



**PLANNING COMMISSION HEARING
AUGUST 23, 2016**

STAFF REPORT

**APPLICATION #16-7 RIPPEY ROAD MINOR USE PERMIT AND DESIGN REVIEW
APN: 043-020-031**

RECOMMENDATION

The Planning Commission adopt Resolution #16-08 approving the Minor Use Permit and Design Review to allow construction of a 15,000 square foot general warehouse building, subject to the findings in Exhibit A and the Conditions of Approval in Exhibit B, and find the project exempt from the California Environmental Quality Act (CEQA) as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning.*

REQUEST

The applicant Gary Douplik requests to construct a 15,000 square foot general warehouse building on his 11.4 acre parcel.

PROJECT DESCRIPTION

Location: 3227 Rippey Road
Approximately 1600 feet north of Taylor Road in the Town of Loomis
APN: 043-020-031

Size: 11.4 acres

General Plan, Zoning, and Existing Land Uses

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON SITE	LIGHT INDUSTRIAL	IL	MANUFACTURING\WAREHOUSING
NORTH	LIGHT INDUSTRIAL	IL	RV STORAGE
EAST	GENERAL COMMERCIAL	CG	RELIGIOUS
SOUTH	LIGHT INDUSTRIAL	IL	VACANT
WEST	LIGHT INDUSTRIAL	IL	STORAGE

Improvements/Utilities/Service Systems:

Sewer – SPMUD
Water – PCWA
Gas/Electric – PG&E
Trash – Recology Auburn Placer
Fire – Loomis Fire District

Water, sewer, and power supply already serve the site. Letters in response to our request for comment and review were received from the Loomis Fire District, The South Placer Municipal Utility District (SPMUD), the Placer County Water Agency (PCWA), the Placer County Environmental Health Services, and Recology.

The agencies had no objections, and provided the standard conditions of approval, required by their respective agencies. PCWA did note that a couple of the existing buildings on the parcel encroached upon the easement of their 12 inch water main that traverses the property. They had no objection to the proposed building, as it's over 250 feet north of the pipeline. However they did want to put the property owner on notice that modification of those intruding buildings would require re-location of the water main, at the owner's expense. In a follow-up call to Josh Lelko who wrote the letter, he reaffirmed this was not an issue for the proposed building, but meant to alert the property owner of the problem.

Existing Conditions

The project site is an existing industrial park, with several businesses located within it, including Ruff Stuff Specialty, Apex Brewing Supply, J & J Recycling, and Homewood Door, along with the applicant's modular office leasing business. The entire parcel is paved, with no vegetation except for the landscaping along Rippey Road. The site is not within the 100 year flood zone, and existing drainage would not be altered by the proposed building.

Zoning Consistency

The Light Industrial (IL) zone is applied to areas appropriate for more intensive manufacturing that include industrial manufacturing, warehousing, offices and assembly that may generate objectionable noise, air quality, and other impacts. Parcel sizes are limited to at least 10,000 square feet and a maximum 50% building coverage. Building height is limited to 35 feet and two stories, with a 15 foot front setback, and 5 feet for the rear and side-yards as per Section 13.28.00 et seq of the Loomis Zoning Ordinance. Approximately 2.9 acres of the existing parcel 11.4 acre parcel would be covered by building, or approximately 25%, which is below the 50% maximum. The proposed 18 foot high building is less than the maximum height of 35 feet, and will be at least 39 feet from the rear property line, and over 100 feet from any other property line, thus meeting the setback requirements.

General Plan Consistency

The proposed project is consistent with the Light Industrial designation of this property in the Land Use Element of the Loomis General Plan, which discourages residential development in proximity to noise sources such as the railroad line, but only allows new industrial uses if noise, odor and visual intrusion do not adversely impact the environment or surrounding land uses. The proposed general storage warehouse would be consistent as proposed, and if the uses should change in the future, the facility would be subject to review and approval of that use.

