



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

File Number #1607 MAY 19 2016
Application Fee(s) 1383 + 98
Receipt # _____ Date TOWN OF LOOMIS
Date Received 5/20/16 GD
Paid \$ 1481

PLANNING DEPARTMENT Planning Application

- Project Title: PIPPY PD UA - Douganik Family
- Street Address/ Location: 3237 PIPPY PD
- APN(s): 043-020-031000 Acreage: NO ADRES
Zoning: SL General Plan Designation: Light Industry
Current Site Use: Mixed Manufacturing
Surrounding Land Use(s): Mixed
- Property Owner: R. POPY RA LLC
Address: PO BOX 1504 Loomis CA 95650
City State Zip
Telephone: 916-870-6628 email: gdm5gsde@imcrealt
- Project Applicant: Gary Douganik
Address: PO BOX 1504 Loomis CA 95650
City State Zip
Telephone: 916-416-8115 email: gdouganik@yahoo.com
- Project Engineer/Architect: GULLIANI & KUL, INC.
Address: 500 WALL ST AUBURN CA 95603 City State Zip
Telephone: (530) 885-5107 email: EGULLIANI@KULGUILDERS.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 (Rezone) |
| <input type="checkbox"/> | Other _____ | <input type="checkbox"/> | |

8. Does the proposed project need approval by other governmental agencies?
 Yes 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 PGE Natural Gas PGE
Fire Protection LOOMIS FIRE PROTECTION DISTRICT Water/Well PWA
Sewer/Septic SPWD Telephone AT&T

10. The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated 4/13/16 and find: Regulatory identification number _____

Date of list _____ 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 4/13/16 Applicant PEL

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.) THIS IS AN EXISTING TEN ACRE INDUSTRIAL SITE.

WITH EXISTING WAREHOUSES VARYING IN SIZE FROM 2000 SQ FT TO 26,000 SQ FT. WE PROPOSE TO BUILD A 15000 SQ FT WAREHOUSE SIMILAR TO THE EXISTING BUILDINGS IN APPROXIMATE + USAGE. ALL UTILITIES ARE ON SITE AND WILL NOT REQUIRE GOING OUTSIDE PROPERTY LINES. THE PROJECT WILL TAKE 6 MONTHS.

12. Owner Authorization: PEL the above-listed applicant, to make applications I hereby authorize _____ 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) GARY DONNILL JR.
PEL _____ Date 4/13/16

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) GARY DONNILL JR.
PEL _____ Date 4/13/16

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

Signature(s) of Owner(s) and/or Applicant _____ Printed Name(s) GARY DONNILL JR.
PEL _____ Date 4/13/16

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) PIPERY RD. LLC
2. What is the general land use category for the project? COMMERCIAL/INDUSTRIAL
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? 15,000 SQ FT
4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes [X] No []
If yes, show on the site plan and describe. _____
5. Is adjacent property in common ownership? Yes [] No [] If yes, Assessor's Parcel Number (s) and acreage(s). 5 ACRES 043-014-022-000
6. Describe previous land use(s) of the site over the last 10 years. MANUFACTURER MODULAR BUILDING
7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes [X] No []
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. LOCATIONAL SIZE AND TYPE WILL VARY. WOOD TRUCKS TRAILERS, CARS.

II. POPULATION AND HOUSING

1. How many new residents will the project generate? UNKNOWN NUMBER
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 WDE ARE BUILDING UP A NEW WAREHOUSE THAT WOULD BRING BUSINESSES TO LOOMIS
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 [X] No [] 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.

THE SITE IS ALL ASHADUST. THERE IS AN EXISTING CONCRETE STABILIZATION TREATMENT THAT THE NEW WALLS WILL BE CREATED,

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. _____

5. What area/percentage of the project site is presently covered by impervious surface? 100%
What will be the area/percentage of impervious surface coverage after development? 100%

* 6. Will any runoff from the project site enter any off-site body of water? Yes [] No [] If yes, identify the destination of the runoff. _____

7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes [] No [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: POUR CONCRETE, 1 DAY

Stationary source emissions - Are woodstoves proposed in residential projects? Yes [] No

Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: MAINT WORK TRUCKS

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. DEARSD HIGH SCHOOL

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 [X] If yes, what is the name of the roadway?
_____ If no, what is the name and distance of the nearest roadway? _____
2. Will new entrances onto local roadways be constructed. Yes [] No [X]
If yes, describe. _____
3. Would any non-automobile traffic result from the development of the project? Yes [] No [X] If yes, describe. _____
4. If applicable, what road standards are proposed within the project? NONE
(Show typical street sections(s) on the site plan.) _____
5. Will a new entrance(s) onto local roadways be constructed? Yes [] No [X]
If yes, show location(s) on site plan. _____
6. Describe any frontage improvements to the local roadway(s). NONE

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). NONE

8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?
Yes [] No [] If yes, describe. UNKNOWN

9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes [] No [X]
If yes, describe. _____
10. Will the project require provisions for parking? Yes [] No [X] 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).
UNKNOWN - VEHICLES WILL BE PROVIDED INSIDE NEW LOT

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. NO SINE VEGETATION, SITE IS DAMP BENTON PAPER
2. Will any trees of 6-inches diameter breast height (d.b.h) or greater be removed as a result of project development? Yes [] No [X] 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. NO OBVIOUS WILDLIFE IMPACT
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 [X] If yes, describe.
6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes [] No [X] 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 [X] If yes, describe.
8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes [] No [X] If yes, describe (type, acreage, etc.).
9. If yes, will project development affect these wetland areas? Yes [] No [X] If yes, describe.
10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes [] No [X]

VIII. HAZARDOUS MATERIALS

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

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

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

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

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

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

IX. NOISE

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

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

2. Describe the noise that will be generated by this project, both during construction and following project development. DAMING CONSULTING NORWAY HEAVY EQUIPMENT MAINT & REPAIR. MILLMAN NOISE ABATE CONSULTING.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). LODMIS FIRE DEPT HOOPER STORE 5/21 MCKENNA 1 MILE AWAY

