

Staff Report

TO: Town of Loomis Planning Commission Members
FROM: Mary Beth Van Voorhis, Planning Director
DATE: October 22, 2019
RE: Minor Land Division Application #19-18
3901 Sierra College Blvd. (APN 044-121-053 and 044-121-054) – 8.77 acres
(382,021+/- sq.ft.)

Recommendation

1. Conduct a public hearing and receive public input; and
2. Adopt the recommended Notice of Exemption as per the requirements of the California Environmental Quality Act (CEQA); and
3. Adopt Resolution **#19-09** approving the Minor Land Division (#19-18) subject to the findings in Exhibit A, the recommended conditions of approval in Exhibit B, and as depicted in Tentative Parcel Map Exhibit C.

Issue Statement and Discussion

Minor Land Division Application #19-18 proposes the division of two parcels (APN 044-121-053 and 044-121-054) being 8.77 +/- acres (382,021 +/- sq.ft.) into two legal parcels. The proposed new parcel sizes will be approximately:

Parcel 1 = +/- 4.17 acres (181,571 sq.ft.)

Parcel 2 = +/- 4.60 acres (200,439 sq.ft.)

Total = 382,021 +/- sq.ft.

The existing 8.77 acre parcel site (Figure 1-Vicinity Map) consists of one legal parcel (Parcel C), but, for tax purposes, is defined with two Assessor parcel numbers (Figure 2-Aerial View). One assessor parcel (per 1667 O.R. 338) was established as a lease parcel as disclosed to the surveyor by the owner and is identified as APN 044-121-053. This land division application will provide for the creation of two legal parcels and they will no longer be considered a portion of Parcel C. This proposed land division will provide for the existing small and large animal veterinary clinic on proposed Parcel 1. Parcel 2 is vacant with numerous stands of oak and other trees, has an existing water well, two fire storage water tanks, and provides for newly created access easements to continue water service to proposed Parcel 1. Section 5 – Resource Management of the Loomis Zoning Code requires protection of trees, wetlands, and waterways. There are no improvements proposed with this land division.

Figure 3 provides the topographic view of the site. Figure 4 provides the Floodway/Floodplain map.

The proposed new parcel configuration is shown in Figure 5 – Proposed Minor Land Division #19-18.

