

## Staff Report

**TO:** Town of Loomis, Town Council  
**FROM:** Mary Beth Van Voorhis, Planning Director  
**DATE:** March 12, 2019  
**RE:** #19-03 – Two Year Extension of Time Request  
 Vesting Tentative Map #16-10 – “The Grove”  
 Mandarin Development (Prestige Homes Loomis LP)  
 9.8 acres - Humphrey Road - APN 044-021-008

### Recommendation

1. Conduct a public hearing and receive public input; and
2. Adopt Resolution #19-03 approving a two (2) year extension of time for “The Grove” Vesting Tentative Subdivision Map #16-10, for APN 044-021-008 originally approved May 9, 2017.

### Issue Statement and Discussion

On May 9, 2017 the Town Council adopted Resolution #17-11 (Attachment A) approving Vesting Tentative Map Application #16-10 and Design Review for “The Grove” to create 22 residential lots, along with four additional lots for a park, entryway landscaping, and two required storm drainage detention basins located southwest of No Name Lane and Humphrey Road - APN 044-021-008 (Figures 1 and 2).

The May 9, 2017 approval of Resolution #17-11 was conditioned with the requirement that the applicant had two years in which to record the Final Map on this project which will expire on May 9, 2019.

On January 9, 2019 the project applicant, Mandarin Development (Prestige Homes Loomis, LP) submitted a request for a two-year extension of the project (Attachment B). The Statement of Justification notes the following eight reasons for the two-year extension request:

- Conduct a Spring Plant Survey and prepare a report as required prior to pesticide removal and as required under the Conditions of Approval.
- Complete an application and pay fees for the wetlands mitigation.
- Removal of pesticides from the property per the approved Removal Action Work Plan under the direction of Department of Tox Substances Control (DTSC).
- Prepare and obtain approvals of the Final Map and Subdivision Agreement.

- Complete and obtain approval of the Improvement Plans by the various agencies.
- Submit applications and obtain approval for Statewide Community Infrastructure Program.
- Obtain architectural approval of new homes proposed for the site.
- Prepare and obtain approval by the Town of Loomis for Covenants, Conditions, & Restrictions (CC&R's).

\* \* \* \* \*

Division 6, Title 13 Zoning, Chapter 13.64.060(B) allows the applicant the opportunity to request a maximum two-year extension of time of the approved Vesting Tentative Map PRIOR to the May 9, 2019 expiration. As the applicant is not requesting any additional changes in the original conditions of approval or site circumstances there is no requirement for additional agency or California Environmental Quality Act (CEQA) review.

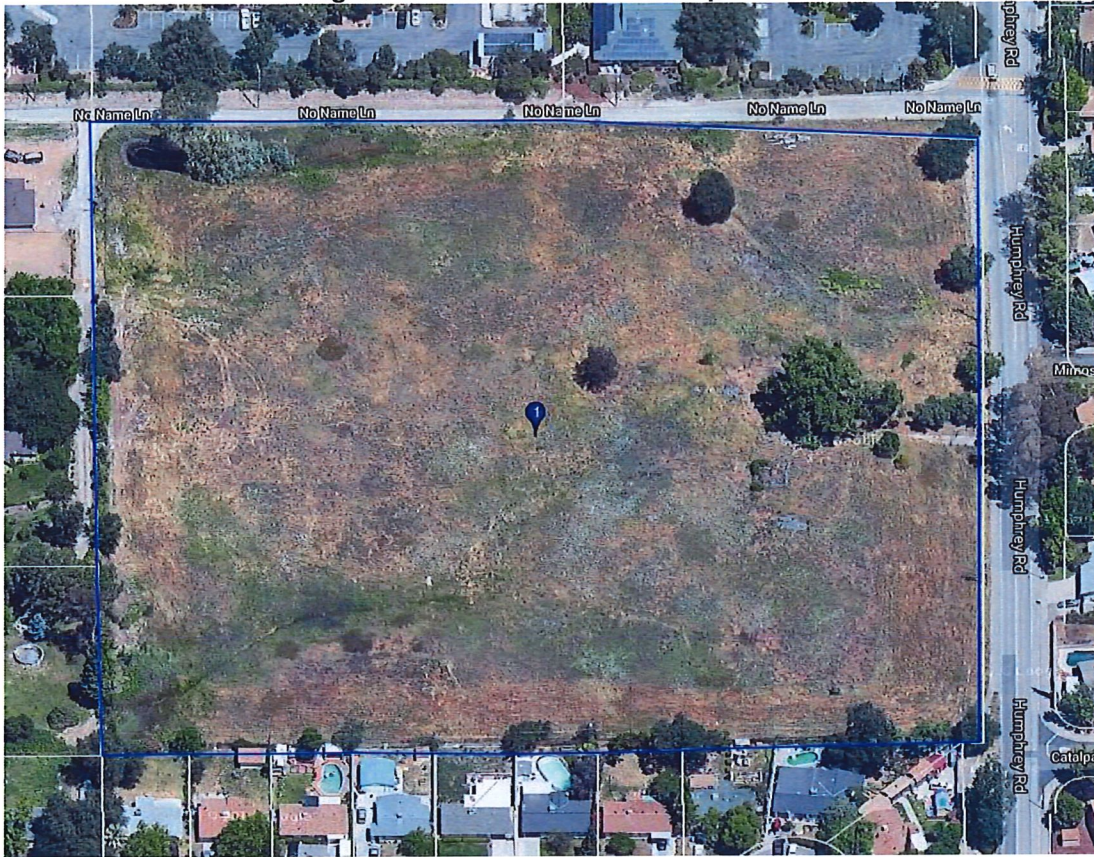
As the original approval was granted by the Town Council, this matter returns to the Town Council, under a properly noticed public hearing, for approval of Resolution #19-     (Attachment C) for a two-year time extension. Approval of a two-year extension will extend Vesting Tentative Map Application #16-10 to **May 9, 2021**. The applicant is aware that no further time extensions will be considered.