ISSUES

Design Review

The design of the proposed warehouse will be similar to those already on site, with metal clad siding matching the existing buildings. There will be four 16 foot roll up doors, two on the east side and two on the west side, with pedestrian access doors on the respective two sides. Due to its location, the building will be difficult to see from either Taylor Road or Rippey Road. Vegetation currently blocks the view of property to the east, currently the location of a church.

The applicant has supplied building elevations and a color chart. (Attachment 4)

Landscaping

Currently their landscaping along Rippey Road consisting of photina, pyracantha and other shrubs along with redwood, liquid amber and flowering pear trees, satisfies the landscaping requirements for the parcel, with no additional landscaping required.

Traffic\Access

Traffic for warehouse/industrial uses is estimated to generate approximately 1 trip end per 1,000 square feet or 15 peak hour trips. These traffic generation rates are within the traffic rates considered for the industrial area in the Town's traffic studies for the General Plan.

There are three access points along Rippey Road to the project parcel, the primary access is the main gate in the center of the project site, the northern gate is only to the northern employee parking, and the southern gate is mostly for the Homewood Door building. No access will be from Taylor Road, which is reserved only for emergency access. All of the access points meet current Town Improvement standards.

Utilities\Public Services

The building will be served with public water from PCWA, and sewer service from SPMUD, and obtain power from PG&E. Water, sewer, and power supply already serve the site. Comment letters received from the SPMUD, PCWA, Recology, and the Loomis Fire District indicate services are available subject to their standard requirements. The applicant will be required to provide copies of the "can and will serve" letters prior to occupancy, or future changes of uses.

Parking

For industrial uses, parking is required at one space per 200 square feet of office uses, one per 1,000 square feet of manufacturing/industrial use, and one per 5,000 square feet of open storage. Currently on the site there is approximately 8,600 square feet of office uses, 70,000 square feet of manufacturing uses, and 34,000 square feet of open storage, requiring 120 parking spaces. The proposed 15,000 square foot building, if used for manufacturing uses, would require 15 additional parking spaces for a total of 135 parking spaces on-site.

Currently there are 86 designated parking spaces adjacent to the offices uses on the north end of the property, with another 38 available spaces in and around the locations of the existing manufacturing uses. The proposed building will provide its required parking along its north and south sides providing at least 140 parking spaces within the overall parcel site. See Below.

Required Parking			
	Office Areas	Manufacturing	Open Storage
Parking Standard	1 per 200 sf	1 per 1,000 sf	1 per 5,000 sf
Existing Square Footage	8,600	70,000	34,000
Proposed Square Footage		15,000	
Total Square Footage	8,600	85,000	34,000
Required Parking Spaces	43	85	7
Total Needed			
	135	Parking Spaces Required On-Site	
On-Site Parking			
Designated	86		
Other Available Spaces	38		
Proposed for New Building	16		
Total Provided			
	140	Parking Spaces Available On-Site	

Prior to tenant occupation, Town Staff will determine if additional parking is required based on the tenant occupation of the building.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Project is exempt from CEQA as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning*. Projects which are consistent with the development density established by the existing zoning or general plan policies for which an EIR was certified do not require additional environmental review, except for significant effects unique to the project site.

RECOMMENDATION: The Planning Commission adopt Resolution #16-08 approving the Minor Use Permit and Design Review to allow construction of a 15,000 square foot general warehouse building, subject to the findings in Exhibit A and the Conditions of Approval in Exhibit B find the project exempt from CEQA as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning*.

ATTACHMENTS

1. Draft Resolution #16-08
 - Exhibit A: Recommended Findings
 - Exhibit B: Recommended Conditions of Approval
2. Application and Supplemental Material
3. Site Plan
4. Building Elevations and Color Chart
5. Agency Comments

NOTE: Notice published in the Loomis News on August 11, 2016, and mailed August 10, 2016.