Figure 1 – Vicinity Map

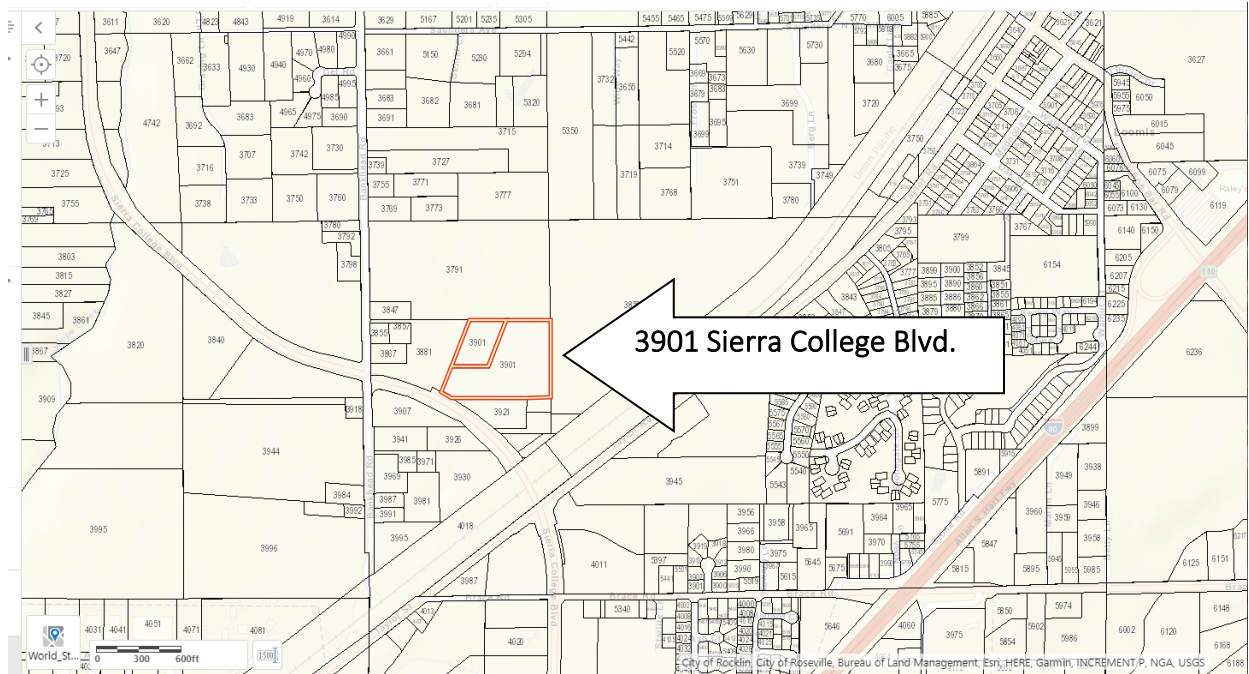


Figure 2 – Aerial View – Site Specific