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). FIRE HYDRANTS ON RAFFERTY RD FACILITY 150 YDS AWAY

3. Describe the fire hazard and fire protection needs created as a result of project development. STEEL BOARDS W/ALUM WAREHOUSE 1 GARAGE TRAILER ANY

4. Describe the on-site fire protection facilities proposed with this project. NONE

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? NO, 100 yds

6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. MAND PARKING LOT W/ 30 FT GATE NO SPACES

7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No [X] if yes, describe. _____

8. Estimate the number of persons on-site (residents or employees/visitors) SD

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). SITE HAS 2 30 FT GATES, 1 W/ 10 FT OFF OF PIPEY RD ALL HAVE GOOD VISIBILITY

2. Describe the security protection that will be provided on the site, if any. NONE

3. Describe the location, visibility and lighting of vehicle and equipment storage areas. A 10 ACRES SITE WITH 10 HOUSES & SEVERAL OUT BUILDINGS

WATER

1. Is the project within a public domestic water system district or service area? Yes [X] No [] If yes, describe the district/area. PCWA

2. Can the district serve the project? Yes [X] 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? 50 gpd/ 100 gpd

5. Are there any existing or abandoned wells on the site? Yes [] No [X] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [] No [X] If yes, describe the method(s) and quantities (gpd). _____

2. Is the project located within a sewer district? Yes [X] No [] If yes, describe. SPMUD

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

Is there sewer service in the area? Yes [X] No [] If yes, what is the distance to the nearest collector line? 40 FT

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 100 GNS gpd 200 KILOW SEWER LINES TYNOS IN TO SPMUD

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

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

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.) WILLOW

2. Describe the disposal method of this waste material. WILLOW

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

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 1 MILE
What is the name of this facility? LEONIS SENIOR COMMUNITY PARK

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

SCHOOLS

1. What are the nearest elementary and high schools to the project? DELOORDHS 1/2 MILE
+ LEONIS GOANMAR SCHOOLS 1/2 MILE

What are the distances to these schools from the project? 1/2 MILE 1/2 MILE

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [X] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities.
EXISTING SITE HAS STEEL FRAME + METAL CLAD
WARRIORS NEW PROJECT WILL MATCH EXISTING

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

3. Describe the signage and/or lighting proposed by the project. SAVE AS WARRIS
QUALITATIVELY ON LOG SIGN

4. Is landscaping proposed? Yes [] No [X] If yes, describe. NID NEW LANDSCAPE IS PROPOSED FOR THE ALCO BUILDING HOWEVER THE IS AN AGE SITE HAS LOTS OF FRONTAGE PD THAT IS SULLY LANDSCAPED.

XII. CULTURAL RESOURCES

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

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

2. What is the nearest archaeological, historical or paleontological site? BLUE GOOSE FRUIT SHED, 1/2 MILE AWAY BLUE GOOSE

What is the name of this site? BLUE GOOSE FRUIT SHEDS

Since 1986 this site was used for manufacturing modular buildings, primarily portable classrooms. In 2008 due to the decline in the economy and the lack of money available to schools, Gary Douppnik Mfg. closed down the manufacturing operation. It became apparent that it would be quite some time before things would improve in our industry. We did not want the property to sit idle. This parcel of land is 11.4 acres zoned ILT limited industrial. The entire site is paved or has a structure on it. It has several existing steel warehouse buildings. They vary in size from 2,000 sq ft to 54,000 sq ft. There is a lot of open space. Currently only 22% of the 11.4 acre site has structures on it. We propose to build a new 15,000 sq steel warehouse building that will be similar to the existing buildings on site. Access to the site is from Rippey Road three thirty foot gates provide ingress and egress. The site has a large parking lot with 70 parking spaces on the North/East end of the property.

The size of this warehouse and the open space and accessibility around it is something that the city of Loomis does not have. Currently, Ruff Stuff Specialty, Apex Brewing Supply, and Homewood Door, lease warehouse space here and we have had discussions with all three about needing additional warehouse space. We would hate to see any of them leave Loomis to look for more space elsewhere. We have also talked with other companies who have an interest in moving their businesses to Loomis and need warehouse space of this size. What became apparent was the need for larger warehouses 7,500 sq ft and up in the city of Loomis. This project is perfect to fill that need.

Our goal is to bring in new tax revenue and jobs for the city and to replace what was lost when we closed our manufacturing facility. We also want to make sure that any existing businesses that currently operate in the smaller warehouses on Swetzer rd do not leave Loomis for need of a larger warehouse. We believe the environmental impact should be negative. The project does not require any removal of trees or vegetation of any kind. There is no grading required. We will be pouring a new concrete slab over an existing concrete slab in the location that the new building is to be erected. Over the years we have installed 1,000 feet of landscape along our frontage on Rippey Road. We have planted and maintained a beautiful green belt consisting of photinia, pyracantha, grapes, various other shrubs and many large established trees such as, redwoods, liquid amber, flowering pear, and many others.

The new warehouse will be a 100' x 150' 15,000 sq ft clear span steel building it will have gable ends with gutters & downspouts on the side walls. The structural parts of the building columns, purlins, & trusses are steel and the exterior walls are metal and insulated on the interior. The floor will be concrete.

The building is Manufactured by Empire Steel. The building is a rigid steel frame building with 18 foot high eave lines and external walls will be metal clad siding matching the existing buildings. The interior of the wall and ceiling will be insulated and the upper part of the exterior walls will have light transmitting panels to allow for natural light to reduce the amount of lights. The roof will also have light transmitting panels. There will be four 16x16 roll up doors and two man doors

The new building will be built 300 ft away from Rippey road and cannot be seen by the public from any vantage point. The construction should take about 6 months.

All of the utilities Water, Sewer, Power are inside the foot print of the existing property and it will not be necessary to go outside the existing property to hook up to any utilities. Sewer connection is 40ft away inside the fence line on the south/east side of the property. Power is 200 ft away on the south side of the property and water is 150 ft away on the south/west side of the property.

The Doupnik Family has been in business in Loomis since 1976. We all live in Loomis and are a member of the chamber of commerce. We think this project will be a benefit to the city of Loomis our goal is to bring a strong tax base to the city of Loomis. As always we are looking forward to working with the City of Loomis and the community members.

