet NFPA 13D standard.
3. All new construction projects will require plan submittals and mitigation fees directly to the fire district (attached).
4. All construction shall comply with the South Placer Fire District standards (Appendix "C" attached).

Respectfully,

Michael Ritter
Division Chief
South Placer Fire District
6900 Eureka Road
Granite Bay, CA 95746
916-791-7059 (Office)
916-791-2199 (Fax)
mritter@southplacerfire.org



South Placer Fire District

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

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

Residential Application Process

Application process and submittal requirements:

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

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

If you have any questions, please let me know.

Thank you,

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

South Placer Fire District Fee Schedule

Section "C" – Commercial/Residential Plan Review

Section "C" – Commercial Plan Review

Section "A" – Permits to Operate

1. Battery System / Underground Propane Tank \$250.00
2. Canopies / Open flame in assembly area's \$125.00
3. Carnivals, circus, fairs, & large public events \$250.00
4. Combustible material storage (inc. high) \$250.00
5. Compressed Gases \$250.00
6. Cryogens \$250.00
7. Explosives or blasting agents \$375.00
9. Special burn permits \$125.00
10. Fireworks – Public Display – Includes high level, low level and ground devices.
 - 200 or less devices \$500.00
 - 201 or more devices \$625.00
11. Fire works – 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 (HKS Code section 13235)
 - Facilities with 25 or fewer persons \$50.00
 - Facilities with 26 or more persons \$100.00
2. Special inspection request not otherwise specified in this fee schedule. (**1 hour minimum**) \$125.00 Hr.
3. Notice of Violation due to non-compliance. \$125.00 (per each inspection)

1. Minimum intake fee (not shown elsewhere) \$125.00
 2. Design & site plan review / consultation Conference (required for Will Serve Letter) \$125.00 Hr
 3. Residential and Commercial Variance request \$250.00
 4. Fire Alarm system:
 - New installation \$625.00 min.
 - Upgrade \$375.00 min. (plus \$2.00 per initiating device)
 5. Halon or other specially 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-submitted for approval, underground piping inspection, roadways hydrostatic test, underground piping flush and initial fire flow test.*
14. Building Review/Tenant Improvement Review:
 - 1 – 4,999 square feet \$250.00
 - 5,000 – 49,999 square feet \$500.00
 - 50,000 – plus square feet \$1,000.00 min.
- Item 14 includes review of submitted plans, consultation, comments, review of initial re-submitted for approval, and initial site inspections.*
15. Site Plan Review \$125.00

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
 - **1 hour minimum** Actual Response Cost

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

7. Standby personnel – per hour (1 ½ time rate)
 - **1 hour minimum** Actual Response Cost

8. Illegal burn response
 - **1 hour minimum** Actual Response Cost

9. Special projects not otherwise specified elsewhere in this fee schedule. **1 hour minimum** \$125.00 minimum

10. "Service provider Contract" Per contact agreement

South Placer Fire Protection District-Plan Submittal Application

6900 Eureka Road, CA 95746

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

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

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

Plan review by:

Regular plan review will take a minimum of 4 weeks

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

Date: _____

Placer County Plan Check Number: _____

Project Name: _____

Project Address: _____

New Commercial Submitted 1st Tenant Improvement 2nd New Residential 3rd Residential-Other 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: _____

APPENDIX C

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

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

Residential Civil and Building Site

Address

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

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

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

Driveways

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

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

Roadway and Driveway Width

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

APPENDIX C

Driveway Bridges

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

Driveway Grades

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

Driveway Radius

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

Driveway Surface

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

Driveway Turnarounds

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

Dry and Dead Vegetation Abatement

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

Gated Entrances – Residential Lot

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

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

Residential Sprinkler Systems

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

APPENDIX C

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

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

1. An exterior wall of the garage is closer than six (6) feet from an exterior wall of an adjacent sprinklered Group R occupancy.
2. A roof projection of the garage is closer than four (4) feet from a roof projection of an adjacent sprinklered Group R occupancy.

San Juan Water District:

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

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

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

Fire Flow Requirements - Residential

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

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

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

Standpipe

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

APPENDIX C

Water Supply

On site water supply for firefighting shall be as follows for one and two family dwellings: For new subdivisions when more than four parcels are created the minimum fire flow, through approved fire hydrants, shall be 1,500 gallons per minute at 20 pounds residual pressure. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3600 square feet (344.5 sq. m.) shall not be less than that specified in Table B105.1(2).

All proposed water supplies shall come from a reliable source such as a fixed underground water distribution system or a static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". On site water supply for firefighting is not required for lot splits or minor subdivisions of 4 or less.

