

APPLICATION #16-12 TAYLOR RD TRACT MAP EXTENSION



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

For Town Use
File Number #16-12 **3-5**
Application Fee(s) \$390
Receipt # 7720116
Date Received 7/20/16
Paid \$ \$350.00 *PRK*

PLANNING DEPARTMENT Planning Application

1. Project Title: TAYLOR ROAD MIXED USE

2. Street Address/ Location: EAST SIDE OF TAYLOR ROAD APPROX 650' NORTH OF SERRA GUESTS

3. APN(s): 044-123-059+068 Acreage: 8.9 GROSS ACRES

Zoning: E.C. General Plan Designation: _____

Current Site Use: VACANT

Surrounding Land Use(s): COMMERCIAL ABOVE, RESIDENTIAL EAST, KOS CAMP/RESIDENTIAL WEST *S.P.*

4. Property Owner: CANNON/JOHNS

Address: P.O. Box 2428 CARMICHAEL CA 95609
City State Zip

Telephone: 916-801-2656 email: PAT.CANNON@AOL.COM

5. Project Applicant: CANNON/JOHNS

Address: P.O. Box 2428 CARMICHAEL CA 95609
City State Zip

Telephone: 916-801-2656 email: PAT.CANNON@AOL.COM

6. Project Engineer/Architect: AREDA WEST ENGINEERS

Address: 7478 SANDALWOOD DRIVE, CITRUS HEIGHTS CA 95621
City State Zip

Telephone: 916-725-5551 email: RICHARD.AREDA@WESTENG.COM

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

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

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 P.G.E. Natural Gas P.G.E.

Fire Protection LOOMIS FIRE Water/Well PEWIN

Sewer/Septic SRMWD Telephone AT&T

High School Dec 09 Elem. School LOOMIS UNION
Other _____

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

Date of list 7-5-16 No problems identified 0

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 7-5-16 Applicant Patty Cannon

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.) REQUEST AN EXTENSION TO THE EXISTING TEMPORARY MAP FOR 2 ADDITIONAL YEARS.

12. Owner Authorization: I hereby authorize AREA WEST ENGINEERING, 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) _____

Patty Cannon PATRICK J. CANNON 7-5-16
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) _____
Patty Cannon PATRICK J. CANNON 7-5-16
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 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) _____
Patty Cannon PATRICK J. CANNON 7-5-16
Date



PLACER COUNTY WATER AGENCY
SINCE 1857
BUSINESS CENTER
144 Ferguson Road
MAIL
P.O. Box 6570
Auburn, CA 95604
PHONE
530.873.4850
800.464.0030
WWW.PCGWA.NET

August 2, 2016
File No.: PD/Loomis
Map No.: 25-B-15 & -16

RECEIVED
AUG 04 2016

Robert King, Town Planner
Town of Loomis

TOWN OF LOOMIS

6140 Horseshoe Bar Road, Suite K
Loomis, CA 95650

SUBJECT: Application #16-12 Taylor Road Mixed Use Project Extension

Dear Mr. King:

Thank you for the opportunity to review and comment on the Taylor Road Mixed Extension. This letter is written in response to your request dated July 21, 2016 wherein you solicited comments about the proposed development located at APN 044-123-072 & -073 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.

There is no Agency treated water service to the above mentioned parcel. Water can be available from the Agency's 20-inch treated water main located in Taylor 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.

All water facilities shall be installed in accordance with the California Division of Drinking Water and the Agency's standards, which include but are not limited to the following:

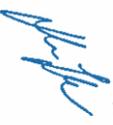
- a. Separation of treated water lines from other utilities.
 1. Separation of water and sanitary sewer facilities must maintain a minimum of 10 feet horizontal and 1 foot vertical with water above.
 2. Separation of water and storm drain facilities must maintain a minimum of 4 feet horizontal and 1 foot vertical with water above.
 3. Water facilities and joint trench must have a minimum separation of 2 feet between trench walls.
 4. All wet utilities crossing water facilities must cross with a maximum 45 degree crossing

angle from what would be perpendicular. Water facilities must cross above all wet utilities.

- b. Treated water mains shall be located within public rights-of-way or easement. 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. Clearly show and label all easements and rights-of-ways on all plans showing water facilities.
- c. 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.
- d. 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 for fire flow demand.
 1. 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.
 - i. Verify with the local fire protection district any fire hydrant spacing and flow rate requirements as well as fire sprinkler flow rate requirements.
- e. Commercial water services shall be located adjacent to the building they serve.
 1. All domestic services shall have reduced pressure principle (RP) backflow device constructed to Agency standards.
 2. All fire services shall have a double check detector assembly (DCCA) backflow device constructed to Agency standards.
- f. Site landscaping greater than 5,000 square feet requires a separately metered landscape service from the domestic service.
 1. 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.
- g. 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 Lelko
Engineering Technician

JL:jh

pc: Don Kellner
Field Services
Customer Service
Brit Snipes, Director of Public Works, Town of Loomis
Enc: Map No. 25-B-15 & -16

DEVELOPER:
TAYLOR ROAD MIXED USE, LLC
4807 EL CAMINO AVENUE, SUITE A
CARMICHAEL, CA 95608

OWNERS:
PAT CANNON, et al
4807 EL CAMINO AVENUE, SUITE A
CARMICHAEL, CA 95608

LEGAL DESCRIPTION:
PARCEL "A" AND A PORTION OF PARCEL "B"
AS SHOWN ON PARCEL MAP P-27072, FILED
IN BOOK 10 OF PARCEL MAPS, AT PAGE 60,
PLACER COUNTY RECORDS.