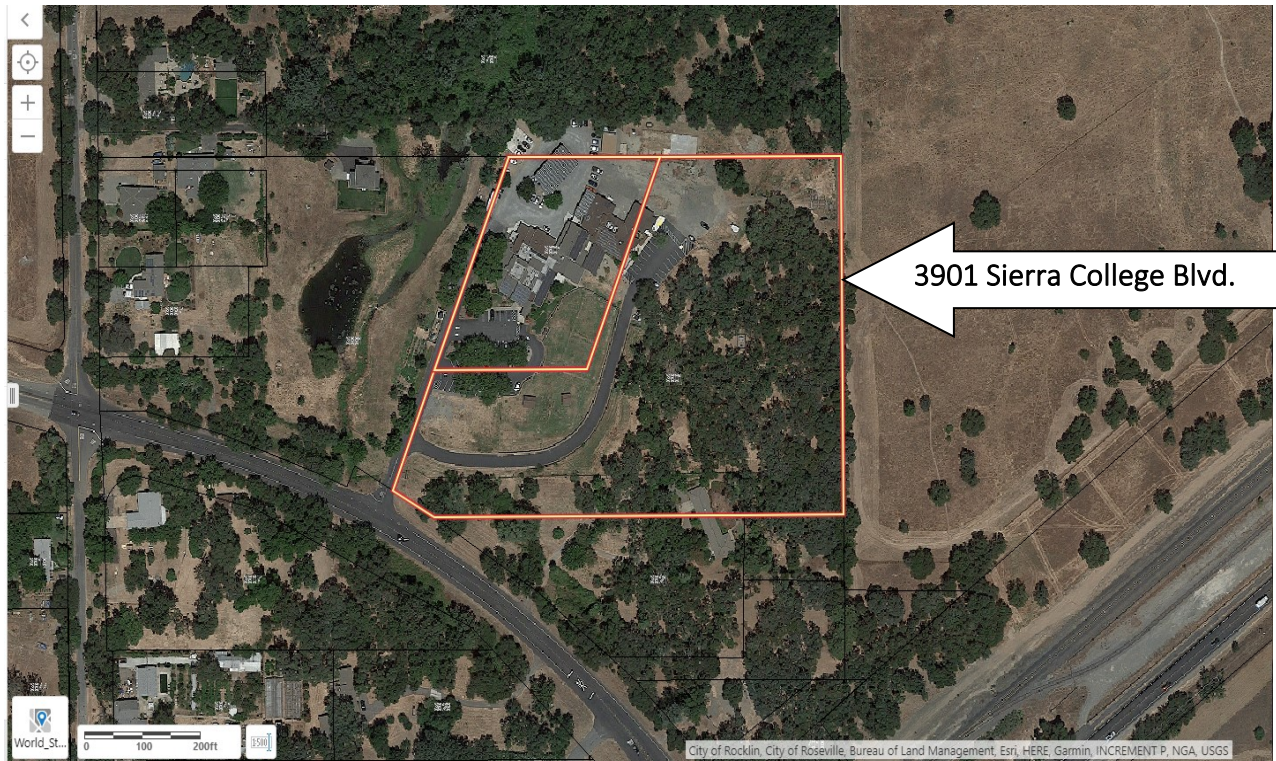


Figure 3 – Topographic View

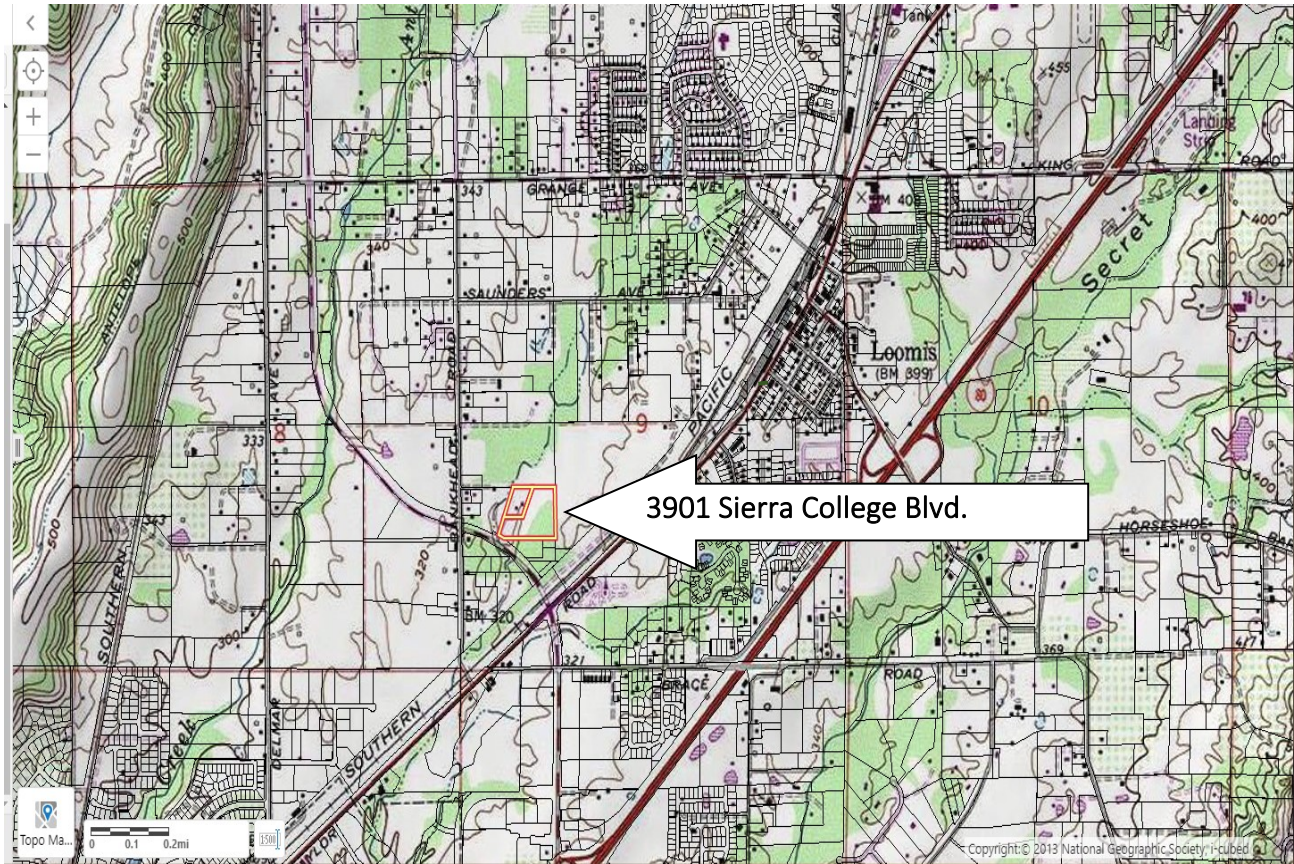