Thank you for your consideration.
Gary Doupnik Jr



Placer County
Health and Human Services Department

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 ENVIRONMENTAL HEALTH SERVICES

To: Robert King, Planner, Town of Loomis

From: Laura Rath, REHS
Land Use and Water Resources Section

Date: July 14, 2016

Subject: #16-07, Warehouse Building, Minor Use Permit, 3237 Rippey Rd
APN 044-220-041

Environmental Health Services has completed our review of the above-mentioned minor use permit and has the following recommended conditions for approval:

1. Submit to the Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service.
2. Submit to Environmental Health Services a "will serve" letter from SPMUD indicating that the district can and will provide sewerage service to the project. The project shall connect the project to this public sewer.
3. Submit to Environmental Health Services, for review and approval, a "will serve" letter from PCWA for domestic water services. The applicant shall connect the project to this treated domestic water supply.
4. "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 commencing operations:
 1. Operator must complete an electronic submittal to California Environmental Reporting System (CERS) and pay required permit fees.
 2. If the business will generate hazardous waste from routine operations, obtain an EPA ID number from the Department of Toxic Substances Control (DTSC).

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.



PLACER COUNTY WATER AGENCY
SINCE 1957
BUSINESS CENTER
144 Ferguson Road
MAIL
P.O. Box 4570
Auburn, CA 95604
PHONE 530.823.4850
800.444.8030
WWW.PCWMA.NET

July 15, 2016
File No: PD/Loomis
Map No. 30-A-05 & -06

RECEIVED

JUL 19 2016

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

TOWN OF LOOMIS

SUBJECT: Minor Use Permit #16-07 Rippey Road for a 15,000 square foot general warehouse building – Gary Douplik – Applicant
APN: 043-020-031, 3237 Rippey Road Loomis, CA 95650

Dear Mr. King:

Thank you for the opportunity to review and comment on the Minor Use Permit #16-07 design review. This letter is written in response to your request dated June 30, 2016 wherein you solicited comments about the proposed development located at APN 043-020-031 in Loomis, California.

The purpose of this letter is to provide preliminary design review of the provided preliminary plans submitted with the Referral/Request for Comments by the Town of Loomis. 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.

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 domestic metered service and a 6-inch private fire service connected to the Agency's 12-inch treated water main located through the subject parcel within an easement per recorded document book 22 of parcel maps, page 125, which is incorrectly referenced as 25 PM 125 on the preliminary plans. There appears to be existing structures encroaching on the Agency's existing 12-inch treated water main that traverses the subject parcel. Structures are not allowed within Agency easements. Should there be modifications to these existing structures, the Agency would require relocation of the main. To relocate the main, 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 relocate the main and pay all fees and charges required by the Agency.

Additional water can be made available upon receiving a completed application detailing the proposed usage, and payment of all fees and additional Water Connection Charges that may apply. Please contact Customer Services at (530) 823-4850 for the required forms and fees.

Separation of treated water lines from other utilities must be maintained in accordance with the California Division of Drinking Water and the Agency's Standards. Distribution systems shall be designed with looping pipelines such that all points within the distribution system are connected to a minimum of two source pipelines. Mains shall be located within public rights-of-way or easements, and out of residential lots and landscaped areas. Structures, trees, and large shrubs shall be kept outside of easements containing water mains. The Agency's minimum easement width is 20 feet centered over public facilities, with 10 feet minimum each side of the facilities. Mains located 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. Main sizing for the distribution systems is based on the Agency's velocity maximum of 5 feet per second for maximum day demand and 7 fps for fire flow events. Fire hydrant placement, spacing, and flow rate requirements are dictated by the fire department and reviewed by the Agency to ensure compliance with the Agency's maximum pipe velocity standards. The Agency's standards are available online at <http://www.pcwa.net/working-with-pcwa/new-development-process.html>.

All water availability is subject to the limitations described above and the prior use by existing customers.