RESOLUTION NO. 16-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A MINOR USE PERMIT AND DESIGN REVIEW (APPLICATION, #16-07) TO ALLOW THE CONSTRUCTION OF 15,000-SQUARE FOOT WAREHOUSE AT 3237 RIPPEY ROAD IN THE TOWN OF LOOMIS. (APN: 043-020-031)

WHEREAS, Gary Doupnik, the applicant/owner, has proposed to construct a 15,000-square foot, warehouse on an 11.4 -acre parcel at 3237 Rippey Road and submitted a Minor Use Permit and Design Review, Application #16-07; and,

WHEREAS, on August 23, 2016, the Planning Commission conducted a public hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

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

WHEREAS, the Planning Commission of the Town of Loomis hereby makes the findings attached herein as Exhibit A for the Minor Use Permit and Design Review for the construction of a 15,000-square foot, warehouse at 3237 Rippey Road.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of August 23, 2016, did resolve as follows:

1. The Project is exempt from CEQA as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning*, and a Notice of Exemption will be filed with the Placer County Clerk.
2. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
3. The Minor Use Permit and Design Review (Application for #16-07) is hereby approved per the findings set forth in Exhibit A and the Conditions of Approval set forth in Exhibit B.

ADOPTED this 23rd day of August, 2016, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Mike Hogan, Chairman

Robert F. King, Town Planner

EXHIBIT A

FINDINGS: RIPPEY ROAD MINOR USE PERMIT AND DESIGN REVIEW APPLICATION #16-07 PLANNING COMMISSION, AUGUST 23, 2016

California Environmental Quality Act (CEQA)

The Project is exempt from CEQA as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning.*

1. The proposed project is consistent with the Loomis Zoning Ordinance and the Loomis General Plan, both of which were adopted with Environmental Impact Reports;
2. There are no project specific significant effects peculiar to the project or the site.

Minor Use Permit

1. The proposed use as conditioned is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
2. The proposed use as conditioned is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property or improvements in the vicinity and zoning district in which the property is located in that the impacts of the use on the surrounding neighborhoods and the Town of Loomis have been minimize to acceptable levels by the recommended conditions of approval conditions of approval.

Design Review

1. The proposed Project complies with Section 13.62.040 Design Review of the Town of Loomis Zoning Code.
2. The proposed Project provides architectural design, building massing and scale appropriate to and compatible with the site surroundings and the community.
3. The proposed Project provides attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
4. The proposed Project provides efficient and safe public access, circulation and parking.
5. The proposed Project provides appropriate open space and landscaping, including the use of water efficient landscaping.
6. The proposed Project is consistent with the Town of Loomis General Plan.
 7. The proposed Project complies with any applicable design guidelines and/or adopted design review policies.

**EXHIBIT B
CONDITIONS OF APPROVAL
RIPPEY ROAD MINOR USE PERMIT AND DESIGN REVIEW APPLICATION #16-07
PLANNING COMMISSION, AUGUST 23, 2016**

Minor Use Permit and Design Review Application #16-07 is approved to allow the applicant/owner to construct a 15,000 square foot warehouse, at 3237 Rippey Road (APN 043-020-031) as per the following conditions. The applicant/owner has one (1) year [August 23, 2017] in which to initiate building construction.

GENERAL CONDITIONS

1. _____ 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. Prior to any use of the Project site or business activity being commenced thereon, all conditions of approval and required improvements, shall be completed to the satisfaction of the Town. Approval of this Project shall not waive compliance with all sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, and applicable policy plans.
2. _____ When submitting for Plan Check the applicant/owner shall provide to the Planning Department a copy of the final conditions of approval with a cover letter specifying how each of the conditions have been satisfied. Plan Check by the Planning Department and Town Engineer will not be initiated without compliance with this condition. All plans shall be consistent with that approved by the Planning Department. The applicant/owner shall be responsible for correcting any inconsistency that may occur through error or omission during plan preparation or construction.
3. _____ All construction plans, such as, but not limited to the site plan, building elevations, landscaping, and irrigation plans, grading plan, mechanical drawings, street improvement plans, and detailed drawings submitted to the Building Division for permits shall be coordinated for consistency by the applicant/owner prior to the issuance of any permits, or commencement of the subject use, whichever comes first. Any change or modification to one particular plan shall require the corresponding revisions on other plans. All plans shall be consistent with that approved by the Planning Department. The applicant/owner shall be responsible of correcting any inconsistency which may occur through error or omission during plan preparation or construction.

