



## Staff Report

**TO:** Town of Loomis Planning Commission Members

**FROM:** Mary Beth Van Voorhis, Planning Director

**DATE:** August 23, 2022

**RE:** Application #22-15 – 6-Year Extension Request of Application #20-02  
 Minor Land Division and Design Review – Raymond Miller  
 Approved on June 23, 2020 - 3151 and 3157 Rippey Road (APN 043-014-012 and -014)  
 - To divide two adjacent parcels totaling +/- 4.1 acres (+/- 178,217 sq.ft.) into four +/- 1-acre minimum lots including design review to construct office buildings with storage yards on the resulted four lots.

### Recommendation

1. Conduct a public hearing and receive public input; and
2. Adopt Resolution **#22-08** approving a six-year extension of Minor Land Division and Design Review Application #20-02, approved on June 23, 2020, under Planning Commission Resolution #20-02, subject to the original findings in Exhibit A, the recommended conditions of approval in Exhibit B, and as depicted in Tentative Parcel Map Exhibit C.

### Issue Statement and Discussion

Minor Land Division Application #20-02 was approved by Planning Commission Resolution #20-02 on June 23, 2020, with an expiration of June 24, 2022, for the division of two parcels (APN 043-014-012 and 043-014-014) being 4.1 +/- acres (178,596 +/- sq.ft.) into four legal parcels. As approved, the proposed new parcel sizes will be approximately:

Parcel 1 = +/- .94 acres (41,128 sq.ft.)	
Parcel 2 = +/- 1.12 acres (48,983 sq.ft.)	
Parcel 3 = +/- 1.00 acres (43,558 sq.ft.)	
Parcel 4 = +/- 1.02 acres (44,548 sq.ft.)	<b><u>Total = +/- 4.1 acres / 178,217sq.ft.</u></b>

On May 20, 2022, applicant Ray Miller, requested a six-year extension of the original approval as the project engineer, Richard Rozumowicz (Area West Engineers) has struggled to receive final approvals from the various agencies to comply with the projects' approved Conditions of Approval.

Pursuant to Town of Loomis Municipal Code Section 14.20.180(D), the time limit of an extension states: "The time at which the tentative map expires may be extended by the planning commission for a period not exceeding a total of five years or such additional time as may be authorized by the Subdivision Map Act. The California Subdivision Map, Section 66452.6(e) provides: "Upon application of the subdivider filed before the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory

agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. At this time, a six-year extension is requested. If approved, the existing application #20-02 will expire on June 24, 2028.

**Owner/Applicant Information:**

APN 043-014-012 & 043-014-014  
Raymond L. Miller  
3996 Bankhead Road  
Loomis, CA 95650  
(916) 425-2111  
[millerequipment@sbcglobal.net](mailto:millerequipment@sbcglobal.net)

**Owner Representative:**

Area West Engineers, Inc.  
7478 Sandalwood Drive, #400  
Citrus Heights, CA 95621  
(916) 725-5551  
[Richard@areawesteng.com](mailto:Richard@areawesteng.com)

**Agency Review and response comments:**

The extension request application, past project approval information, and exhibits were sent to concerned agencies on July 28, 2022 requesting their comments by August 10, 2022. Agency comments to date indicate "No further comment on approval of a time extension".

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):**

A time extension is not required to file a new CEQA exemption.

**ATTACHMENTS:**

- A. Resolution #22-08
- B. Application #22-15

**NOTE: Notice published in the Loomis News on August 13, 2022 and mailed to adjacent property owners within 300 feet on August 12, 2022.**

**PLANNING COMMISSION  
RESOLUTION NO. 22-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS  
APPROVING A 6-YEAR EXTENSION OF TIME  
APPLICATION #20-02 - MINOR LAND DIVISION/DESIGN REVIEW  
3151 AND 3157 RIPPEY ROAD, LOOMIS, CA 95650  
APN 043-014-012 AND 043-014-014**

**WHEREAS**, the property owner Raymond L. Miller has requested approval of A 6-year Extension of Time for Application #20-02 Minor Land Division/Design Review subject to the original approval findings (Exhibit A), Conditions of Approval (Exhibit B), and as depicted in the Tentative Map (Exhibit C); and

**WHEREAS**, on August 23, 2022 the Planning Commission of the Town of Loomis conducted a public hearing on the request for a 6-year extension of time of Minor Land Division/Design Review Application #20-02 for the property at 3151 and 3157 Rippey Road (APN 043-014-012 and 043-014-014), at which time any person interested in the matter had an opportunity to be heard; and

**WHEREAS**, the Planning Commission of the Town of Loomis reviewed and considered the staff report relating to the application, the plans, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application.