**Figure 1 – Vicinity Map**





**Figure 2 – Aerial View – Site Specific**



**ATTACHMENTS:**

- A. Resolution #19-\_\_\_, Approving a Two (2) Year Time Extension - New expiration of May 9, 2021.
- B. Resolution #17-11, Approving Vesting Tentative Map #16-10 dated May 9, 2017.
- C. Application #19-03 – Request for Two (2) Year Time Extension

**NOTE: Notice published in the Loomis News on March 1, 2019 and mailed to adjacent property owners within 300 feet on February 27, 2019.**

RESOLUTION NO. 19-\_\_\_\_

**A RESOLUTION OF THE TOWN COUNCIL OF LOOMIS  
APPROVING PLANNING APPLICATION #19-03 FOR  
A TWO (2) YEAR TIME EXTENSION OF VESTING TENTATIVE MAP  
APPLICATION #16-10 "THE GROVE"  
APPROVED ON MAY 9, 2017, COUNCIL RESOLUTION #17-11  
FOR APN #044-021-008 (HUMPREY ROAD)**

**WHEREAS**, the owner has requested approval of a two (2) year extension of time for Vesting Tentative Map #16-10, as approved by the Town Council on May 9, 2017, with an original expiration of May 9, 2019; subject to the original findings (Exhibit A) and Conditions of Approval, (Exhibit B); and

**WHEREAS**, on March 12, 2019, the Town Council of the Town of Loomis conducted a public hearing on Application #19-03 Request for Time Extension, at which time any person interested in the matter had an opportunity to be heard; and

**WHEREAS**, the Town Council of the Town of Loomis reviewed and considered the staff report relating to the two (2) year extension request Planning Application #19-03 along with the original project approval findings and conditions; and

**WHEREAS**, the applicant will not be considered for any additional opportunities to extend the project approval, and

**WHEREAS**, under this approval, the new project expiration date will be May 9, 2021.

**NOW THEREFORE, BE IT RESOLVED**, the Town Council of the Town of Loomis hereby approves a two (2) year time extension for Vesting Tentative Map #16-10 "The Grove" Planning Application #19-03 – APN 044-021-008 – Humphrey Road, with the original findings and conditions of approval as approved by Town Council Resolution #17-11, dated May 9, 2017 which will expire on May 9, 2021.

ADOPTED this 12<sup>TH</sup> day of March 2019, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

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Cricket Strock  
Town Clerk

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Tim Onderko  
Mayor

# Attachment A

## LOOMIS OF TOWN

### RESOLUTION NO. 17-11

#### **A RESOLUTION OF THE TOWN COUNCIL OF LOOMIS APPROVING VESTING TENTATIVE MAP OF APPLICATION #16-10 "THE GROVE" SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL**

**WHEREAS**, Mandarin Development, the applicant has requested approval of a Vesting Tentative Map "The Grove" and Design Review" to create 22 residential lots, along with four additional lots reserved for a park, entryway landscaping, and two required storm drainage detention basins located southwest of No Name Lane and Humphrey Road (APN: 044-021-008) Application #16-10; and,

**WHEREAS**, on March 28, 2017, 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 this application, the plans, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application and approved Resolution #17-03, which included approval of the Vesting Tentative Map, Design Review, and Mitigated Negative Declaration for The Grove project; and

