



**TOWN OF LOOMIS
PLANNING DEPARTMENT**
3665 Taylor Road | Loomis, CA, CA 95650
Phone: (916) 652-1840 | Fax: (916) 652-1840

SB 9 QUESTIONNAIRE

Address: _____ APN: _____
Zoning: _____ Property Owner: _____
Property Owner Address: _____
Phone: _____ Email: _____

1. Was the lot previously created under SB 9? ☐ Yes (If yes, when? _____) ☐ No
(If yes, SB 9 cannot apply)
2. If you own an adjacent parcel, has it been previously split under SB 9?
☐ Yes (If yes, when? _____) ☐ No (If yes, SB 9 cannot apply)
3. What is the size of each created parcel? (One parcel can be no smaller than 40% of the lot area of the original parcel and must be no smaller than 1,200 SF) Please describe:
Existing Parcel Size: _____ Proposed Parcel Sizes: _____ / _____
(Existing Parcel must be at least 2,400 SF)
4. Is the original parcel within a single-family residential zone? ☐ Yes ☐ No (must answer Yes)
5. Is the original parcel located within a city or unincorporated area that contain an urbanized area or urban cluster? ☐ Yes ☐ No (must answer Yes)
6. Is the original parcel served by:
Public Water: ☐ Yes ☐ No Name of Provider: _____
Public Sewer: ☐ Yes ☐ No Name of Provider: _____
 - You will need to demonstrate you have both water and sewer available to your resulting parcels.
 - There are two methods to demonstrate this:
 - Obtain letters from the water and sewer providers proving that your current parcel is served by them.
 - Demonstrate through studies and tests that **each** resulting parcel will have capacity for a well and septic system. You can find out more by reaching out to Placer County Environmental Health at (530) 745-2300.
7. Is the original parcel located in a historic district or considered historic property?
☐ Yes ☐ No (must answer No)
8. Is the property in an HOA or are there CC&Rs associated with it? ☐ Yes ☐ No
Name of HOA/CCR's?: _____
9. Will this create a flag lot? ☐ Yes ☐ No (If yes, the extension must be 20' in width (min) and no more than 200' in length.)
10. How many dwellings are proposed on each lot? (please include any existing dwellings, including ADUs and JADUs, that would remain on the property)

11. Is there an existing dwelling on the site? ☐ Yes ☐ No

12. Will it be demolished? ☐ Yes ☐ No

13. What percent of the dwelling would be demolished? (no more than 25% if occupied by tenant in last 3 years or owner occupied) _____%

14. Is the existing unit an affordable housing unit? ☐ Yes ☐ No

The lot split must not require demolition or alteration of any of the following types of housing:

- ☐ Affordable housing for persons or families of moderate, low, or very low incomes
- ☐ Rent controlled housing
- ☐ Housing which has been occupied by a tenant in the last three years

15. What is the proposed coverage on each lot? _____

16. What is the height of the dwellings to be constructed? _____

17. Identify the front setbacks in relation to the proposed dwelling.

18. Will any dwelling be within 4 feet of a side or rear yard lot line? ☐ Yes ☐ No

19. How many parking spaces will be provided? _____

20. Are there non-residential uses on the parcel such as a church or institution? ☐ Yes ☐ No
(If yes, SB 9 cannot apply)

21. Do you plan to use any of the units for short-term rentals? ☐ Yes ☐ No
(SB9 requires rental of any unit created for a term longer than thirty days)

22. Identify the location of Utility and Access easements.

23. Is the parcel in a high fire hazard severity zone? (Refer to map in Safety and Noise Chapter Volume III of the General Plan) ☐ Yes (If yes, SB 9 cannot apply) ☐ No

24. Is the parcel within a flood zone? (Refer to FEMA map or Vol III of General Plan)
☐ Yes (If yes, SB 9 cannot apply) ☐ No

25. Does this parcel contain slopes greater than 30%? ☐ Yes ☐ No

26. Would new units be located within an area of noise concern? ☐ Yes ☐ No

27. Are there wetlands, waterways, or riparian habitat on the parcel? ☐ Yes ☐ No

28. For the above – how will these factors be addressed? (site design, mitigation, engineering, building enhancements per CBC for units in hazard areas, etc.)

29. I, _____, Property Owner/Applicant, intend to occupy one of the housing units as my principal residence for a minimum of three years from the date of approval of the lot-split. Signed: _____ Date: _____