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission of the Town of Loomis hereby approves a 6-year extension of time of Minor Land Division/Design Review Application #20-02 as approved on June 23, 2020; and

**BE IT FURTHER RESOLVED**, the Minor Land Division/Design Review Application #20-02, approved by Planning Commission Resolution #20-02 on June 23, 2020 will be extended 6-years from the original expiration date of June 24, 2022; and

**BE IT FURTHER RESOLVED**, Application #20-02 is hereby extended 6-years, and will expire on June 24, 2028; and

**BE IT FURTHER RESOLVED**, the Planning Commission finds the proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.

**ADOPTED** this 23<sup>rd</sup> day of **August 2022**, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

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Sarah Jennings, Secretary to the  
Planning Commission

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Greg Obranovich  
Planning Commission Chairman

RESOLUTION NO. 20-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS  
APPROVING MINOR LAND DIVISION/DESIGN REVIEW #20-02  
3151 AND 3157 RIPPEY ROAD, LOOMIS, CA 95650  
APN 043-014-012 AND 043-014-014**

**WHEREAS**, the property owner Raymond L. Miller has requested approval of Minor Land Division/Design Review Application #20-02 subject to the attached findings (Exhibit A) and Conditions of Approval (Exhibit B), and as depicted in the Tentative Map (Exhibit C); and

**WHEREAS**, on June 23, 2020 the Planning Commission of the Town of Loomis conducted a public hearing on Minor Land Division/Design Review Application #20-02 for the property at 3151 and 3157 Rippey Road (APN 043-014-012 and 043-014-014), at which time any person interested in the matter had an opportunity to be heard; and

**WHEREAS**, the Planning Commission of the Town of Loomis reviewed and considered the staff report relating to the application, the plans, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application.

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission of the Town of Loomis hereby makes the Findings attached hereto as Exhibit A and the imposes the Conditions of Approval attached hereto as Exhibit B; and

**BE IT FURTHER RESOLVED**, the Planning Commission finds the proposed project constitutes a minor land division and is therefore categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15315 of the CEQA Guidelines under the Class 15 categorical exemption because:

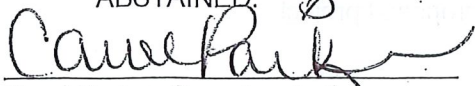
1. The proposed division of property is into four parcels.
2. The proposed division is in conformance with the General Plan and zoning.
3. No variances or exceptions are required.
4. All services and access to the proposed parcels to local standards are available.
5. The subject parcels were not involved in a division of a larger parcel within the previous 2 years.
6. The subject parcel does not have an average slope greater than 20 percent.

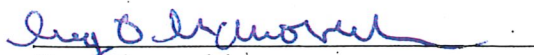
**BE IT FURTHER RESOLVED**, the Planning Commission finds the proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.

**BE IT FURTHER RESOLVED**, the Planning Commission hereby approves Minor Land Division/Design Review Application #20-02 per the findings set forth in Exhibit A, the conditions set forth in Exhibit B, and as depicted in the Tentative Parcel Map Exhibit C.

ADOPTED this 23<sup>rd</sup> day of June 2020, by the following vote:

AYES: Wilson, Kelly, Obranovich, London  
NOES: Ø  
ABSENT: Hogan  
ABSTAINED: Ø

  
Carol Parker, Secretary to the  
Planning Commission

  
Greg Obranovich  
Planning Commission Chairman



**EXHIBIT A  
FINDINGS  
MINOR LAND DIVISION/DESIGN REVIEW #20-02  
3151 AND 3157 RIPPEY ROAD  
APN 043-014-012 AND 043-014-014**

**Design Review:**

Pursuant to Chapter 13.62.040 Design Review the Planning Commission makes the following findings:

1. The architectural design, building massing and scale are appropriate to and compatible with the site surroundings and the community.
2. The project is attractive and provides a desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, and the like.
3. The project provides efficient and safe public access, circulation and parking.
4. The project provides appropriate open space and landscaping, including the use of water efficient landscaping.
5. The project is consistent with the general plan.
6. The project complies with any applicable design guidelines and/or adopted design review policies.

**Minor Land Division:**

Pursuant to Section 66474 of the Subdivision Map Act, the Planning Commission makes the following findings:

1. The proposed map is consistent with the Town's General Plan and Zoning Ordinance.
2. The design and improvement of the proposed division are consistent with the General Plan because adequate infrastructure and services are available to serve the demand for services generated by the division, including water, sewer, and roadways.
3. The site is physically suitable for this type of development in that the site meets the size requirements for light industrial purposes and there are no environmental constraints.
4. The site is physically suitable for the existing development and is consistent with the allowed zoning density.
5. The design of the division or the proposed improvements will not cause substantial environmental damage, or injure fish or wildlife, or their habitat, in that the division is of an existing residential parcel.
6. The design of the division or improvements will not cause serious public health problems since water, sewer, septic, sheriff, fire, and solid waste services will be adequately provided to the project.
7. The design of the project or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed project.

**EXHIBIT B**  
**CONDITIONS OF APPROVAL**  
**MINOR LAND DIVISION/DESIGN REVIEW #20-02**  
**3151 AND 3157 RIPPEY ROAD**  
**APN 043-014-012 AND 043-014-014**

Minor Land Division Application #20-02 proposes the division of two parcels (APN 043-014-012 and 043-014-014) being 4.1 +/- acres (178,596 +/- sq.ft.) into four legal parcels. The proposed new parcel sizes will be approximately:

Parcel 1 = +/- .94 acres (41,128 sq.ft.)  
Parcel 2 = +/- 1.12 acres (48,983 sq.ft.)  
Parcel 3 = +/- 1.00 acres (43,558 sq.ft.)  
Parcel 4 = +/- 1.02 acres (44,548 sq.ft.)      **Total = +/- 4.1 acres / 178,217sq.ft.**

The approval is valid for the term of two years and will expire on **June 24, 2022**, unless extended by the Planning Commission in accordance with the provisions outlined in Municipal Code Chapter 14.20.180. A request for extension shall be filed not less than thirty (30) days before the map is to expire and shall state the reasons for requesting the extension. A request for extension shall receive Planning Commission approval.