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

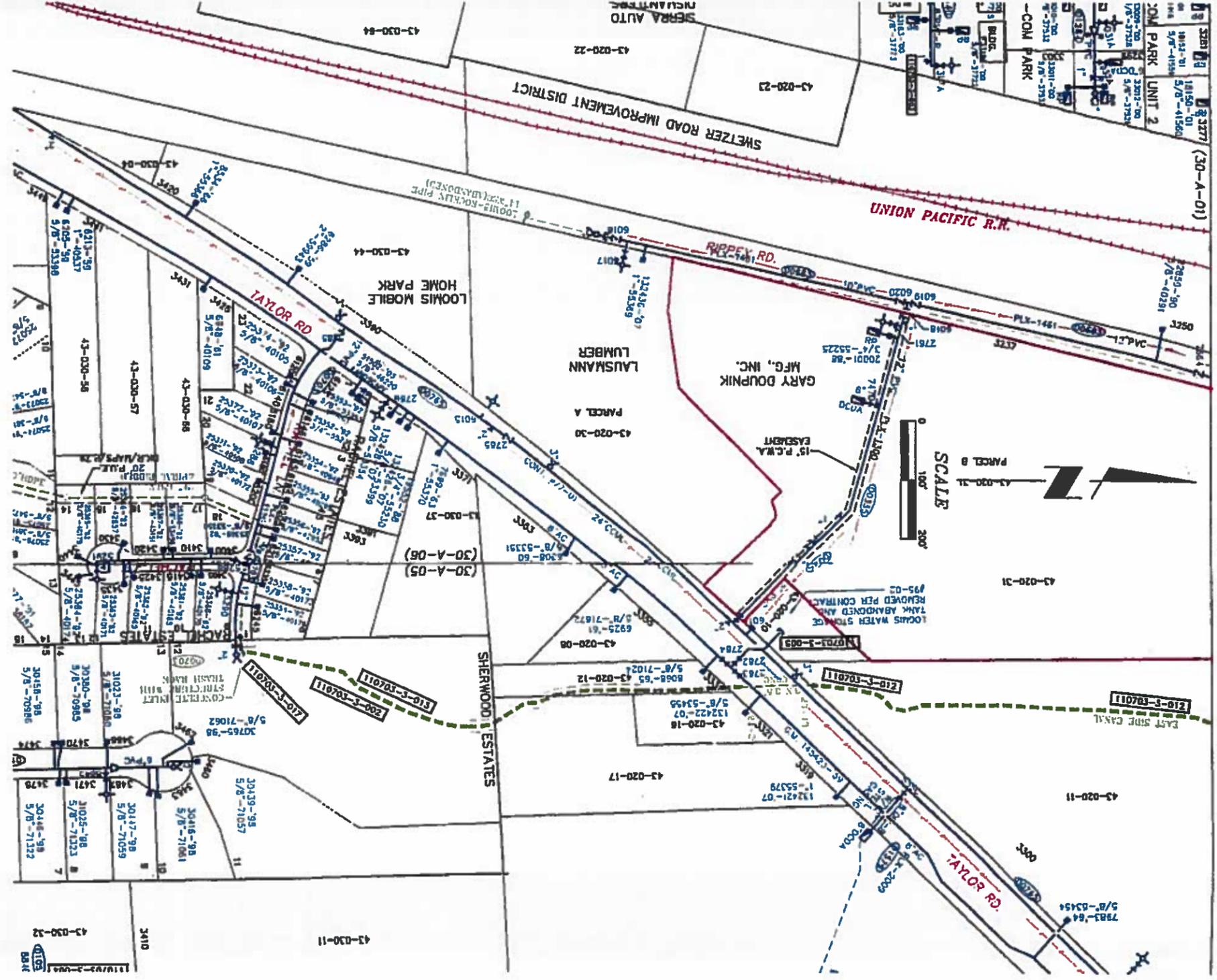
Sincerely,



Josh Leiko
Engineering Technician

JL:jh

cc: Tom Reeves
Don Kellner
Sandie Hewston
Field Services
Customer Service
Britton Snipes, Director of Public Works, Town of Loomis
Enc: Map No. 30-A-05 & -06





South Placer Municipal Utility District
5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

July 14, 2016

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

Attention: Robert King, Town Planner

Subject: #16-07 Minor Use Permit for a 15,000 Square Foot General Warehouse
Building – 3237 Rippey Road (Gary Doupnik)
APN: 043-020-031

Dear Mr. King,

Thank you for the opportunity to comment on the application to construct a 15,000 square foot building to be used for general warehouse proposed on an 11.4 –acre parcel. The project site is located in the east side of Rippey Road, approximately 1,600 feet north of Taylor Road in the Town of Loomis.

The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. Improvement plans shall be submitted to SPMUD for review and approval. A copy of the District's facility map has been provided for your use. Note that refund agreement fees are due at plan approval and participation fees are due prior to connection to sewer. 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. The new warehouse 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 easement 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.
- e. Provide a site plan indicating the existing sewer infrastructure and easements and the proposed connection location for review.
- f. 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



South Placer Municipal Utility District
5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

separation between water and sewer is 10-feet from outside of pipe/structure to outside of pipe/structure.

- g. Please contact the District for information regarding sewer lateral taps into the existing sewer system.
- h. Please contact the District for information regarding sewer participation fees and inspection fees.
- i. The property is located within the boundary area of the Rocklin 60 – Phase 1 Trunk Sewer Agreement (\$58.32 per EDU) and the Rocklin 60 – Phase 2 Trunk Sewer Agreement (\$139.76 per EDU).

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.

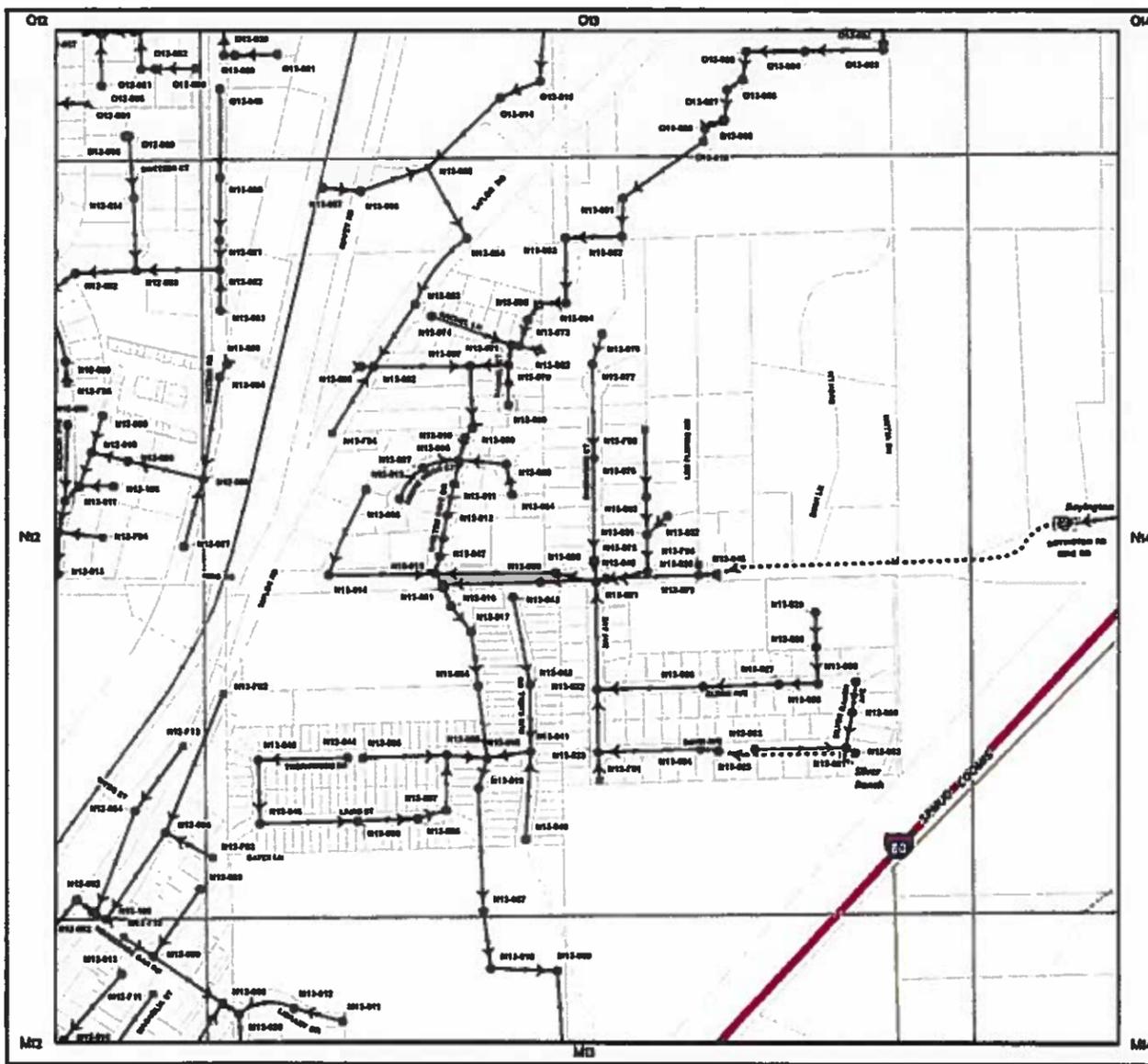
Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at SPMUD's website: <http://spmud.ca.gov/developer-resources/standards-specifications/>.