**WHEREAS**, on May 9, 2017, the Loomis Town Council 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 Loomis Town Council reviewed and considered the administrative record associated with The Grove project, including the staff report relating to this application, the plans, the written and oral evidence presented to the Loomis Town Council in support of and in opposition to the application and recommended approval; and

**WHEREAS**, the Town Council of Loomis hereby makes the findings attached herein as Exhibit A in connection with Vesting Tentative Map and Design Review Application #16-10; and

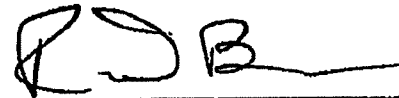
**NOW THEREFORE**, based upon the findings set forth hereinabove, the Loomis Town Council of the Town of Loomis, at its meeting of May 9, 2017, did resolve as follows:

1. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
2. The proposed subdivision is consistent with the provisions of Section 66474 of the Government Code Subdivision Map Act.

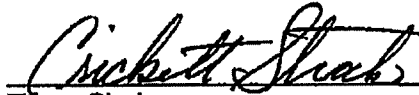
3. Pursuant to CEQA Guidelines **Section 15070 Decision to Prepare a Negative or Mitigated Negative Declaration** the Town of Loomis prepared an Initial Study Mitigated Negative Declaration (IS\MND) and Addendum with 38 mitigation measures to reduce potential impacts to a level of less than significant. The Addendum is hereby adopted along with the revised Mitigation Monitoring Report Plan (MMRP).
4. The Vesting Tentative Map "The Grove" is hereby approved per the findings set forth in Exhibit A and the 50 conditions of approval set forth in Exhibit B.

**ADOPTED** this 9th day of May 2017, by the following vote:

AYES: Baker, Black, Morillas, Onderko, Ucovich  
NOES: None  
ABSENT: None  
ABSTAINED: None

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Town Clerk

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE ATTEST:

**CRICKETT STROCK**  
CLERK OF THE COUNCIL OF THE TOWN OF LOOMIS, STATE OF CALIFORNIA  
 TOWN CLERK

**EXHIBIT A**  
**FINDINGS PROJECT #16-10**  
**LOOMIS TOWN COUNCIL, May 9, 2017**

**California Environmental Quality Act (CEQA)**

1. The initial study identified possible adverse environmental effects, but conditions of project approval, including the Mitigation Monitoring Report Plan (MMRP), have reduced them to a point where they are less than significant.
2. Pursuant to CEQA Guidelines Section 15070 Decision to Prepare a Negative or Mitigated Negative Declaration the Town of Loomis prepared an Initial Study Mitigated Negative Declaration (IS/MND) and an Addendum to the IS/MND. 38 mitigation measures were identified to reduce potential impacts to a level of less than significant in the IS/MND and the MMRP.

**Subdivision Map Act**

1. The proposed modification of the subdivision is, together with the provisions for its design and improvement, consistent with the general plan and any applicable specific or community plan.
2. The effect of this decision on the housing needs of the region and balancing these needs against the public service needs of its residents and available fiscal and environmental resources has been considered.
3. The tentative map is consistent with the General Plan and that the site is physically suitable for the type of development.

***Pursuant to Section 66474 of the Subdivision Map Act, the Loomis Town Council makes the following findings as to the Grove Subdivision:***

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 will be available to serve the demand for services generated by the division, including water, sanitary sewer, and roadways.
3. The site is physically suitable for this type of development in that the site meets the size requirements for 22 additional single-family residences, and there are no environmental constraints.

- 4. The site is physically suitable for the proposed density of development in that the addition of 22 single-family residences 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, sheriff, fire, and solid waste services will be adequately provided to the project.**
- 7. The design of the project and 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 APPLICATION #16-10**  
**LOOMIS TOWN COUNCIL, MAY 9, 2017**

The Vesting Tentative Map for the Grove Subdivision and Design Review Application #16-10 is approved for a 26 lot subdivision with 22 residential lots and four public lots (A to D) on a 9.8 acre parcel southwest of Humphrey Road and No Name Lane (APN: 044-021-008) per the following conditions. The applicant has two (2) years in which to record the Final Map to expire on May 9, 2019, unless extended by the Town Council. The map shall be in substantial compliance with the Vesting Tentative Map entitled Vesting Tentative Map for "The Grove" prepared by Meredith Engineering dated April 17, 2017 (Attachment 1), and the following conditions.