1	The owner shall be responsible to ensure <u>all</u> of the below conditions of this permit approval are binding on all successors-in-interest (e.g. by incorporating them into the standard provisions of any sale, lease and/or rental agreement, etc.).	
		<b>Date Completed</b>
2	The owner shall comply with the Town of Loomis Municipal Code.	
3	The project shall proceed only in accordance with approved plans on file in the Planning Department, the conditions contained herein, and the Town of Loomis Municipal Code. Approval of this project, subject to these plans, conditions, and Code(s), shall not be interpreted as the Town having waived compliance with any sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, or applicable Plans.	
4	The Project shall be implemented substantially in accordance with the plans entitled "3151 & 3157 Rippey Road, Town of Loomis, CA, dated December 2019, as prepared by Area West Engineers, consisting of one sheet, except as may be modified by the conditions stated herein.	
5	When submitting for Plan Check, the owner must provide to the Planning Department a copy of the final conditions of approval with a cover letter specifying how and where the revised plans address each of the conditions. Plan Check by the Planning Department and Town Engineer <u>will not</u> be initiated without compliance with this condition. All plans shall be consistent with that approved by the Planning Department. The owner shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction.	

6	The owner (sub-divider) shall defend, indemnify, and hold harmless the Town of Loomis and its agents, officers, and employees from any claim, action or proceeding against the Town, or its agents, officers, and employees to attack, set aside, void, or annul, an approval of the Planning Commission, or Town Council concerning the land division that is the subject of this application and which is brought within the time period specified in Section 66499.37 of the Subdivision Map Act. The Town shall promptly notify the Owner of any claim, action or proceeding and shall fully cooperate with the Owner in the defense of such action. If the Town fails to promptly notify the Owner of any claim, action, or proceeding, or if the Town fails to cooperate fully in the defense, the Owner shall not thereafter be responsible to defend, indemnify, or hold harmless the Town. The provisions of this indemnity agreement as it pertains to the rights, duties, and privileges of the Owner and the Town shall also be subject to provisions of Section 66474.9 of the Subdivision Map Act which are hereby incorporated herein by reference. The approval of the map requested by Owner and authorized by the Planning Commission or Town Council, as the case may be, shall not be effective for any purpose until the Owner has agreed in writing to be bound by the provisions set forth above.	
7	The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans.	
8	The owner shall have prepared for recordation in the Placer County Recorder's Office a legal description and exhibit map of the property as required by the State of California Subdivision Map Act.	

#### IMPROVEMENTS (ROADWAY, DRAINAGE, GRADING)

9	The owner shall set all monuments required by the Subdivision Map Act and shall submit certified as-built Mylar plans, and computer-generated design files, on disk prior to final acceptance of improvements.	
10	The cost of all inspections related to on-site and off-site improvements shall be borne by the owner and shall be paid prior to completion of the improvements.	
11	The owner shall dedicate all necessary right-of-ways or easements for streets, water facilities, sewer facilities, utilities, drainage facilities, and other facilities as required by the Town Engineer and show such on the final map prior to recordation.	
12	The owner shall meet and maintain all requirements of the Town of Loomis Municipal Code Chapter 11.08 Flood Damage Prevention.	
13	Prior to recordation of a Final Parcel Map, the owner shall construct all improvements required as a condition of approval of this project, or enter into a contract agreement with the Town of Loomis to construct all improvements, and shall post a bond, cash deposit, or instrument of credit, guaranteeing the construction of all improvements within the time period specified herein or approved time extension in accordance with the Town of Loomis Municipal Code Chapter 14.20.180.	
14	The project shall be required to prepare and submit Improvement Plans to Town of Loomis and obtain an Encroachment Permit for the construction of roadway improvements along the segment of Rippey Road from the eastern property line of APN: 043-014-012 to the western property line of APN 043-014-014. The road improvements should consist of the construction of one half of a 32 foot wide paved road section as measured from the existing centerline thereof or as directed by the Town Engineer (i.e. 16 feet of pavement from the existing centerline toward the project). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 7, but said section shall not be less than 3 inches Hot Mix Asphalt (HMA) over 8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the Town Engineer.	

	2. The project should be required to construct a driveway onto Rippey Road to a Placer County Plate 116 Major, Land Development Manual standard. The design speed of Rippey Road shall be 40 mph, unless an alternate design speed is approved by the Town Engineer and County Public Works. The encroachment should consist of a 12 foot offset from the edge of travelled way, a 40 foot radius, and 150 foot tapers to the east and west. The improvements shall begin at the outside edge of any future lane(s) as directed by the Town Engineer and County Public Works. The County Plate 116 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 7, but said section shall not be less than 3 inches Hot Mix Asphalt (HMA) over 8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the County.	
15	A Town approved grading permit or improvement plan shall be obtained prior to any onsite construction. All grading shall conform to the Town Grading Ordinance (Municipal Code Section 12), and/or as approved by the Town Engineer. All grading shall be performed so that post-development runoff flows do not exceed predevelopment flows, through the use of a drainage plan that includes provisions for on-site detention of runoff flows, in accordance with the Placer County Flood Control District Storm Water Management Manual and the Loomis Land Development Manual. Applicant shall meet all requirements of <b>Placer County Flood Control and Water Conservation District</b> prior to recordation of the Final Map.	
16	The owner/developer shall submit for review and approval by the Town a copy of the terms of any public utility easement(s) to be recorded with the Final Map.	
17	Existing public facilities, and real and personal property damaged during the course of construction shall be repaired by the owner at his sole expense, to the reasonable satisfaction of the Town Engineer.	
18	The owner shall prepare and maintain a Storm Water Pollution Prevention Plan for the site per State Water Resources Handbook.	