IMPROVEMENTS

4. _____ The applicant/owner shall obtain an encroachment permit prior to any work within public rights-of-way.
5. _____ The applicant/owner shall construct all improvements required as a condition of approval of this Project prior to tenant occupancy of the building or enter into a contract agreement with the Town to construct all improvements, and shall post bond, cash

deposit, or instrument of credit, guaranteeing the construction of all improvements within the time period specified herein or approved time extension in accordance with the provisions of the Loomis Municipal Code.

6. ____ The plans for site improvements required as a condition of approval of this Project shall be prepared by a California Registered Civil Engineer and shall be approved by the Town Engineer prior to any construction by the applicant/owner.
7. ____ The applicant/owner shall submit certified as-built plans prior to final acceptance of improvements.
8. ____ Cost of all inspections related to on-site and off-site improvements shall be borne by the applicant/owner and shall be paid prior to completion of the improvements.
9. ____ The applicant/owner shall indemnify, exonerate and hold harmless the Town of Loomis and all officers and employees thereof against all claims, demands and causes of action arising out of improvements constructed within this Project.
10. ____ The applicant/owner shall be responsible for all actions of his contractors and subcontractors until such time as the improvements have been accepted as complete by the Town.
11. ____ Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Loomis Fire District and Placer County Water Agency.

AGENCIES

12. ____ The applicant/owner shall be required to submit to the Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service.
13. ____ The applicant/owner shall submit to the Environmental Health Services a "will-serve" letter from SPMUD indicating that the district can and will provide sewerage service to the Project. The Project applicant/owner shall connect the Project to this public sewer.
14. ____ The applicant/owner shall submit to the Environmental Health Services, for review and approval, a "will serve" letter from PCWA for domestic water services. The applicant/owner of the Project shall connect the Project to this treated domestic water supply.
15. ____ "Hazardous materials" (if the applicant/owner of the Project is unsure of what constitutes a hazardous material or waste associated with future tenant occupants, the applicant/owner shall contact Environmental Health Services for assistance at 530-745-2300) 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. Future occupants of the building on site who handles or stores regulated quantities of hazardous materials shall comply with the following within 30 days of commencing operations

- a. Applicant/owner must complete an electronic submittal to California Environmental Reporting System (CERS) and pay required permit fees
 - b. If the future occupant will generate hazardous waste from routine operations, the applicant/owner shall obtain an EPA ID number from the Department of Toxic Substances Control (DTSC).
16. _____ The applicant/owner shall provide a Solid Waste Refuse Plan to Recology Auburn Placer and the Town indicating locations of solid waste refuse enclosures, estimated amounts of solid waste generation, solid waste pick-up plans, etc. prior to tenant occupation.
17. _____ PCWA is currently serving treated water to the parcel by an existing ¾-inch domestic metered service, and a 6-inch private fire service connected to PCWA's 12-inch treated water main located through the parcel within an easement per recorded document Book 22 Parcel Maps, Page 125. (Note: the preliminary plan incorrectly referenced it as "25 PM 125".) Structures are not allowed within PCWA's easements, however there appears to be existing structures encroaching on PCWA's existing 12-inch treated water main traversing the site. Should there be modifications to these existing structures, PCWA would require relocation of the main, requiring the developer to enter into a facilities agreement with PCWA, and provide any on site, or off site pipelines or other facilities needed to relocate the main, and pay all fees and charges required by PCWA.
18. _____ Additional water can be made available upon the PCWA receiving a completed application detailing the proposed usage, and payment of all fees and additional water connection charges that may apply.
19. _____ Separation of treated water lines from other utilities must be maintained in accordance with the California Division of Drinking Water and standards of PCWA. Distributions 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. Trees and large shrubs shall be kept outside of easements containing water mains. PWCA'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 aisles, and other travel ways shall be located under pavement at a minimum of 3 feet from the edge of pavement. Main sizing for the distribution systems is based on the PWCA's velocity maximum of 5 feet per second for maximum day demand and 7 feet per second for fire flow events. Fire hydrant placement, spacing, and flow rate requirements are dictated by the fire department and reviewed by PCWA to ensure compliance with PCWA's maximum pipe velocity standards.