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, appearing to read 'Carrie Huff', is written over the typed name.

Carrie Huff, P.E.



SOUTH PLACER M.U.D.

MAP: N13

SEWER SYSTEM

MAP SYMBOLS

- | | |
|--------------------------------|---------------------------|
| MANHOLE TYPE | STATION TYPE |
| ● Standard | [P] Flow Recorder |
| ● Inside Drop | [L] Lift Station |
| ● Outside Drop | BOUNDARY |
| ● Split | □ MAP GRID |
| ■ Flushing Branch | — SPALD BOUNDARY |
| ● Blind Tee | - - - - CITY OF ROCKLIN |
| ● Blind Wye | - - - - CITY OF ROSEVILLE |
| ▲ Port | - - - - TOWN OF LOOMIS |
| ● Clean Out | - - - - NEWCASTLE |
| ● Stake/Cap | TRANSPORTATION |
| SEWER MAIN TYPE | — INTERSTATE |
| — Gravity Line | — HIGHWAYS |
| — Force Main, Operational | — RAILROAD |
| — Force Main, Out of Service | HYDROLOGY |
| — Gravity Line, Out of Service | ■ WATER BODIES |
| NON SPMUD FACILITIES | — STREAMS |
| ● Manhole | |
| — Sewer Man | |
| DETAIL CALLOUT | |
| ○ Callout | |

NOTES:
NONE

Scale Feet
1" = 400'

GRID UPDATED:
5/31/2016



Loomis Fire Protection District

P.O. BOX 606
LOOMIS, CALIFORNIA 95650
(916) 652-6813
FAX (916) 652-8472

DIRECTORS
Russ Kelley, President
Chris S. Gibson, Vice President
Daniel J. Gibson
Thomas W. Milkward
William M. Tudsbury

Eric Walder, Fire Chief
Barbara Leak, District Secretary

July 14, 2016

Town of Loomis
3665 Taylor Road
Loomis, CA 95650
Attn: Robert King

Re: Minor Use Permit #16-07

Dear Robert:

The Loomis Fire District takes no conceptual exception to the proposed warehouse project at 3237 Rippey Road. However, the warehouse will have to conform to all of the pertinent requirements contained in CCR Title 24, the California Building Standards Code - including, but not limited to those contained in the 2013 California Building Code and 2013 California Fire Code.

The construction requirements will include:

1. A complete automatic fire sprinkler system with associated underground water supply from PCWA.
2. One or more on-site fire hydrants.
3. A fire alarm monitoring system for the sprinkler system.

Please contact me if you have any questions.

Sincerely,

George Blind

George Blind, Fire Prevention Consultant
Loomis Fire District
916 759-4094

Robert King

From: Kathryn von Seeburg [KyonSeeburg@recology.com]
Sent: Friday, July 15, 2016 4:03 PM
To: Robert King
Subject: Warehouse on Rippey Road

I've reviewed the plans for the project, and see a notation for "dumpsters." The location appears to be fine. However, if the plans will include an enclosure, I would need to see the specifications prior to issuing a will serve letter.

Please let me know if you have any questions. Have a good weekend!

Kathryn von Seeburg

Office Manager

Recology™ Auburn Placer
12305 Shale Ridge Road | P.O. Box 6566 | Auburn, CA 95604
T: 530.885.3735
kyonseeburg@recology.com

WASTE ZERO

20' P.U.E. PER 25/PM/25

N 01°55'2" W 674.81'

4089
50 FT

Roll-up
Door

Roll-up
Door

PROPOSED
15000 SQ FT
WAREHOUSE

DUMPSTERS

CONCRETE

Roll-up
Door

189'

3080
50 FT

40'

PAVED

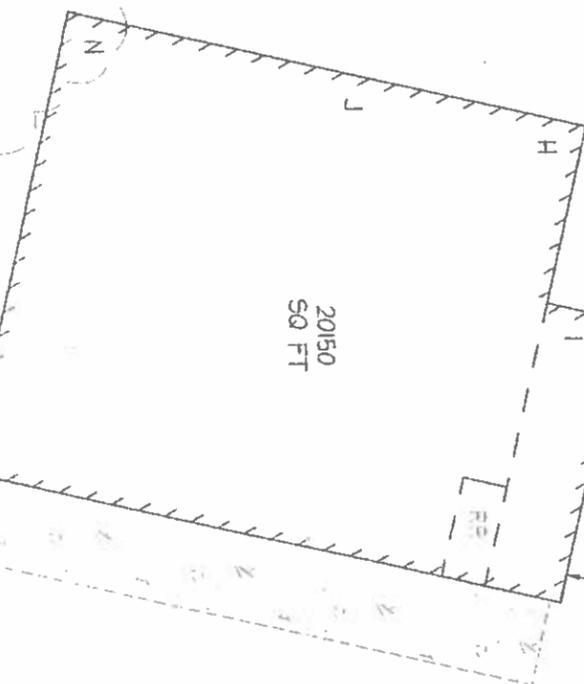
20150
SQ FT

3744
50 FT

2800
SQ FT

ED

38'14"
2.10'