#### GENERAL PLANNING

19	The owner shall be responsible for taking reasonable actions to abate nuisances caused by this project in the project area.	
20	Consistent with the requirements of Chapter 13.54 "Tree Conservation" of the Town of Loomis Zoning Ordinance. Every attempt shall be made to retain as many existing trees on-site as possible. Any trees determined to be removed at any time shall also obtain a Town approved Tree Removal Permit and provide payment of fees and/or replanting mitigation as required.	
21	No construction work shall begin prior to 7:00 a.m. nor occur after 7:00 p.m. Monday through Friday nor prior to 8:00 a.m. or after 5:00 p.m. on Saturday, and there shall be no work on Sundays or holidays.	
22	For any new construction, the owner shall pay development fees as may be required including the Community Facility Fee, Park & Recreation Fee, and Placer County Capital Facility Impact Fee prior to building permit issuance.	
23	For any new construction, the developer shall be required to pay the Road Circulation/Major Roads Fee prior to building permit issuance.	
24	The project shall conform to the General Plan, including the Noise Element standards, State Noise Insulation Standards (CA Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code. Noise generated by the project shall not cause the day-night average sound level (Ldn) to exceed 60 A-weighted decibels (dBA) at the property line during or after construction, nor shall it cause the noise level at the property line to exceed 75 dBA at any time during or after construction.	
25	No request for a Final Parcel Map, pursuant to this tentative map, shall be approved until all conditions are completed and accepted by the Town, or as acceptable to the Town Attorney, for those conditions not completed.	

#### AGENCIES



26	<b>United Auburn Indian Council (UAIC).</b> If any cultural materials or artifacts of Native American origin are discovered during grading or other activities, that work in that area halt and immediately contact UAIC, Cultural Regulatory Specialist Anna M. Starkey – (916) 251-1565. A UAIC tribal representative will investigate the find and provide the proper treatment prior to resuming work in the area of the find.
27	<b>Shingle Springs Band of Miwok Indians (SSR).</b> Provide SSR with continued consultation through updates, as the project progresses. Provide SSR any and all completed record searches and or surveys that have been done in or around the project area up to and including environmental, archaeological and cultural reports. In order to protect important and sacred artifacts (especially near rivers and streams) if cultural materials, artifacts of Native American origin, or human remains are found, work shall stop immediately and the owner shall contact Kara Perry, Site Protection Manager – (530) 488-4049 for further investigation.
28	<b>Placer County Water Agency (PCWA).</b> The Agency does not reserve water for prospective customers and 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.
29	Prior to PCWA issuing a Water Availability letter, the owner and/or owners' representative will need to schedule a meeting with Agency Staff to discuss the project and determine specific Agency requirements.
30	There is no Agency treated water service to the existing parcels. The nearest treated water main is located approximately 600 feet west of the parcel in Rippey Road. Water can be made available from the Agency's 12-inch treated water main in Rippey Road. In order to obtain service, the developer will have to enter into a facilities agreement with the Agency to provide any on site or off site pipelines or other facilities if they are needed to supply water for domestic or fire protection purposes and pay all fees and charges required by the Agency, including the Water Connection Charges.
31	<p>All treated water facilities shall be designed and constructed in accordance with the California State Water Resources Control Board Division of Drinking Water and the Agency's standards, which include but are not limited to the following:</p> <ol style="list-style-type: none"> <li>1) Separation of treated water lines from other utilities. All dimensions are from the outside of pipes and structures. <ol style="list-style-type: none"> <li>a) Water facilities and sanitary sewer facilities must maintain a minimum separation of 10 feet horizontal and 1 foot vertical with water above.</li> <li>b) Water facilities and storm drain facilities must maintain a minimum separation of 4 feet horizontal and 1 foot vertical with water above.</li> <li>c) Water facilities and dry utility trench must have a minimum separation of 2 feet between trench walls.</li> <li>d) Water facilities must cross above all wet utilities with a maximum 45 degree crossing angle from what would be perpendicular.</li> </ol> </li> <li>2) The distribution system shall be designed with looping pipelines such that all points within the distribution system are connected to a minimum of two source pipelines.</li> <li>3) Treated water mains shall be located within public rights-of-way or easement, and out of residential lots and landscape areas. Structures, trees, and large shrubs shall be kept outside of easements containing water mains.</li> <li>4) The Agency's minimum easement width is 20 feet centered over public facilities, with 10 feet minimum each side of the facilities. <ol style="list-style-type: none"> <li>a) Clearly show and label all easements and rights-of-ways on all plans showing water facilities.</li> </ol> </li> <li>5) Water mains within roadways, alleyways, parking lot drive isles, and other travel ways shall be located under pavement and at a minimum 3' from the edge of pavement.</li> <li>6) Treated water main sizing for the distribution systems is based on the Agency's velocity maximum of 5 feet per second (fps) for maximum day demand in gallons per day (gpd) and 7 fps</li> </ol>