**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. 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.
2. \_\_\_\_\_ Development shall be substantially in accordance with the Vesting Tentative Map entitled Vesting Tentative Map for The Grove Map 1 of 4 prepared by Meredith Engineering dated April 17, 2017 except as may be modified by the conditions stated herein.
3. \_\_\_\_\_ 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 will not 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.
4. \_\_\_\_\_ 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 attach, set aside, void, or annul, an approval of the Planning Commission, or Town Council concerning the subdivision 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.
5. \_\_\_\_\_ 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.

**IMPROVEMENTS (ROADWAY, DRAINAGE, GRADING)**

6. \_\_\_\_\_The owner shall dedicate a one-foot-wide no-access dedication along the property lines adjacent to Humphrey Road and No Name Lane on the final map.
7. \_\_\_\_\_The developer shall dedicate all necessary easements and right of way as shown on the vesting tentative map of the Grove Subdivision for but not limited to Humphrey Road, No Name Lane, Lots A, B, C, and D, utilities, drainage, and other facilities as required by the Town and other agencies, to the satisfaction of the Town Engineer on the Final Map.
8. \_\_\_\_\_The owner shall record an Irrevocable offer of dedication for 30' or ½ of the right-of-way for the Humphrey Road frontage for a total 60-foot right-of-way.
9. \_\_\_\_\_Prior to recordation of the Final Map, the developer shall construct all improvements required as a condition of approval of this project (street, water lines, drainage, Humphrey Road and Grove Circle improvements) 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. The entrance features and street landscaping along Humphrey Road, along with the perimeter fences and walls shall be considered an improvement subject to this condition.
10. \_\_\_\_\_The applicant shall petition the Town Council to form a Maintenance District for ongoing maintenance of the any common landscaping, retention basin, park, perimeter fencing and walls, retaining walls, entry way, open space areas, street lighting and mitigation monitoring. The parameters of the Maintenance District shall be approved by the Planning Director and Town Engineer prior to submittal to the Town Council. The Engineer's Report, Town Council hearing and property owner vote shall be prior to recording of the Final Map.
11. \_\_\_\_\_Prior to Final Map Approval, the owner shall submit the Covenants, Conditions and Restrictions (CC&R'S) for review and approval (in accordance with these conditions insuring that those parts of the CC&R's that involve these conditions cannot be amended without the consent of the Town) by the Planning Director, Town Engineer and Town Attorney.
12. \_\_\_\_\_Encroachment permits shall be obtained prior to work within public rights-of-way.
13. \_\_\_\_\_Existing public facilities damaged during the course of construction shall be repaired by the developer at his sole expense, to the satisfaction of the Town Engineer.

14. \_\_\_\_\_ All new utilities shall be placed underground as per Section 13.30.130 Undergrounding of Utilities of the Loomis Municipal Code. Minor changes to final lot grading elevations may be allowed to facilitate undergrounding, subject to the approval of the Town Engineer.
15. \_\_\_\_\_ The developer shall improve the Humphrey Road frontage and right-of-way with landscaping, bike lane, two-way left turn lane, acceleration/deceleration lanes, and pavement as approved by the Town Engineer. A standard Plate H-15 access onto Humphrey Road, with "restrictive conditions" option, shall be constructed.
16. \_\_\_\_\_ The plans for 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 and other agencies prior to any construction.
17. \_\_\_\_\_ The owner (subdivider) 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 subdivision 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 subsections (c) and (d) of Section 66474.9 of the Subdivision Map Act which are incorporated herein by reference. The approval of the map 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. The developer shall indemnify, exonerate and hold harmless the Town of Loomis and all officers, agents and employees thereof against all claims, demands and causes of action arising out of improvements constructed within this project.
18. \_\_\_\_\_ The developer shall be responsible for all actions of his contractors and subcontractors until such time as the Town has accepted the improvements as complete.
19. \_\_\_\_\_ Prior to approval of Improvement Plans, an erosion and sediment control plan shall be prepared and included as part of the improvement plans. All the requirements of the Town's National Pollution Discharge Elimination System (NPDES) General Permit and the Town's Storm Water Management Program shall be followed. All erosion and sediment control best management practices shall follow the guidelines of the California Stormwater Quality Association (CASQA) handbooks.