ASSESSOR'S PARCEL NUMBER:
044-123-059 & 068

ZONING:
PRESENT: GC
PROPOSED: GC

RESIDENTIAL LOT SIZES:
PROPOSED: 5,175 S.F. MINIMUM
-11,535 S.F. MAXIMUM

NUMBER OF LOTS:
PRESENT: TWO (2)
PROPOSED: FORTY THREE (43)
-RESIDENTIAL: THIRTY-THREE (33)
-COMMERCIAL: NINE (9)
-OPEN SPACE: ONE (1)

AREA:
NET: 71.4 AC.
GROSS: 89.4 AC.
-PROPOSED RESIDENTIAL: 6.14 AC. GROSS
-PROPOSED COMMERCIAL: 2.74 AC. GROSS
-PROPOSED OPEN SPACE: 0.14 AC. GROSS

DENSITY:
SEE UNIT DENSITY AT RIGHT

USES:
PRESENT: VACANT
PROPOSED: SEE MATRIX (ABOVE RIGHT)

SCHOOL DISTRICT:
LOOMIS UNION SCHOOL DISTRICT
PLACER UNION HIGH SCHOOL DISTRICT

PARK & RECREATION:
TOWN OF LOOMIS

SOURCE OF WATER:
PLACER COUNTY WATER AGENCY

FIRE DISTRICT:
LOOMIS FIRE PROTECTION DISTRICT

SANITATION FACILITIES:
SOUTH PLACER MUNICIPAL UTILITY DISTRICT

DRAINAGE FACILITIES:
TOWN OF LOOMIS

IMPROVEMENT REQUIREMENT:
IMPROVEMENTS AS REQUIRED BY THE
TOWN OF LOOMIS DEPARTMENT OF
PUBLIC WORKS

PROPOSED USES

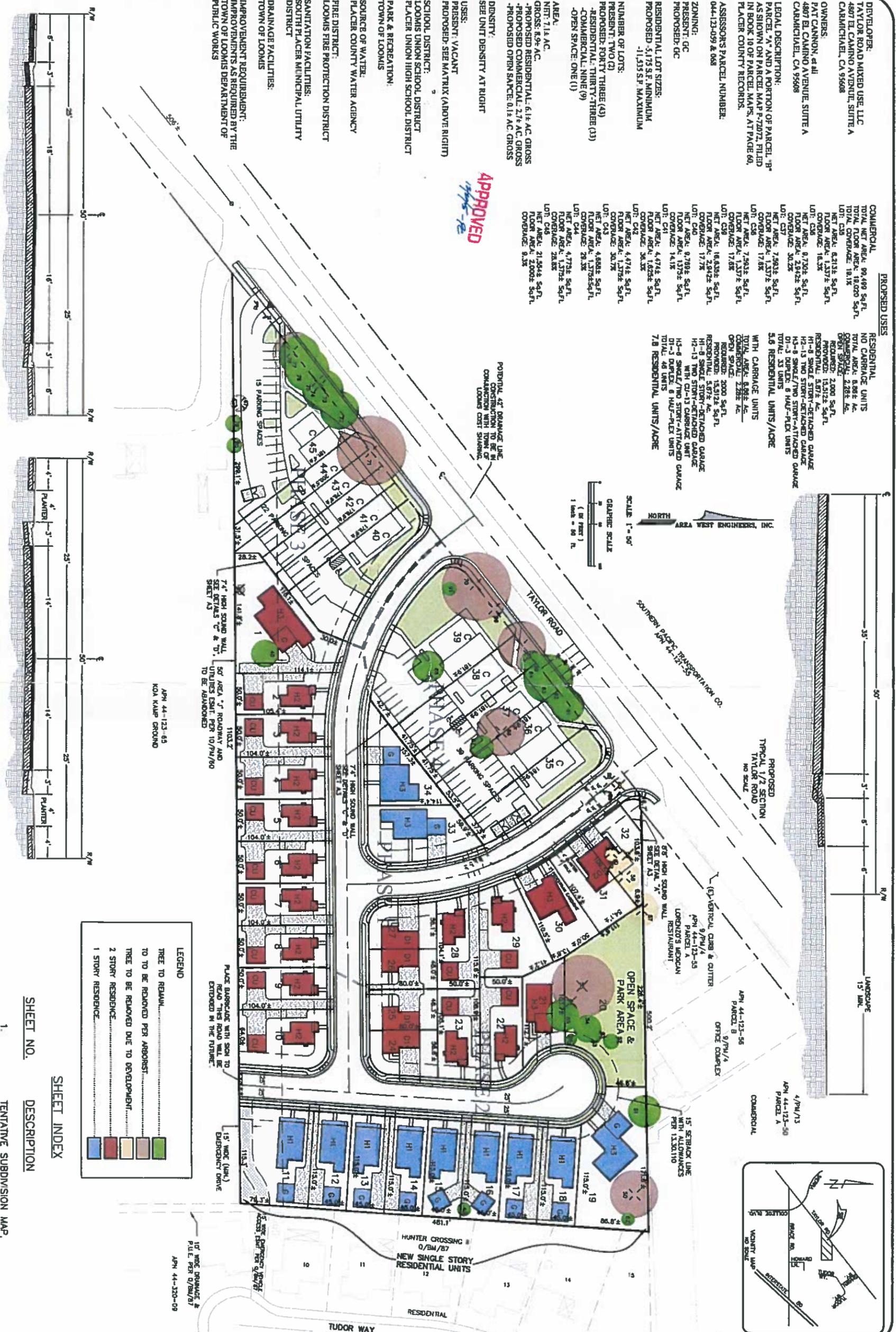
COMMERCIAL
TOTAL NET AREA: 99,499 SQ. FT.
TOTAL FLOOR AREA: 18,020 SQ. FT.
TOTAL GROSS AREA: 18,118 SQ. FT.
LOT C58
NET AREA: 6,213 SQ. FT.
FLOOR AREA: 1,377 SQ. FT.
COVERAGES: 18.3%