	<p>for fire flow demand.</p> <p>a) Fire hydrant placement, spacing, and flow rate requirements are dictated by the local fire protection district and reviewed by the Agency to ensure compliance with the Agency's maximum pipe velocity standards.</p> <p>i) Verify with the local fire protection district any fire hydrant spacing and flow rate requirements as well as fire sprinkler flow rate requirements.</p> <p>7) Commercial water services shall be located adjacent to the building they serve.</p> <p>a) All domestic services shall have reduced pressure principle (RP) backflow device constructed to Agency standards.</p> <p>b) All fire services shall have a double check detector assembly (DCDA) backflow device constructed to Agency standards.</p> <p>8) Site landscaping greater than 5,000 square feet requires a separately metered landscape service from the domestic service.</p> <p>a) The landscape architect's calculations in conformance with the State of California's Model Water Efficient Landscape Ordinance (MWELO) are required to determine maximum day demand (in gpd) for the landscape service.</p> <p>9) The Agency's standards are available online at: <a href="http://www.pcwa.net/business/newdevelopment">http://www.pcwa.net/business/newdevelopment</a>.</p>	
32	<p>PCWA serves raw water to the surrounding parcels from the Agency's Red Ravine Canal. Private raw water pipelines from the canal may exist across the subject property. Service to other customers whose private pipe may traverse the property shall be protected.</p> <p>Questions: (530) 823-4886.</p>	
33	<p><b>Placer County Environmental Health (PCEH):</b></p> <p>1) 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).</p> <p>2) Submit to Environmental Health Services a "will-serve" letter from SMD1 indicating that the district can and will provide sewerage service to the project. The project shall connect the project to this public sewer.</p> <p>3) Submit to Environmental Health Services, for review and approval, a "will-serve" letter or a "letter of availability" from PCWA for domestic water service. The applicant shall connect the project to this treated domestic water supply.</p> <p>4) Submit to the Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service. The dumpster location and enclosure shall be reviewed and approved by the Development Review Committee and the solid waste collection franchise holder.</p> <p>5) If at any time during the course of executing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to Central Valley Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable.</p> <p>6) The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on, or adjacent to, the site is prohibited.</p> <p>7) "Hazardous materials" as defined in Health and Safety Code Division 20, Chapter 6.95 shall not be allowed on any premises in regulated quantities (55 gallons, 200 cubic feet, 500 pounds) without notification to Environmental Health Services. A property owner/occupant who handles or stores regulated quantities of hazardous materials shall comply with the following within 30 days of</p>	



	<p>commencing operations:</p> <p>Operator must complete an electronic submittal to California Environmental Reporting System (CERS) and pay required permit fees.</p> <p>If the business will generate hazardous waste from routine operations, obtain an EPA ID number from the Department of Toxic Substances Control (DTSC).</p> <p>Note: If the business owner/operator is unsure of what constitutes a hazardous material or waste, please contact Environmental Health Services for assistance at 530-745-2300.</p>	
34	<p><b>South Placer Municipal Utility District (SPMUD).</b> The developer/owner is responsible for 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. All work shall conform to the Standard Specifications of SPMUD. Improvement plans shall be submitted to SPMUD for review and approval. A copy of the District's facility map has been provided for your use.</p>	
35	<ol style="list-style-type: none"> <li>1. There are existing sewer easements and related sewer facilities on both properties: <ol style="list-style-type: none"> <li>a. A 15-foot sewer easement along the southern property line of APN 043-014-014;</li> <li>b. A 25-sewer easement along the southern property line of APN 043-014-012 20;</li> <li>c. A 10-foot wide access easement bisecting APN 043-014-012; and</li> <li>d. A 20-foot sewer easement along a portion of the eastern property line of APN 043-014-012.</li> </ol> </li> <li>2. Additional easement width is required adjacent to the existing 15-feet easement to meet the District's Standards and Specifications.</li> <li>3. The sewer facilities on the eastern side of the property have not been accepted by the District and connections shall not occur until the facilities have been accepted by the District.</li> <li>4. All-weather access is required over District facilities. All weather access is defined in the District Standards and Specifications as 3-inches of AC on 8-inches of AB. Alternative surface treatments may be allowed if they can support the District's maintenance vehicles.</li> <li>5. The tentative parcel map submitted does not include information on the proposed on-site utilities. Each parcel is required to have its own lateral connection to the public sewer main with associated easements OR construction of public sewer is required to serve the resulting four parcels.</li> <li>6. Minimum separation between utilities is required (10-feet between sewer and water from outside of pipe/structure to outside of pipe/structure and 5-feet between sewer and other utilities from outside of pipe/structure to outside of pipe/structure).</li> <li>7. Two-way cleanouts are required within two feet of the buildings per District Standards and Specifications.</li> <li>8. The District recommends that landscaping not be planted over private sewer lines due to eventual root control issues.</li> <li>9. The parcels are located within the boundary area of three current refund agreements. Refund agreement fees are due at plan approval: <ol style="list-style-type: none"> <li>a. Rocklin 60 Phase 1 - \$68.32/EDU</li> <li>b. Rocklin 60 Phase 2 - \$139.76/EDU</li> <li>c. 3264 Taylor Road - \$2,320.18/EDU</li> </ol> </li> </ol>	
36	<p>Additional requirements may be required as design information is provided.</p> <p>Prior to issuing a will-serve letter for sewer service, the owner and/or owner's representative shall schedule a meeting with SPMUD staff in order to discuss the project and to determine specific requirements.</p> <p>Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at SPMUD's website:  <a href="https://spmud.specialdistrict.org/files/4ea52eade/Standard-Specifications-and-Improvement-Standards-for-Sanitary-Sewers.pdf">https://spmud.specialdistrict.org/files/4ea52eade/Standard-Specifications-and-Improvement-Standards-for-Sanitary-Sewers.pdf</a> .</p> <p>Please do not hesitate to contact me at (916) 786-8555 extension 321 or <a href="mailto:chuff@spmud.ca.gov">chuff@spmud.ca.gov</a> if you have any questions or need additional information.</p>	