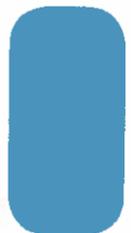




Commercial/Industrial

COLOR CHART

SIGNATURE 200 Standard Colors SILICONIZED POLYESTER



HAWAIIAN BLUE
SR. 32 SRI 35



CRIMSON RED
SR. 33 SRI 36



FERN GREEN
SR. 27 SRI 27



BURNISHED SLATE
SR. 28 SRI 29



SADDLE TAN
SR. 48 SRI 55



DESERT SAND
SR. 42 SRI 48



KOKO BROWN
SR. 28 SRI 29



CHARCOAL GRAY
SR. 27 SRI 27



RUSTIC RED
SR. 36 SRI 39



LIGHT STONE
SR. 50 SRI 58



COBALT BLUE
SR. 28 SRI 27



SOLAR WHITE
SR. 74 SRI 91

SIGNATURE 300 Premium Colors KYNAR 500, HYLAR 5000

Additional costs apply for Signature® 300 finishes.



MEDIUM BRONZE
SR. 33 SRI 36



SLATE GRAY
SR. 37 SRI 41



ALMOND
SR. 63 SRI 75



CLASSIC GREEN
SR. 27 SRI 27



BROWNSTONE
SR. 47 SRI 54



BRITTE RED
SR. 49 SRI 56



HARBOR BLUE
SR. 28 SRI 27

BONE WHITE
SR. 70 SRI 85

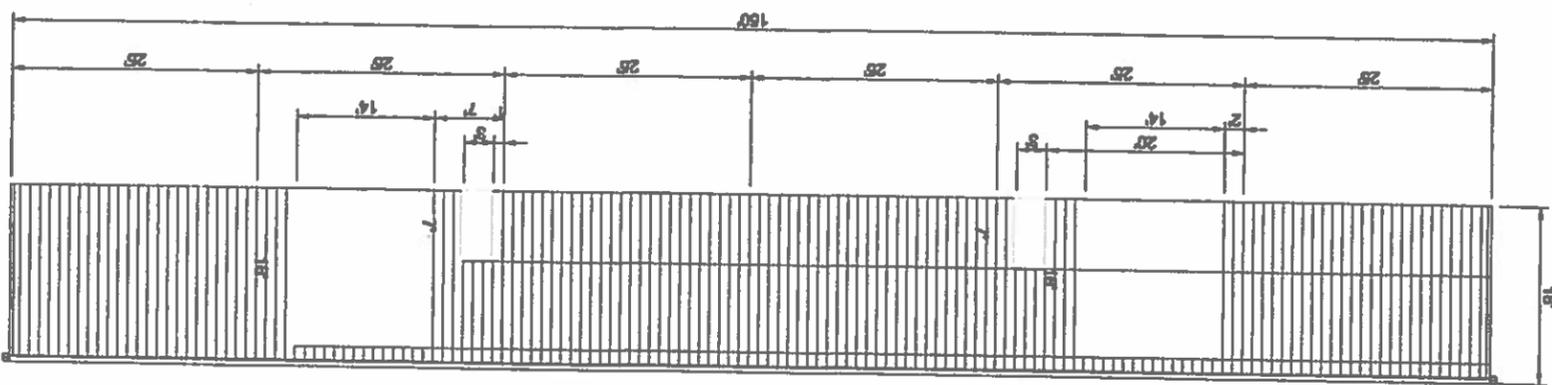
Body is WHITE, TRIM IS BLUE

- Final color selection should be made from actual color chips.
- See product selection chart for gauge and color availability.
- All product is available in smooth or embossed finish.
- Trim available in all colors.
- All Signature® 300 are low gloss colors.
- A 25-year limited paint warranty available for all colors upon written request. (Outside the continental United States, please inquire.)
- Signature® is a registered trademark of NCI Group, Inc.
- KYNAR 500® is a registered trademark of AkzoNobel, Inc.
- HYLAR 5000® is a registered trademark of Solutia Solvents.
- ENERGY STAR Qualified Color through our Energy Star partners AMCI.
- Availability in certain areas may be restricted or require a surcharge.
- Polar White is a Straight Polyester.

For complete performance, specifications, product literature and design options, please contact your local distributor. Please refer to the product literature for details. For complete information, please contact your local distributor. Color and finish are subject to change without notice. © 2008 NCI Group, Inc. All rights reserved.

This drawing is not for construction. This drawing is intended to depict general building dimensions and to identify the location of building components. It is not intended to be used for construction purposes. It is subject to change without notice. The purchaser shall verify all dimensions and locations before construction.