20. \_\_\_\_\_The project shall be designed so that after development, the storm water runoff will not exceed the predevelopment runoff rate. The on-site detention shall provide retention of the storm water runoff rate for both a 10 year and a 100 hundred year events that the discharge from the project site shall not exceed 2.0 cubic feet per second (cfs) as shown on the Revised Drainage Plans prepared by Meredith Engineering dated April 17, 2017 and incorporated herein by reference. Other off-site drainage that may occur, shall not exceed historic flows. Project development improvements and facilities shall be in accordance with the Placer County Flood Control District Storm Water Management Manual and the West Placer Storm Water Quality Design Manual to the satisfaction of the Town Engineer.
21. \_\_\_\_\_Prior to final acceptance of improvements the owner shall submit certified Record Drawing plans and computer generated design files on disk detailing the improvements.
22. \_\_\_\_\_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.
23. \_\_\_\_\_The owner shall be responsible for all actions of his contractors and subcontractors until the improvements have been accepted as complete by the Town.
24. \_\_\_\_\_All grading shall conform to the Town Grading Ordinance, and/or as recommended by a soils report prepared by, with prior review and approval by the Town Engineer. A Grading Permit shall be obtained prior to DTSC remediation, and afterwards prior to improvement construction and building permit issuance.
25. \_\_\_\_\_No on-street parking on No Name Lane is permitted.
26. \_\_\_\_\_If within a 100 year flood zone, prior to recordation of the Final Map, the owner shall submit documentation for review and approval by the Town Engineer, which indicates the elevation of the 100 year flood throughout the site. The flood plain shall be delineated on the Final Map. On each building permit and prior to final building approval, an engineer shall certify that the finished floor elevation is a minimum of 2' above the base flood elevation. The boundaries of the flood zone through the site shall be delineated with a post & cable per Loomis detail LSC-25.
27. \_\_\_\_\_The project developer shall construct the project in accordance with the Placer County Storm Water Management Manual prepared by the Placer County Flood Control and Water Conservation District as recognized by the Town. The project shall be constructed in a manner 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 and payment of the Town's drainage impact fee. The developer shall submit a drainage plan, subject to review and approval of the Town Engineer. The developer shall pay the Town's Drainage Fee and the Dry Creek Watershed



Drainage Improvement Fee prior to building permit issuance.

#### **GENERAL PLANNING**

28. \_\_\_\_\_ The property owner shall be responsible to ensure all conditions to this permit are binding on all successors-in-interest (e.g. by incorporating into the standard provisions of any sale, lease and/or rental agreements, etc.).
29. \_\_\_\_\_ The owner will be responsible for taking reasonable actions to abate nuisances caused by this project in the project area which are under the owner's control.
30. \_\_\_\_\_ No request for a Final Map, pursuant to this vesting tentative map, shall be approved until all conditions are completed and improvements are accepted by the Town, or conditions/improvements are acceptable to the Town Attorney, for those not completed, as submitted.
31. \_\_\_\_\_ The project shall conform to requirements of the Placer County Air Pollution Control District (PCAPCD). Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the Town Engineer and PCAPCD. The contractor shall apply water to control dust, as required by Rule 228 (Fugitive Dust), to prevent dust impacts offsite. Operational water truck(s) shall be onsite at all times to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. Earth moving construction equipment shall be cleaned each day.
32. \_\_\_\_\_ The project proponent shall submit a complete Tree Permit application for review and approval by the Town of Loomis prior to remediation work, grading, excavation or construction.
33. \_\_\_\_\_ If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be halted and the Town of Loomis Planning Department shall be notified. The archaeologist shall assess the situation, and consult with agencies and Native American Tribes as appropriate, as to the treatment of the discovery. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered archaeological materials as appropriate with affected tribal groups.
34. \_\_\_\_\_ Construction shall only be between 7:00 a.m. and 7:00 p.m. Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturday, and no work on Sundays or holidays.
35. \_\_\_\_\_ The project shall conform to the General Plan, Noise Element, and Section 13.30.070 Noise Standards of the Loomis Municipal Code and applicable State Regulations so that sound levels will not exceed 60 dBA at the property line during or after remediation

and construction, nor exceed 75 dBA at any time during or after construction.

36. \_\_\_\_\_ The developer shall pay the Town's development fees consisting of the Community Facility Fee, Park & Recreation Fee subject to park credits, Road Circulation/Major Roads Fee, Low Income Density Bonus Fee, and Placer County Capital Facility Impact Fee. In addition, the developer shall be required to pay fees to other service providers: Loomis Fire District Fee, Loomis Union School District Fee, Placer Union High School Fee, SPMUD connection fee, and PCWA connection fee prior to building permit issuance.