37	<p><b>Placer County Community Development Resource Agency-Engineering &amp; Surveying Division, Department of Public Works.</b></p> <p>1. The project shall be required to prepare and submit Improvement Plans to Placer County and obtain an Encroachment Permit for the construction of roadway improvements along the segment of Rippey Road from the eastern property line of APN: 043-014-012 to the western property line of APN 043-014-014. The road improvements should consist of the construction of one half of a 32 foot wide paved road section as measured from the existing centerline thereof or as directed by the Engineering and Surveying Division (ESD) and the Department of Public Works (DPW) (i.e. 16 feet of pavement from the existing centerline toward the project). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 7, but said section shall not be less than 3 inches Hot Mix Asphalt (HMA) over 8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD and DPW.</p> <p>2. The project should be required to construct a driveway onto Rippey Road to a Placer County Plate 116 Major, Land Development Manual standard. The design speed of Rippey Road shall be 40 mph, unless an alternate design speed is approved by the Department of Public Works. The encroachment should consist of a 12 foot offset from the edge of travelled way, a 40 foot radius, and 150 foot tapers to the east and west. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Division (ESD). The Plate 116 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 7, but said section shall not be less than 3 inches Hot Mix Asphalt (HMA) over 8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the County.</p>
38	<p>Applicant shall meet all requirements of <b>Pacific Gas &amp; Electric Company (PGE)</b> and provide all necessary public utility easements and right-of-ways prior to recordation of the Final Map. Additional requirements may be received by PG&amp;E no later than April 6, 2020 and will become a condition of approval.</p>
39	<p>Applicant shall meet all requirements of <b>Penryn Fire Protection District:</b></p> <p>1. This project is within Penryn Fire Protection District jurisdiction and within the boundaries of the land classified as Local Responsibility Area. (LRA). (Fire Codes, - 2019 State Fire Code and Local Fire District Ordinance).</p> <p>2. Water for fire protection shall be provided by a pressurized hydrant system.</p> <p>3. Each building will need to be sprinklered per CFC, and have a FDC connection. Each FDC will have a hydrant located no further that 30'.</p> <p>4. Hydrants shall be spaced no further than 500' apart throughout the project if needed. Fire will have oversight if needed.</p> <p>5. Fire Alarms, Horn/Strobes, Sprinkler Systems shall meet the minimum 2019 State Fire Code and Local Fire District Ordinance. Plan reviews, Inspections and Mitigation fees required through the Penryn Fire Protection District.</p> <p>6. Building numbers shall be visible from the Access Street or Road fronting the property, clearly visible of travel on the road/street. Said numbers shall be a minimum 3-inch letter height, 3/8-inch stroke, reflective and contrast with their background, or may be a minimum 5-inch height and contrast with their background. With multiple buildings on the property, each building needs to be identified separately, (Example, Building 1,2,3 or A, B, C and etc.)</p> <p>7. Roads shall meet local fire district requirements of an all-weather surface capable of supporting loads up to 75,000 lbs, but shall be no less than the minimum standards of Placer County and Public Resources Code 4290. Roadway widths shall meet the minimum of the 2019 State Fire Code and Local Fire District Ordinance.</p> <p>8. Gates on roadways shall have a clear opening at least 2' wider than the driveway they serve and shall have an emergency access to the serving fire district. (Knox Box System which includes a switch and emitter)</p> <p>9. Defensible Space Standards shall be met pursuant to PRC 4291. This area contains Oak and Pine Trees with areas of dense brush and annual grasses. The minimum 100' defensible</p>



	<p>space requirements of PRC 4291 shall be increased to 200' on down slope sides of structures on slopes exceeding 15% grade and increase to 300' on slopes exceeding 30% grade. Questions: Call (916) 663-3389.</p>	
40	<p>Applicant shall meet all requirements of the <b>South Placer Fire Protection District</b>:</p> <p><b>Civil Plans</b> Civil plans shall be submitted to South Placer Fire for review and approval.</p> <p><b>Fire Safety During Construction, Alteration or Demolition of a Building</b> Buildings undergoing construction, alteration or demolition shall be in accordance with <b>Chapter 33</b> of the most current California Fire Code.</p> <p><b>Address</b> 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.</p> <p><b>Buildings under construction</b> Approved numbers or addresses shall be placed at each fire access road entry into and on each building within construction sites.</p> <p><b>Building Access</b> Access roadways shall extend to within 150 feet of all portions of the exterior walls of the first story of any building.</p> <p><b>Dead End Access Roads</b> 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)</p> <p><b>Gate Entrances</b> 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.</p> <p>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 OPTICO 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. Gate shall be coded to allow a minimum of fifteen (15) minutes of open access time when activated by the strobe entry device.</p> <p>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</p>	

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 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.