RESIDENTIAL
NO CARRIAGE UNITS
TOTAL AREA: 8,882 AC.
TOTAL FLOOR AREA: 2,282 AC.
TOTAL GROSS AREA: 2,282 AC.
OPEN SPACE: 2,282 AC.
PROPOSED: 2,000 SQ. FT.
RESIDENTIAL: 1,572 SQ. FT.
H1-8 SINGLE STORY-DETACHED GARAGE
H2-13 TWO STORY-DETACHED GARAGE
H3-9 SINGLE/TWO STORY-ATTACHED GARAGE
TOTAL: 33 UNITS

WITH CARRIAGE UNITS
TOTAL AREA: 8,882 AC.
TOTAL FLOOR AREA: 2,282 AC.
TOTAL GROSS AREA: 2,282 AC.
OPEN SPACE: 2,282 AC.
PROPOSED: 2,000 SQ. FT.
RESIDENTIAL: 1,572 SQ. FT.
H1-8 SINGLE STORY-DETACHED GARAGE
H2-13 TWO STORY-DETACHED GARAGE
H3-9 SINGLE/TWO STORY-ATTACHED GARAGE
TOTAL: 33 UNITS

7/8 RESIDENTIAL UNITS/ACRE

APPROVED
10/18/20

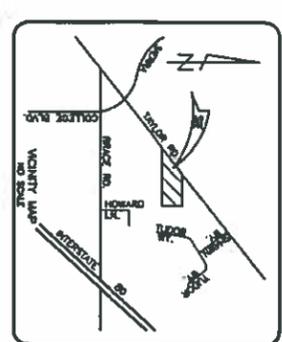


LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED PER ARBORIST
- TREE TO BE REMOVED DUE TO DEVELOPMENT
- 2 STORY RESIDENCE
- 1 STORY RESIDENCE

SHEET INDEX

SHEET NO.	DESCRIPTION
1.	TENTATIVE SUBDIVISION MAP, ROADWAY & UTILITIES EASEMENT ABANDONMENT
2.	TOPOGRAPHICAL MAP



AREA
WEST ENGINEERS, INC.
1478 SANDALWOOD DRIVE, SUITE 500
CITRUS HEIGHTS, CA 95621
(916) 725-3551 • FAX (916) 725-3588
CIVIL ENGINEERING • PLANNING • SURVEYING

PREPARED FOR:
TAYLOR ROAD MIXED USE, LLC
4807 EL CAMINO AVENUE, SUITE A
CARMICHAEL, CA 95608

TENTATIVE SUBDIVISION MAP, ROADWAY & UTILITIES EASEMENT ABANDONMENT FOR TAYLOR ROAD MIXED USE
TOWN OF LOOMIS COUNTY OF PLACER STATE OF CALIFORNIA

DESIGNED BY: D.C.R.
DRAFTED BY: B.J.R./D.C.R.
CHECKED BY: B.J.R.

REVISIONS

SCALE: 1" = 30'
OCTOBER 2008

SHEET 1 OF 2

JOB NO. 04025

04025 201004025.DWG/04025 Tentative Map Sheet 1 of 2.dwg, 20/10/2008 2:20:18 PM, L1 AREA WEST ENGINEERS, INC.