Figure 4 – Floodway / Floodplain Map

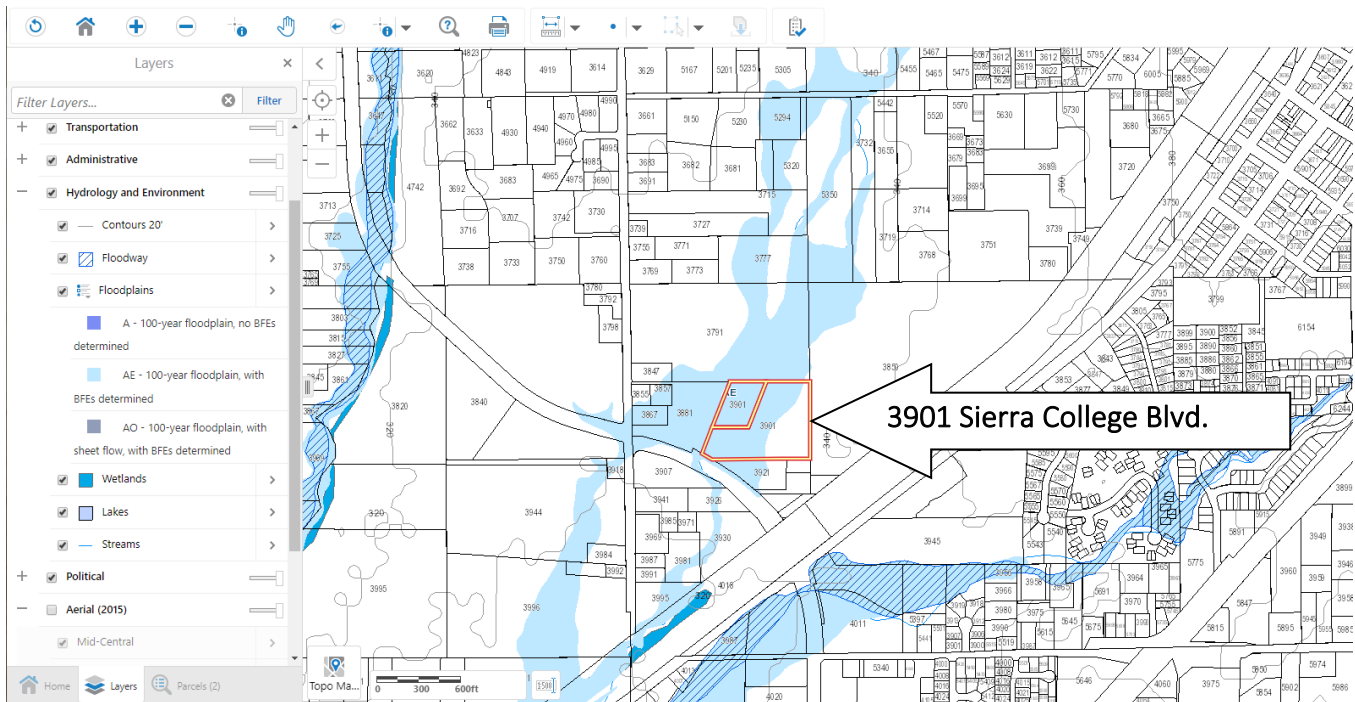
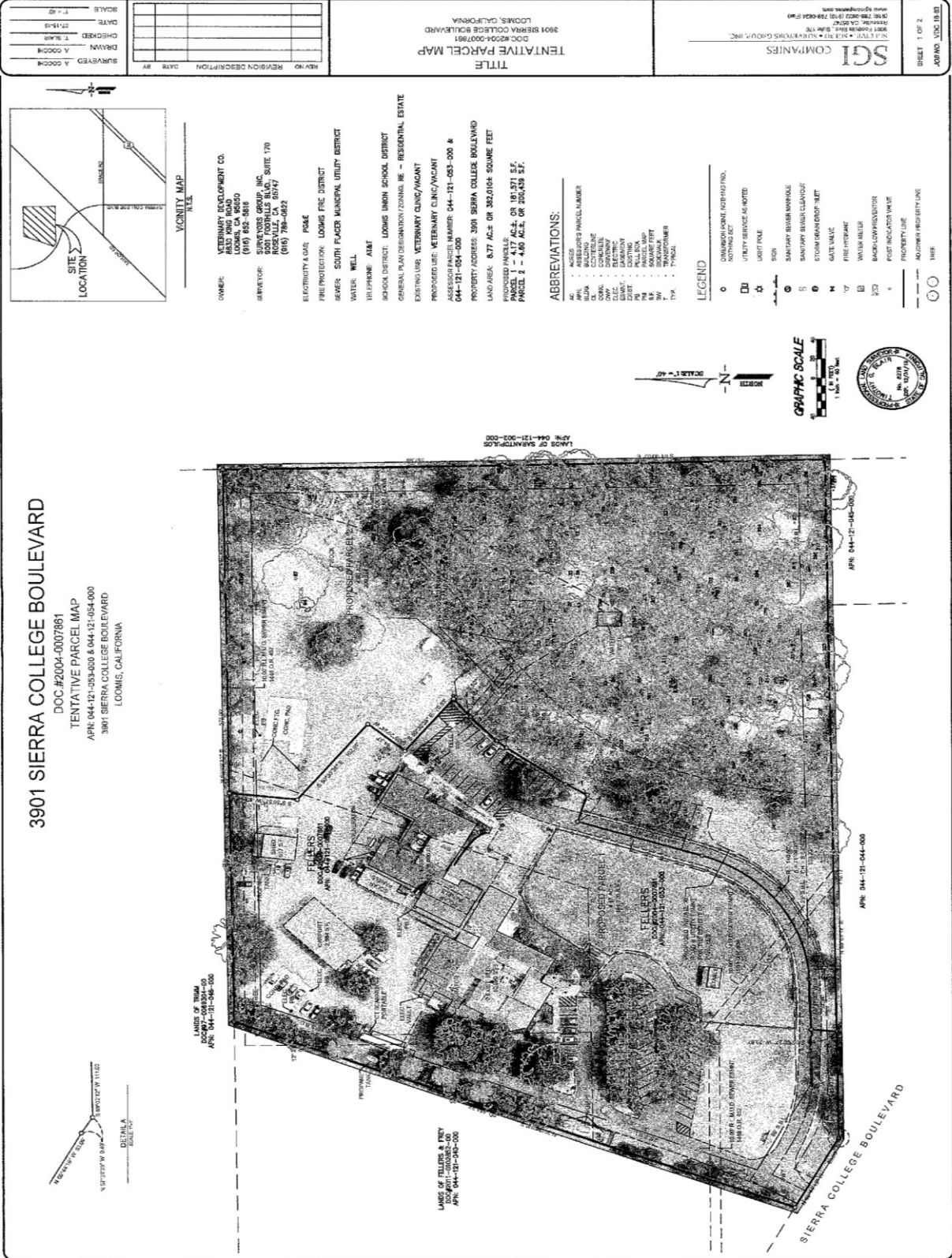