	<p>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.</p> <p><b>Roadways and Access Routes</b> 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.</p> <p><b>Roadway Radius</b> 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)</p> <p><b>Road Surface</b> 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</p> <p><b>Roadway Turnarounds</b> 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)</p> <p><b>Will Serve Letter</b> Available upon request after the Civil Plans have been reviewed and approved.</p> <p><b>Fire Sprinklers</b> Fire Sprinkler plans will be a deferred submittal</p> <p><b>Fire Alarm</b> Fire Alarm Plans will be a deferred submittal</p> <p><b>Final Plans Accepted</b> The final plans shall be approved only when stamped and/or signed by authorized the South Placer Fire Protection District personnel.</p> <p><b>Commercial Building Final Acceptance</b> 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.</p>
41	<p>Applicant to meet all requirements of the <b>Placer Mosquito &amp; Vector Control District</b>. In this area, mosquitoes, including those that carry West Nile virus, are the primary vector of concern. Since mosquitoes can develop in standing water that is present for as little as 72-96 hours, any drainage area, catch basin, stormwater structure, or other depression that creates standing water is considered to be a mosquito source.</p> <p>The presence of vectors, including mosquitoes, on a property is considered a public nuisance under the California Health and Safety Code, and can be a threat to public health by transmitting West Nile virus to people.</p> <p>To avoid this, we encourage all construction projects to:</p> <ol style="list-style-type: none"> <li>1. Use drainage system designs that limit mosquito production by eliminating water that stands for longer than 72 hours, prevents mosquitoes from accessing standing water, and allows easy access for inspection and treatment of mosquitoes should they occur.</li> <li>2. Take steps to limit standing water during and after construction including removal of temporary catch basin screens, and storm water quality protection devices as soon as they are no</li> </ol>

	<p>longer needed.</p> <p>3. Encourage appropriate maintenance of the property that includes keeping drainage system in good repair, minimizing the growth of emergent vegetation in unintended areas, and notifying the District if any water stands on the property for more than 72 hours.</p> <p>For more specific information regarding design specifications and management practices that reduce or eliminate mosquito production, please refer to the California Department of Public Health's Mosquito Reduction Best Management Practices Manual available online at: <a href="http://westnile.ca.gov/downloads.php?download_id=2376&amp;filename=BMPforMosquitoControl07-12.pdf">http://westnile.ca.gov/downloads.php?download_id=2376&amp;filename=BMPforMosquitoControl07-12.pdf</a>.</p> <p>If any standing water occurs during or after construction of the project, please immediately notify the District at (916) 380-5444 or by visiting our website at <a href="http://www.placermosquito.org">www.placermosquito.org</a>. Please direct any questions to Angella Falco at <a href="mailto:angellaf@placermosquito.org">angellaf@placermosquito.org</a>.</p>	
42	Applicant shall subscribe to weekly curbside solid waste service ( <b>Recology</b> ) as required.	
43	Applicant shall pay \$50.00 California Notice of Exemption recording fee and provide proof of filing with the Placer County Recorder within 5 days of approval.	

\*\*\*\*\*



**3M**

# Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Placer

2954 Richardson Drive

Auburn, CA 95603

From: (Public Agency): Town of Loomis

3665 Taylor Road, PO Box 1330

Loomis, CA 95650

(Address)

POSTED JUL 02 2020

Through

SEP 14 2020

RYAN RONCO, COUNTY CLERK

By

Deputy Clerk

Project Title: Minor Land Division #20-02

3151 & 3157 Rippey Road, Loomis, CA 95650

(APN 043-014-012 and 043-014-014)

Project Applicant: Raymond L. Miller, 3996 Bankhead Rd., Loomis, CA 95650 - (916) 425-2111

Project Location - Specific: 3151 & 3157 Rippey Road, Loomis, CA 95650 (APN 043-014-012 and -014)

Project Location - City: Loomis, CA

Project Location - County: Placer, CA

Description of Nature, Purpose and Beneficiaries of Project:

Minor land division of two existing Light Industrial parcels totaling 4.1 acres become four parcels of +/- .94 acres, +/- 1.12, +/- 1.00, and +/- 1.02 acres.

Owner: Raymond L. Miller, 3996 Bankhead Road, Loomis, CA 95650 (916) 425-2111

Name of Public Agency Approving Project: Town of Loomis, CA

Name of Person or Agency Carrying Out Project: Planning Department

Exempt Status: (check one):

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: #15315. Minor Land Division

☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services & access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Lead Agency

Contact Person: Mary Beth Van Voorhis Area Code/Telephone/Extension: 916-652-1840 x21

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

Signature: Mary Beth Van Voorhis Date: 7/1/2020 Title: Planning Director

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

20-161

Page 25 of 25  
Revised 2011





# TOWN OF LOOMIS

6140 Horseshoe Bar Rd, Suite K  
Loomis, CA 95650  
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number

Application Fee(s)