BACK ARCHITECTURAL - (A) Doupink

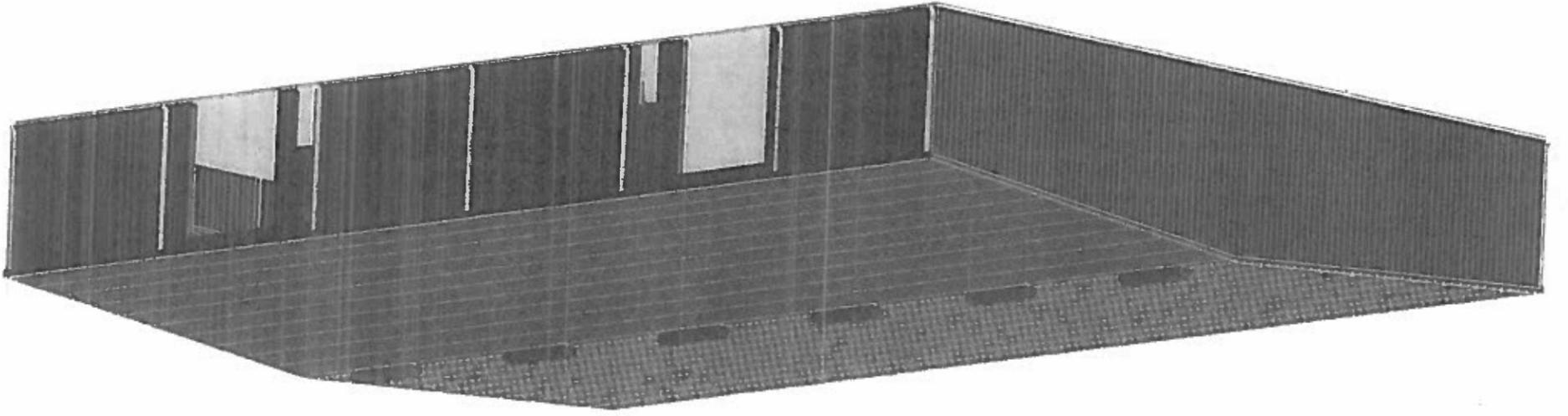


NOT FOR CONSTRUCTION

100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

MBM

Project Name	100% 100% 100% 100% 100% 100% 100% 100% 100% 100%
Client	100% 100% 100% 100% 100% 100% 100% 100% 100% 100%
Architect	100% 100% 100% 100% 100% 100% 100% 100% 100% 100%
Engineer	100% 100% 100% 100% 100% 100% 100% 100% 100% 100%
Contractor	100% 100% 100% 100% 100% 100% 100% 100% 100% 100%
Inspector	100% 100% 100% 100% 100% 100% 100% 100% 100% 100%
Other	100% 100% 100% 100% 100% 100% 100% 100% 100% 100%



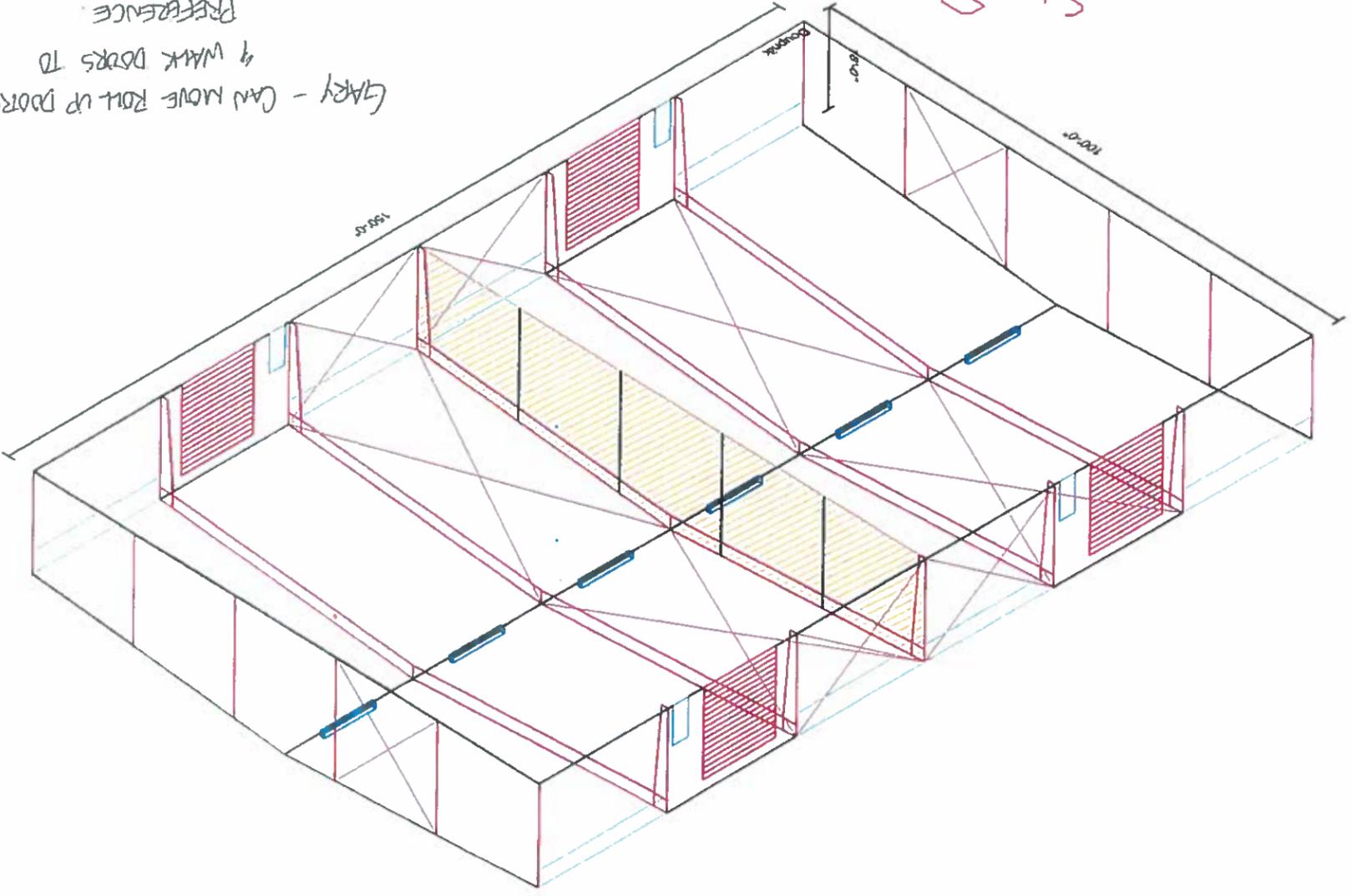
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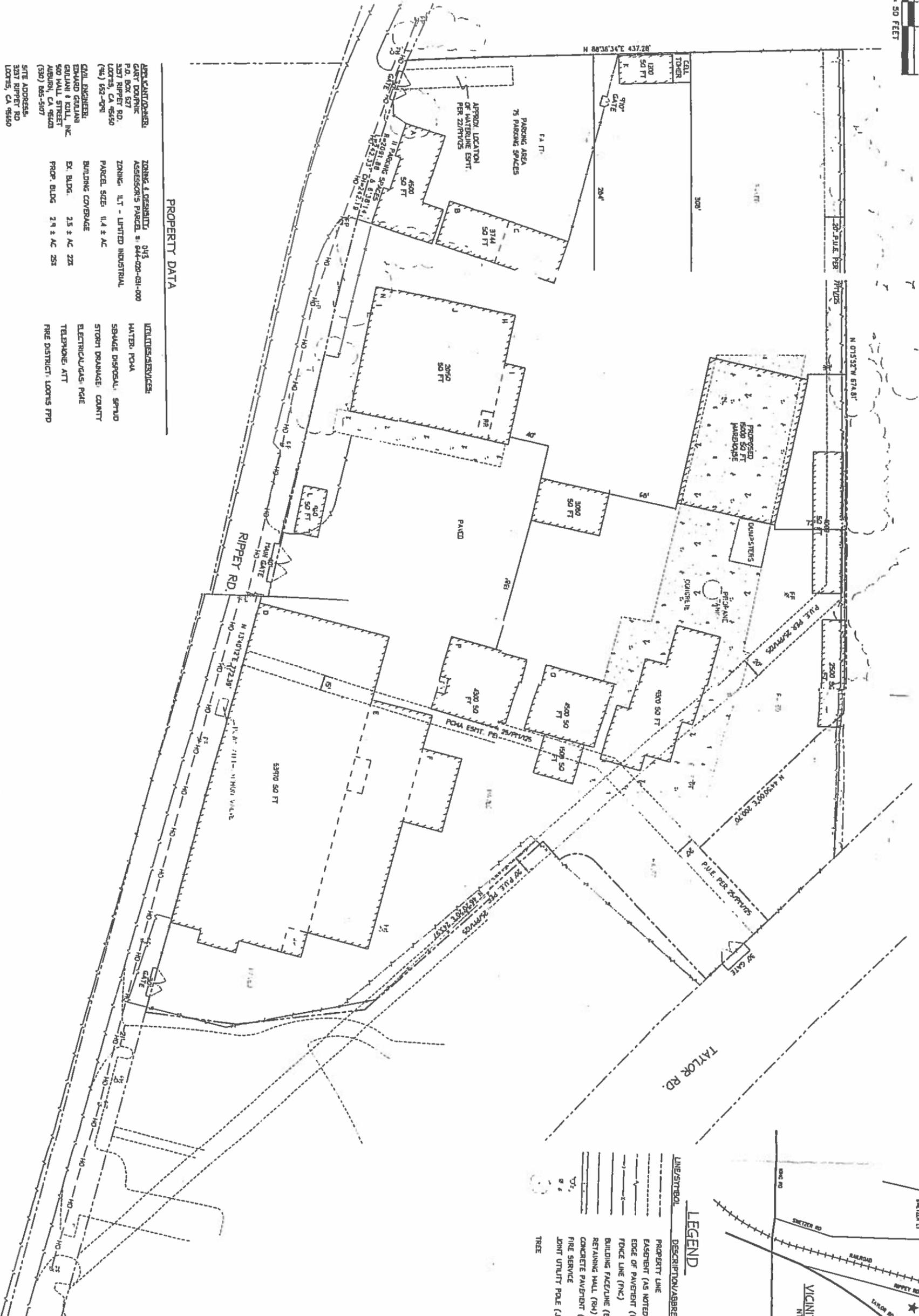
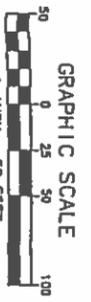