#### **AGENCIES**

37. \_\_\_\_\_ The developer shall provide will-serve letters from all applicable utilities, the franchised refuse collector, the post office, and the fire department for the review and approval of Town staff. The applicant shall complete all requirements or conditions imposed upon the project by these agencies to the satisfaction of the Town and the agencies prior to acceptance of the improvements as complete.
38. \_\_\_\_\_ The developer shall provide will-serve letters from the school districts in which this property is located and shall pay the impact fees as determined by the two school districts at building permit issuance, to the extent legally required.
39. \_\_\_\_\_ The owner shall pay the development fees (e.g. road circulation fees, drainage fees, grading fees, community facilities fee, master plan, Placer County, open space and parks, and fire fees, etc.) in effect at the time of building permit issuance.
40. \_\_\_\_\_ The owner shall comply with the requirements of the California Department of Toxic Substance Control (DTSC) and required by the approved Remedial Action Work Plan (RAW) in the remediation of the site due to pesticide contamination.
41. \_\_\_\_\_ No construction or building activities shall be allowed on this site until the DTSC certifies the land has been remediated to the applicable State and Federal Regulations.

#### **LANDSCAPING AND DESIGN**

42. \_\_\_\_\_ Final landscaping and street tree plans shall be approved by the Planning Director in accordance with Section 13.34 Landscaping Standards the Town Zoning Ordinance and the Preliminary Landscape Plan (Sheets L1, L2, L3) prepared by Wilson Design Studio dated August 11, 2016 as reviewed and approved by the Planning Commission.
43. \_\_\_\_\_ The landscaping shall be installed in accordance with the requirements of the Town's Zoning Ordinance prior receiving final building approval or any certificates of occupancy. Minor Modifications which do not have a material effect of the design of the

project may be approved by the Planning Director consistent with the Planning Commission's approval.

44. \_\_\_\_\_ Detailed landscaping and irrigation plans stamped by a landscape architect or professional with similar qualifications shall be submitted and approved by the Planning Department as consistent with the approved plans and conditions of approval of the project prior to, or with, the submittal for building plan review. Explanation showing compliance with the Town's landscaping requirements shall be included on the plan.
45. \_\_\_\_\_ All landscape areas shall be maintained in a healthy, thriving condition, free from weeds, trash and debris. The owner shall annex or create a landscape maintenance district prior to receiving final building approval or a certificate of occupancy. Owner shall dedicate landscape easements to insure that planter strips are irrigated and maintained.
46. \_\_\_\_\_ Prior to issuance of final building approval, the landscape professional shall submit a written statement confirming compliance with approved plans, materials and installation to the Planning Department.
47. \_\_\_\_\_ The outside perimeter fences along No Name Lane and Humphrey Road shall consist of a wooden fence, no higher than six feet high, consistent with the Planning Commission's approval, and maintained as part of the proposed maintenance district.
48. \_\_\_\_\_ The retaining wall along the southern perimeter shall be allowed to exceed the standard maximum height of six (6) feet if necessary for public safety as per Section 13.30.040 A (2) Height Limitations, of the Loomis Zoning Ordinance subject to approval of construction plans reviewed and approved by the Town Engineer, prior to construction.
49. \_\_\_\_\_ The wooden privacy fence installed by the developer along the southern perimeter of the proposed lots shall not exceed six feet from the finished grade of the project's lots, or from the top of retaining walls installed as per Condition #48.

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

50. \_\_\_\_\_ The 38 Mitigation Measures of the Addendum to the Mitigated Negative Declaration and the adopted Initial Study/Mitigated Negative Declaration, as shown in the Mitigation Measure Monitoring Report are incorporated herein by reference as required conditions of approval. A mitigation monitoring fee of \$250 a year shall be included with the provisions of the proposed Maintenance District payable to the Town of Loomis.

State of California -- Department of Fish and Wildlife  
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT  
DFW 753.5a (Rev. 01/17)

RECEIPT#

31-170117

STATE CLEARING HOUSE#

(if applicable)

2016122048

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY

TOWN OF LOOMIS

DATE

05/11/2017

COUNTY/STATE AGENCY OF FILING

PLACER COUNTY CLERK AUBURN

PROJECT TITLE

#16-10 MAJOR SUBDIVISION/DESIGN REVIEW THEGROVE

PROJECT APPLICANT NAME

TOWN OF LOOMIS

PHONE NUMBER

916-652-1840

PROJECT APPLICANT ADDRESS

3665 TAYLOR ROAD

CITY

LOOMIS

STATE

CA

ZIPCODE

95650

PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,078.25 \$

☒ Mitigated/Negative Declaration (MND) (ND)

\$2,216.25 \$ 2,216.25

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

\$850.00 \$

☐ Projects Subject to Certified Regulatory Programs (CRP)

\$1,046.50 \$

☒ County Administrative Fee

\$50.00 \$ 50.00

☐ Project that is exempt from fees

☐ Notice of Exemption (attach)

☐ DFG No Effect Determination (attach)

☐ Other

\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other charge account

TOTAL RECEIVED \$2,266.25

SIGNATURE

X 

TITLE

L. Millanes, DEPUTY

PROJECT APPLICANT COPY

CDFW/ASB COPY

LEAD AGENCY COPY

COUNTY CLERK COPY

FG 753.5a (Rev. 01/17)