Receipt #

Date Received

Paid \$

22-15

3900

31270 Date 6/20/22

6/20/22

3900

## PLANNING DEPARTMENT

## Planning Application

- Project Title: #20-20 RIPPEY ROAD MINOR LAND DIVISION / DESIGN / REVE
- Street Address/ Location: 3151 / 3157 RIPPEY ROAD
- APN(s): 043-014-012 & 014 Acreage: 4.1 ± ACRES  
Zoning: LIGHT INDUSTRY General Plan Designation: LIGHT INDUSTRY  
Current Site Use: LIGHT INDUSTRIAL  
Surrounding Land Use(s): (N) RESIDENTIAL- AGRICULTURAL, (W) LIGHT INDUSTRY, (S) GENERAL COMMERCIAL, (E) LIGHT INDUSTRY
- Property Owner: RAYMOND MILLER ET AL.  
Address: 3996 BANKHEAD ROAD, LOOMIS CA 95650  
City State Zip  
Telephone: 916-425-2111 email: MILLEREQUIPMENT@SBCGLOBAL.NET
- Project Applicant: SAME AS OWNER  
Address: \_\_\_\_\_  
City State Zip  
Telephone: \_\_\_\_\_ email: \_\_\_\_\_
- Project Engineer/Architect: AREA WEST ENGINEERS, INC. RICHARD BOZUMOWICZ  
Address: 7478 SARDALWOOD DR, SUITE 400, CITRUS HEIGHTS, CA 95621  
City State Zip  
Telephone: 916-725-5551 email: RICHARD@AREA-WEST-ENG.COM

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

- |  |  |
|--|--|
| <input type="checkbox"/> Appeal                                    | <input type="checkbox"/> Miscellaneous Permit        |
| <input type="checkbox"/> Certificate of Compliance                 | <input type="checkbox"/> Planned Development         |
| <input type="checkbox"/> Conditional Use Permit                    | <input type="checkbox"/> Second Unit Permit          |
| <input type="checkbox"/> Design Review                             | <input type="checkbox"/> Sign Review                 |
| <input type="checkbox"/> Development Agreement                     | <input type="checkbox"/> Tentative Review            |
| <input type="checkbox"/> Environmental Review                      | <input type="checkbox"/> Minor Land Division         |
| <input type="checkbox"/> General Plan Amendment                    | <input type="checkbox"/> Subdivision                 |
| <input type="checkbox"/> Hardship Mobile Home Permit               | <input type="checkbox"/> Variance                    |
| <input type="checkbox"/> Lot Line Adjustment                       | <input type="checkbox"/> Zoning Amendment (Rezoning) |
| <input checked="" type="checkbox"/> Other <u>EXTENSION OF TIME</u> |  |

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MAY 20 2022

TOWN OF LOOMIS

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

☒ Yes ☐ no if yes, which agencies? PLACER CO. PCWA, SPMUD, PENRYN ARE

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

Electricity <u>PG&amp;E</u>	Natural Gas <u>PG&amp;E</u>
Fire Protection <u>PENRYN</u>	Water/Well <u>PCWA</u>
Sewer/Septic <u>SPMUD</u>	Telephone <u>ATT</u>



High School PLACI UNION Elem. Sch. LOOMIS UNION  
Other RECOLOGY

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 5/20/2022 and find: Regulatory identification number \_\_\_\_\_

Date of list 5/20/2022 No problems identified X

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 5/20/2022 Applicant [Signature]

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.)

DIVIDE 4.1 ± ACRES INTO 4 - 1 ± ACRE MINIMUM LOTS  
INCLUDING DESIGN REVIEW TO CONSTRUCT OFFICE  
BUILDINGS WITH STORAGE YARDS ON THE RESULTED  
FOUR LOTS.

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

Signature(s) of Owner(s)

Printed Name(s)

\_\_\_\_\_

RAY MILLER

5/20/2022  
Date

\_\_\_\_\_

[Signature]

\_\_\_\_\_

Date

13. Applicant and/or Owner Hold Harmless:

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

Signature(s) of Owner(s)

Printed Name(s)

\_\_\_\_\_

RAY MILLER

5/20/2022  
Date

\_\_\_\_\_

[Signature]

\_\_\_\_\_

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

Printed Name(s)

\_\_\_\_\_

RAY MILLER

5/20/2022  
Date

\_\_\_\_\_

[Signature]

\_\_\_\_\_

**RECEIVED**

MAY 20 2022

May 20, 2022

Ms. Mary Beth Van Voorhis  
Town of Loomis, Planning Director  
3665 Taylor Road, PO Box 1330, Loomis, CA 95650

**TOWN OF LOOMIS**

**Hand Delivered**

**Subject: Request for Extension of Time for 20-20, 3151 and 3157 Rippey Road  
Minor Land Division and Design Review.**

Dear Ms. Van Voorhis:

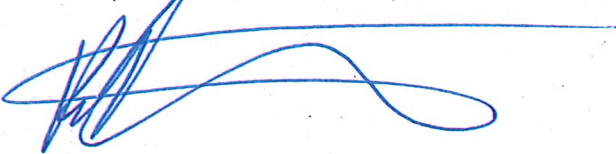
Attached is our Planning Application for the extension of time for the above referenced project. The reason for the extension of time is that our engineer, Richard Rozumowicz of Area West Engineers, Inc. has struggled to receive final approvals from the various agencies and comply with the Conditions of Approval.

We respectfully ask that the extension of time be a total of **six years**. Based on the volatile economic conditions, we may need all the allowable time to complete the development.

Please let me know if you have any questions or comments regarding my information.

Sincerely,

Raymond L. Miller  
3996 Bankhead Road  
Loomis, CA 95650



*LMC*  
*Pursuant to 14.20.150 (D)*  
*Five years allowed.*

*State SMA 66452.4(e)*  
*Six years*