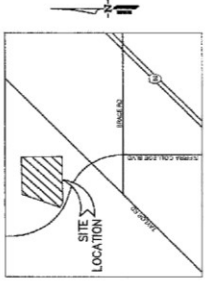
Figure 5 – Proposed Minor Land Division #19-18

Page 1 of 2



3901 SIERRA COLLEGE BOULEVARD
 DOC #2004-0007861
 TENTATIVE PARCEL MAP
 APN: 044-121-054-000 & 044-121-054-000
 3901 SIERRA COLLEGE BOULEVARD
 LOOMIS, CALIFORNIA

DATE	REVISION DESCRIPTION



OWNER: VETERINARY DEVELOPMENT CO.
 10001 SIERRA COLLEGE BOULEVARD
 LOOMIS, CA 95650
 (916) 652-5818

SURVEYOR: SURVEYORS GROUP, INC.
 10001 SIERRA COLLEGE BOULEVARD
 SUITE 170
 ROSELAKE, CA 95747
 (916) 798-0822

ELECTRICITY & GAS: POLE

FIRE PROTECTION: LOOMIS FIRE DISTRICT

SEWER: SOUTH PLACER MUNICIPAL UTILITY DISTRICT

WATER: WELL

TELEPHONE: AIRLIFT

SCHOOL DISTRICT: LOOMIS UNION SCHOOL DISTRICT

GENERAL PLAN DESIGNATION: ZONING: RE – RESIDENTIAL, ESTATE

EXISTING USE: VETERINARY CLINIC/VACANT

PROPOSED USE: VETERINARY CLINIC/VACANT

ASSESSOR'S PARCEL NUMBER: 044-121-053-000 & 044-121-054-000

PROPERTY ADDRESS: 3901 SIERRA COLLEGE BOULEVARD

LAND AREA: 8.77 AC± OR 382,016± SQUARE FEET

PROPOSED PARCELS:
PARCEL 1 – 4.17 AC± OR 181,271 S.F.
PARCEL 2 – 4.60 AC± OR 200,745 S.F.

ABBREVIATIONS:
 AC : ACRES
 ABN : ABSENBURG'S PARCEL NUMBER
 APN : ASSessor'S PARCEL NUMBER
 BLN : BLOCK NUMBER
 CNL : CONTINGENT
 CON : CONDUIT
 CUL : CURB
 ELEC : ELECTRIC
 ELG : ELEVATION
 EXPT : EXISTING
 FLD : FIELD
 FM : FILL MATERIAL
 FWS : FLOOD WASHLINE
 G : GAS
 H : HIGHWAY
 I : INTERSECTION
 ITY : TYPE

LEGEND:
 ○ : SANITARY SEWER MAINLINE
 ○ : SANITARY SEWER CLEANOUT
 ○ : ETCOM (ELECTRIC) MOUNT
 ○ : GATE VALVE
 ○ : FIRE HYDRANT
 ○ : WATER METER
 ○ : MANGROVE/PLANTATION
 ○ : POST INDICATOR VALUE
 ○ : PROPERTY LINE
 ○ : ADJACENT PROPERTY LINE
 ○ : TRAIL

UTILITY SERVICE AS NOTED:
 ○ : LIGHT POLE

OTHER:
 ○ : OVERHEAD AIRLINE INTERFERENCE
 ○ : NOTING AS NOTED

TITLE
 TENTATIVE PARCEL MAP
 DOC #2004-0007861
 3901 SIERRA COLLEGE BOULEVARD
 LOOMIS, CALIFORNIA

SGI COMPANIES
 SGI ENGINEERING & SURVEYING GROUP, INC.
 2800 FARMERS ROAD, SUITE 110
 SUITE 110, SUITE 110
 2800 FARMERS ROAD, SUITE 110
 SUITE 110, SUITE 110
 SUITE 110, SUITE 110
 SUITE 110, SUITE 110
 SUITE 110, SUITE 110

General Plan, Zoning, and Existing Land Uses:

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON SITE	RESIDENTIAL ESTATES	RE	RESIDENTIAL ESTATE
NORTH	RESIDENTIAL ESTATES	RE	RESIDENTIAL ESTATE
WEST	RESIDENTIAL ESTATES	RE	RESIDENTIAL ESTATE
SOUTH	RESIDENTIAL ESTATES	RE	RESIDENTIAL ESTATE
EAST	INDUSTRIAL BUSINESS PARK	BP	VACANT – BUSINESS PARK

General Plan: Residential Estates (RE): Approximately 475 acres are designated in the RE land use designation. Like the Rural Agricultural land use designation, appropriate land uses include agricultural uses such as orchards and vineyards, cattle grazing, and very low density residential uses. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.

The maximum density in the RE designation is 2.3 acres per dwelling unit, and 2.3 acres is also the minimum parcel size for proposed subdivisions. Building heights are limited to two stories or 35', and structural development shall not exceed 20 percent of lot coverage.

Zoning: Residential Estate (RE) – Chapter 13.24.020. The RE zoning district is applied to areas appropriate for large-lot single-family residential development, together with agricultural uses such as orchards, nurseries and vineyards, cattle grazing, where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible. The maximum allowable density is 2.3 acres per dwelling unit. The RE zoning district is consistent with and implements the residential estate land use designation of the general plan.

The resulting acreages after the approved Minor Land Division of APN 044-121-053 and 044-121-054 will be:

Parcel 1 = +/- 4.17 acres (181,571 sq.ft.)
 Parcel 2 = +/- 4.60 acres (200,439 sq.ft.)

TOTAL= +/- 8.77 acres (382,021 sq.ft.)

	<u>Required</u>	<u>Proposal</u>
Minimum lot size Area (net)	2.3 acres	Complies
Minimum lot width	160 ft.	Complies
Minimum lot depth	100 ft.	Complies
Minimum lot frontage	100 ft.	Complies

The proposed division is consistent with the Residential Estate land use designation of the General Plan and the Residential Estate zoning applicable to the parcel.

Owner Information:

APN 044-121-053 & 044-121-054
 Veterinary Development Company LLC.
 8830 King Road
 Loomis, CA 95650
 (916) 652-5816

Owner Representative:

Surveyors Group, Inc.
 9001 Foothills Blvd., #170
 Roseville, CA 95747
 (916) 789-0822

Existing Improvements/Utilities/Service Systems:

Sewer – South Placer Municipal Utility District
Fire – Loomis Fire Protection District
Water – Public Well – State ID #3107310-002

Trash - Recology
Gas/Electric – Pacific Gas & Electric

Proposed Parcel 1 is the VCA Loomis Basin Veterinary Clinic with two existing buildings (8,000 sq.ft. and 10,590 sq.ft.) an existing 2,984 sq.ft. carport, and a 957 sq.ft. shed, in addition to solar panels, a stable, and a small shed for total structures of 22,531 sq.ft. This equates to a lot coverage of 12.4% (maximum 20%) on Proposed Parcel 1. Proposed Parcel 2 is primarily vacant land, heavily treed, has an existing water well, and four (4) fire storage water tanks. There are no proposed site improvements, at this time, for either parcel.

Proposed Parcel 1 and 2 will continue primary, paved, access from Sierra College Blvd. This land division includes an easement from Parcel 1 to the benefit of Parcel 2 for direct, paved, site access.

This application proposes no disturbance to existing landscaping, native plants, and trees. Any future tree removal shall require tree permit approval with either replanting or payment of in-lieu fees per inch of tree removed as outlined in Municipal Code Section 13.54.

Parking: A modification to a Conditional Use Permit/Design Review was approved by the Planning Commission on August 1, 2000. At that time, required parking, per Town code, was one (1) space per 250 sq.ft. of buildings (46 spaces). The site currently provides 56 standard parking spaces and 2 handicap spaces for a total of 58 on-site parking spaces. No additional on-site parking is required. Future construction of new structures will require sufficient parking to meet existing code.

Floodplain management regulations: As depicted in Figure 4, the total area of Proposed Parcel 1 is within the 100-year floodplain including a portion of the west property boundary on Proposed Parcel 2. The Town of Loomis July 2001 General Plan provides a map of the FEMA 100-year Flood Plain in Figure 8-2. The map identifies special flood hazard areas throughout the community, focusing on areas that could be inundated in the event of a 100-year flood. (Statistically, a 100-year flood has a 1% chance of occurring in any given year and has a 24% chance of occurring during the period of a typical 30-year mortgage.) The 8,000 sq.ft. additional structure, approved in August 2000, provided a letter from the property owner explaining their decision to build in the flood plain in accordance Town requirements versus building in the heavily treed area. The August 2000 approval met the Town's requirement by elevating the new structure a minimum of 1' above the flood elevation. This application is strictly to properly divide the parcels. No new improvements are proposed.