## Notice of Determination

## Appendix D

To:

☐ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Placer

Address: 2954 Richardson Drive

Auburn, CA 95603

From:

Public Agency: Town of Loomis

Address: 3865 Taylor Road

Loomis, CA 95650

Contact: Robert King, Town Planner

Phone: (916) 652-1840

Lead Agency (if different from above):

Address:

Contact:

Phone:

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2016122048

Project Title: #16-10 Major Subdivision/Design Review "The Grove"

Project Applicant: Mandarich Developments

Project Location (include county): Southwest of the intersection of Humphrey Road and No Name Lane APN: 044-021-008 Town of Loomis, Placer County

Project Description: To subdivide a 9.98 acre parcel into 26 lots, (22 Residential) of approximately 10,000 square feet (sf) each on land designated Residential Medium Density in the Loomis General Plan and zoned RS-10a Single-Family Residential 10,000 sf minimum, subject to Design Review.

This is to advise that the Town of Loomis has approved the above  
☒ Lead Agency or ☐ Responsible Agency

described project on May 9, 2017 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Town Hall, 3865 Taylor Road, Loomis, CA 95650

Signature (Public Agency): Carol Parker Title: Town Planning Assistant

Date: May 10, 2017

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

FILED

MAY 11 2017

RYAN RONCO  
 COUNTY CLERK OF PLACER COUNTY

BY: [Signature]