Not To Scale



(TAKY - CAN MOVE ROLL UP DOORS
9 WALK DOORS TO
PREFERENCE)





PROPERTY DATA

APPLICANT/OWNER:
 GARY DOORNIK
 P.O. BOX 527
 2327 RIPPEY RD.
 LOOMIS, CA 95650
 (916) 952-0971

ZONING & DESIGNITY: 043
 ASSESSOR'S PARCEL #: 044-000-011-000

ZONING: LT - LIMITED INDUSTRIAL

PARCEL SIZE: 11.4 ± AC

BUILDING COVERAGE

EX. BLDG: 2.5 ± AC 22%

PROP. BLDG: 2.9 ± AC 25%

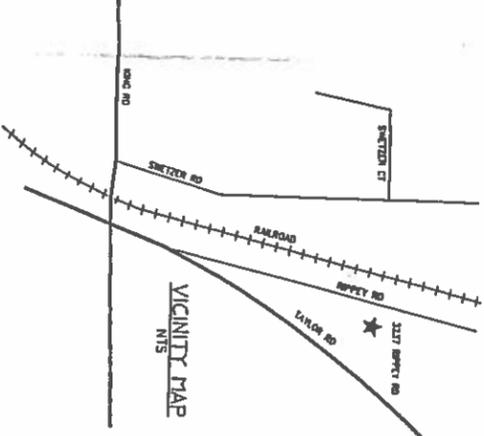
UTILITIES/SERVICES:
 WATER: PUA
 SEWAGE DISPOSAL: SPMUD
 STORM DRAINAGE: COUNTY
 ELECTRICAL/GAS: PCIE
 TELEPHONE: ATT
 FIRE DISTRICT: LOOMIS FPD

CIVIL ENGINEER:
 EDUARDO GIULIANI
 GIULIANI & KULL, INC.
 500 WALL STREET
 AUBURN, CA 95603
 (916) 885-5107

SITE ADDRESS:
 2327 RIPPEY RD
 LOOMIS, CA 95650

LEGEND

LINE/SYMBOL	DESCRIPTION/ABBREVIATION
---	PROPERTY LINE
---	EASMENT (AS NOTED)
---	EDGE OF PAVEMENT (EP)
---	FENCE LINE (FNC)
---	BUILDING FACE/LINE (BLDG)
---	RETAINING WALL (RM)
---	CONCRETE PAVEMENT (CONC)
---	FIRE SERVICE
---	JOINT UTILITY POLE (JP)
---	TREE



GNK
 2025 ON

GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 500 Wall Street, Suite A, Auburn, CA 95603

DATE	REVISIONS	SCALE
		1" = 50'
		DRAWN BY EH
		DESIGNED BY

DRAWING NO. 2327 RIPPEY RD