20. ____ The South Placer Municipal Utility District (SPMUD) stated the design and construction of all on-site and off-site facilities which may be required as a result of Project implementation, including the acquisition and granting of sewer easements, shall be the responsibility of the applicant/owner. All work shall conform to the Standard Specifications of SPMUD. The applicant/owner shall provide improvement plans to SPMUD for review and approval and pay participation fees to SPMUD prior to connection to sewer.
21. ____ SPMUD also had the following comments as to this project:
 - 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 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 separation between water and sewer is 10-feet from outside of pipe/structure to outside of pipe/structure.
 - g. Contact SPMUD for information regarding sewer lateral taps into existing sewer system, and sewer participation and inspection fees.
22. ____ Prior to issuance of a will-serve letter for sewer service, the applicant/owner shall schedule and attend a meeting with SPMUD staff in order to discuss the Project and to determine specific requirements associated with implementation of the proposed Project.
23. ____ The Town of Loomis and Loomis Fire District will review and approve the plans submitted by the applicant/owner to ensure the building and all future occupant are in compliance with regulations in accordance with the use which will occupy the building as per the 2013 California Building Code and 2013 California Fire Code.
24. ____ The applicant/owner shall prepare and submit plans to include an automatic sprinkler system, fire alarm monitoring system, underground water supply from PCWA, along with one or more fire hydrants, as may be required or altered by the Loomis Fire Protection District.
25. ____ Improvements and additional development above and beyond what is proposed for this current Project may require approval of a Drainage Study by the Town Engineer to satisfy Town of Loomis Drainage requirements.

GENERAL

26. ____ Prior to any tenant occupancy or change of occupancy of the building, the applicant/owner shall submit a Planning Application to the Town of Loomis Planning Department to ensure the proposed use is in compliance with the Town of Loomis Zoning Code.

27. _____ The property owner and future property owner shall be responsible to ensure all conditions are incorporated into the standard provisions of any sale, lease and/or rental agreements entered into with any new owners or tenants on the property subject to this Conditional Use Permit.
28. _____ The applicant/owner shall pay the Road Circulation Fees, Drainage Fees, Community Facilities Fee and Fire Fee in affect at the time of building permit issuance.
29. _____ The applicant/owner shall be required to provide 1 parking for each 1,000 square feet of area for manufacturing use for a total of 15 parking spaces.
30. _____ The trash dumpster shall be enclosed and screened from public view and located subject to the approval of Recology Auburn Placer and the Planning Director prior to issuance of the building permit. The applicant/owner shall subscribe to weekly refuse collection. The applicant/owner shall provide adequate, accessible, and convenient areas for collecting and loading commingled solid waste and recyclable materials.
31. _____ Tenant occupancy shall not be permitted until all conditions incorporated into this Conditional Use Permit are completed by the applicant/owner and accepted or approved by the Town.

DESIGN REVIEW

32. _____ The applicant/owner shall construct the building as shown in the design plans presented to, reviewed by, and approved by the Planning Commission on August 23, 2016, and marked "APPROVED" in the Project file.
33. _____ All lighting shall be shielded (bulb shall not be visible from roadway or adjacent properties) and directed on-site. The plans shall be reviewed by the Planning Department and Town Engineer prior to building permit issuance and the lighting shall be installed prior to building final or any certificates of occupancy being issued.