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

Final Plans Accepted

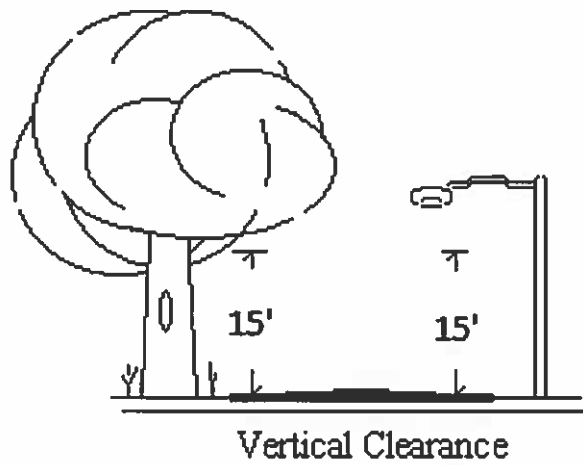
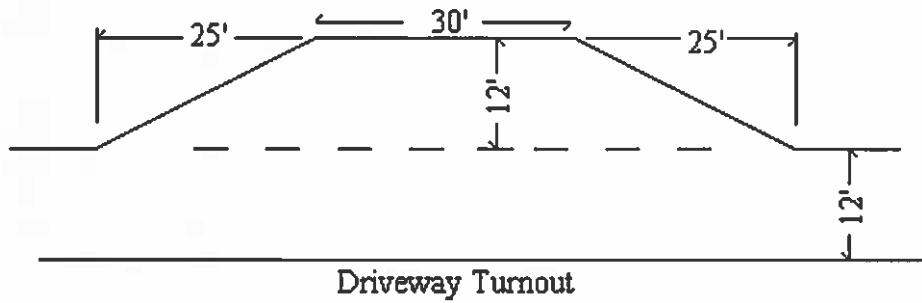
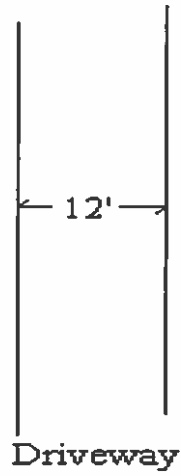
The final plans shall be approved only when stamped and/or signed by authorized the South Placer Fire Protection District personnel.

Residential Home Final Acceptance

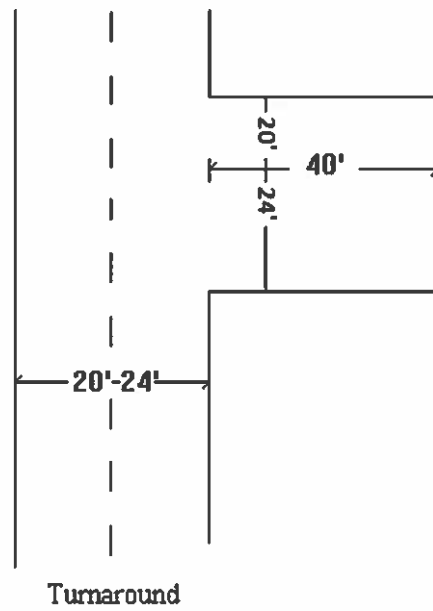
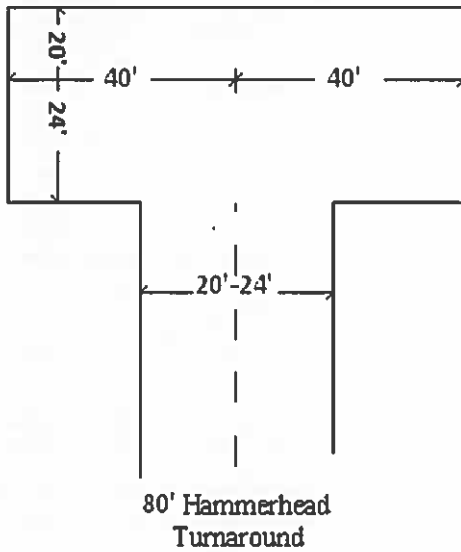
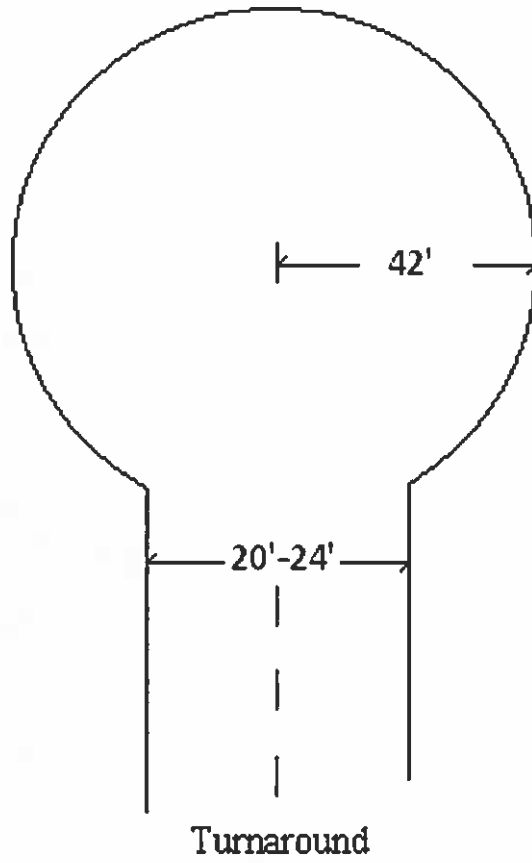
Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72 hour notice required previous to inspection and testing.

APPENDIX C

Attached Details Not Drawn To Scale:



APPENDIX C



APPENDIX C