Agency Review and response comments:

The application, project information, and exhibit maps were sent to concerned agencies on August 1, 2019 requesting their comments by August 16, 2019. Dated comments received are provided in Attachment C and summarized below:

1. 8/5/19 Town of Loomis, Engineer
Applicant shall meet all Town codes and standards. As most of this property is located in a designated flood zone, dividing the parcel will result in one of the parcels being completely in the flood zone. Development or redevelopment of these parcels will be difficult under the Town's Flood Damage Prevention Chapter 11.08. Applicant shall adhere to Title 11.08 – Flood Damage Prevention.
2. 8/15/19 South Placer Municipal Utility District (SPMUD)

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. There is an existing 12-inch trunk line crossing the property (reference the attached SPMUD facility map). Please refer to SPMUD Sewer Code for information regarding participation fees.

The following comments also apply:

1. Additional easement width is required to meet the SPMUD Standards and Specifications (16-foot minimum, depending on the depth of the sewer line).
2. A sewer easement from the northern edge of parcel 2 is required to the existing driveway.
3. The proposed private utility easement shall be a public utility easement.
4. As the property develops, all-weather over the SPMUD facilities is required.
5. Each parcel/building shall have its own independent sewer lateral.
6. A two-way cleanout shall be located within two feet of the building.
7. A property line cleanout for each parcel shall be located at the edge of the right-of-way or easement.
8. Existing structures located within the easements shall be permitted through the SPMUD encroachment permit process.
9. Minimum separation between utilities 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.
10. Trees, including the drip line, shall not be located within the easement area.

Additional requirements may be required as design information is provided. If the property proposes to connect to sewer and intends to pursue a will-serve letter from the District, the owner and/or owner's representative will need to schedule a meeting with District staff in order to discuss the project and to determine specific requirements.

3. 8/17/19 Placer County Flood Control and Water Conservation District (PCFCWCD)
 - a) We have conferred with the Placer County floodplain administrator and determined that a new FEMA Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) dated 11/2/18 for Sucker Ravine, which is located adjacent to this site, should be considered as the most current best available information as this development moves forward. This new FEMA FIS and mapping became effective (final) on November 2, 2018. Please have the applicant confirm the depicted floodplain limits on the tentative map are consistent with this updated FEMA information dated 11/2/18. Please also have the applicant reference the appropriate FEMA FIRM panel and effective date on the tentative map.
 - b) Please have the applicant note that the response to Question 10 within Section IV entitled Hydrology and Drainage of the Environmental Review Application is incorrect. Areas of the project site are subject to flooding or inundation. Parcel APN 044-121-054 is located entirely within a FEMA Special Flood Hazard Area (SFHA) for Sucker Ravine. The majority of parcel APN 044-121-053 is also located within this FEMA SFHA.
4. 8/15/19 Placer County Environmental Health (PCEH)
 - 1) Residing on the proposed parcel 2 is a public well (State Source ID 3107310-002) which exclusively serves the public water system (State ID 3107310) located on the proposed parcel 1. An easement around this public well and the associated infrastructure (piping, pressure tanks, storage tanks, valves booster pumps, etc.) has been defined on the map. Amend this easement area to include a minimum 50-foot radius control zone around the well. A deed restriction will need to be produced to identify the right of access for parcel 1 to the easement area on parcel 2 for purposes of monitoring, maintenance, repairs and upgrades as required for the public water system (State ID 3107310) to comply with applicable statutes and regulations. Additional language shall be included to define that all future development and use within the 50-foot control zone requires review and approval from Placer County

Environmental Health as to prevent any potentially contaminating activities from occurring within this zone. The deed restriction language shall reference the well and water system with appropriate State ID numbers listed here within. Provide a copy of this document for review and approval by Environmental Health prior to final map approval. Once approved by this department this document shall be recorded concurrently with the map.