05/11/2017

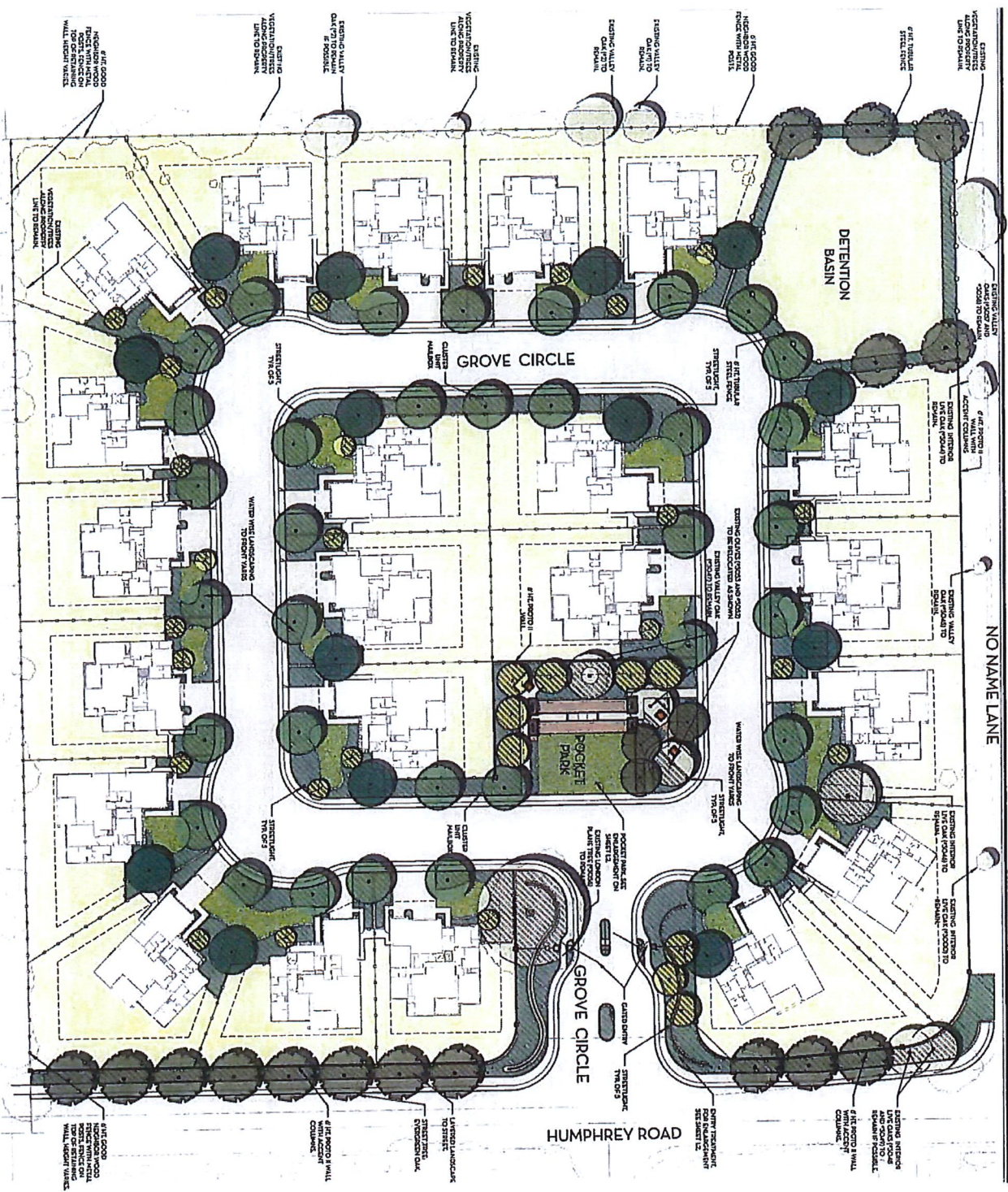
POSTED

Through

RYAN RONCO, COUNTY CLERK

By

Deputy Clerk







## TOWN OF LOOMIS

3665 Taylor Road  
Loomis, CA 95650

(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number

19-03

Application Fee(s)

390 Paid

Receipt #

2774

Date

1/9/19

Date Received

1/9/19

Paid \$

390

## PLANNING DEPARTMENT

## Planning Application

1. **Project Title:** THE GROVE
2. **Street Address/ Location:** 3342 HUMPHREY ROAD, LOOMIS, CA
3. **APN(s):** \_\_\_\_\_ **Acreage:** \_\_\_\_\_  
**Zoning:** \_\_\_\_\_ **General Plan Designation:** \_\_\_\_\_  
**Current Site Use:** \_\_\_\_\_  
**Surrounding Land Use(s):** \_\_\_\_\_
4. **Property Owner:** PRESTIGE HOMES LOOMIS, LP  
**Address:** 106 HARGROVE COURT, FOLSOM, CA 95630  
City State Zip  
**Telephone:** (916) 825-8100 **email:** garym@mandarichdevelopments.com
5. **Project Applicant:** PRESTIGE HOMES LOOMIS, LP  
**Address:** 106 HARGROVE COURT, FOLSOM, CA 95630  
City State Zip  
**Telephone:** (916) 825-8100 **email:** garym@mandarichdevelopments.com
6. **Project Engineer/Architect:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
City State Zip  
**Telephone:** \_\_\_\_\_ **email:** \_\_\_\_\_
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 checked="" type="checkbox"/> Other EXTENSION OF TIME	
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 \_\_\_\_\_ Natural Gas \_\_\_\_\_  
Fire Protection \_\_\_\_\_ Water/Well \_\_\_\_\_

Sewer/Septic \_\_\_\_\_ Telephone \_\_\_\_\_  
High School \_\_\_\_\_ Elem. School \_\_\_\_\_  
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 \_\_\_\_\_ No problems identified \_\_\_\_\_

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 \_\_\_\_\_ Applicant \_\_\_\_\_

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.)

**EXTENSION OF TIME TO FINALIZE MAP**

**12. Owner Authorization:**

I hereby authorize \_\_\_\_\_, 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)

\_\_\_\_\_ Date

\_\_\_\_\_ 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)

\_\_\_\_\_ Date

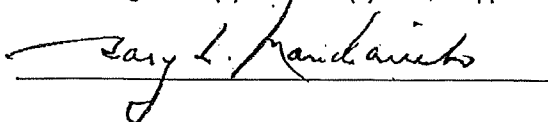
\_\_\_\_\_ Date

**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)



**Prestige Homes Loomis, LP**  
Mandarich Developments, General Partner  
Gary L. Mandarich, President

**01/09/2019**  
Date



**THE GROVE  
3342 HUMPHREY ROAD  
LOOMIS, CA  
APN: 044-021-008-000**

**STATEMENT OF JUSTIFICATION  
FOR EXTENSION TO TENTATIVE MAP**

**January 9, 2019**

Prestige Homes Loomis, LP is requesting a two (2) year extension to the Vesting Tentative Map for The Grove for the following reasons:

- Conduct a Spring Plant Survey and prepare a report as required prior to pesticide removal and as required under the Conditions of Approval.
- Complete an application and pay fees for the wetlands mitigation.
- Removal of pesticides from the property per the approved Removal Action Work Plan under the direction Department of Toxic Substances Control ("DTCS").
- Prepare and obtain approvals of the Final Map and Subdivision Agreement..
- Complete and obtain approval of the Improvement Plans by the various agencies.
- Submit applications and obtain approval for Statewide Community Infrastructure Program.
- Obtain architectural approval of new homes proposed for the site.
- Prepare and obtain approval by the Town of Loomis for CC&R's.