- 2) Proposed parcel 2 is currently zoned residential. A will-serve from the public water system or a separate domestic well drilled under permit will be required prior to issuance of a building permit for a single-family residence.
- 3) Should development other than a single-family residence be proposed for parcel 2, Placer County Environmental Health would need to review and determine the adequacy of the public water system (State ID 3107310) located on parcel 1 to serve parcel 2. If a will serve from the adjacent public water system (State ID 3107310) is unattainable, then another approved source of potable water will be required.
- 4) Items number 2 and 3 shall be recorded on the title of parcel 2.
- 5) Submit to Environmental Health Services a "will-serve" letter from the sewer district indicating that the district can and will provide sewerage service to the project (newly created parcel). The project shall connect the project to this public sewer.
5. 8/9/19 Central Valley Regional Water Quality Control Board (CVRWQCB)
Standard comment letter received from CBRWQCB. Applicant shall meet all requirements of the CVRWQB prior to recordation of the Final Map.
6. 8/5/19 Placer County Water Agency (PCWA)
There is no Agency treated water service to this parcel. The nearest treated water main is located approximately 1,200 feet southeast of the parcel in Taylor Road. Water can be made available from the Agency's 20-inch treated water main 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.
7. 8/9/19 City of Rocklin
The project site is in the 100 year floodplain.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The proposed project constitutes a minor land division and is therefore categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15315 of the CEQA Guidelines under the Class 15 categorical exemption because:

1. The proposed division of property is into two parcels.
2. The proposed division is in conformance with the General Plan and zoning.
3. No variances or exceptions are required.
4. All services and access to the proposed parcels to local standards are available.
5. The subject parcel was not involved in a division of a larger parcel within the previous 2 years.
6. The subject parcel does not have an average slope greater than 20 percent.

In light of the foregoing, Staff recommends the Planning Commission direct Staff to file Notice of Exemption for this project (Attachment C).

ATTACHMENTS:

- A. Resolution #19-09 (Attachment A / Pages 10-18)
 - Exhibit A: Findings
 - Exhibit B: Conditions of Approval
 - Exhibit C: Notice of Exemption
- B. Application #19-18
- C. Public Agency Comments

NOTE: Notice published in the Loomis News on October 11, 2019 and mailed to adjacent property owners within 300 feet on October 10, 2019.

RESOLUTION NO. 19-09

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS
APPROVING MINOR LAND DIVISION #19-18
3901 SIERRA COLLEGE BLVD. – APN 044-121-053 AND 044-121-054**

WHEREAS, the property owner has requested approval of Minor Land Division Application #19-18 subject to the attached findings (Exhibit A) and Conditions of Approval (Exhibit B), and as depicted in the Tentative Map (Exhibit C); and

WHEREAS, on October 22, 2019, the Planning Commission of the Town of Loomis conducted a public hearing on Minor Land Division Application #19-18 for the property at 3901 Sierra College Blvd. (APN 044-121-053 and 044-121-054), at which time any person interested in the matter had an opportunity to be heard; and

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

NOW THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Loomis hereby makes the Findings attached hereto as Exhibit A and the imposes the Conditions of Approval attached hereto as Exhibit B; and

BE IT FURTHER RESOLVED, the Planning Commission finds the proposed project constitutes minor land division and is therefore categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15315 of the CEQA Guidelines under the Class 15 categorical exemption because:

1. The proposed division of property is into two parcels.
2. The proposed division is in conformance with the General Plan and zoning.
3. No variances or exceptions are required.
4. All services and access to the proposed parcels to local standards are available.
5. The subject parcel was not involved in a division of a larger parcel within the previous 2 years.
6. The subject parcel does not have an average slope greater than 20 percent.

BE IT FURTHER RESOLVED, the Planning Commission finds the proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.

BE IT FURTHER RESOLVED, the Planning Commission hereby approves Minor Land Division, Application #19-18 per the findings set forth in Exhibit A, the conditions set forth in Exhibit B, and as depicted in Exhibit C.

ADOPTED this 22nd day of October 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Carol Parker, Secretary to the
Planning Commission

Greg Obranovich
Planning Commission Chairman

**EXHIBIT A
FINDINGS
MINOR LAND DIVISION #19-18
3901 SIERRA COLLEGE BLVD. – APN 044-121-053 AND 044-121-054**

Pursuant to Section 66474 of the Subdivision Map Act, the Planning Commission makes the following findings:

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 are available to serve the demand for services generated by the division, including water, sewer, and roadways.
3. The site is physically suitable for this type of development in that the site meets the size requirements for single-family residences, and there are no environmental constraints.
4. The site is physically suitable for the existing development and 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, septic, sheriff, fire, and solid waste services will be adequately provided to the project.
7. The design of the project or type of 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
MINOR LAND DIVISION APPLICATION #19-18
3901 Sierra College Blvd. – APN 044-121-053 and 044-121-054

This Minor Land Division is approved for the division of one 8.77+/- acre parcel into two parcels; Minor Land Division Application #19-18 proposes the division of two parcels (APN 044-121-053 and 044-121-054) being 8.77 +/- acres (382,021 +/- sq.ft.) into two legal parcels. The proposed new parcel sizes will be approximately:

Parcel 1 = +/- 4.17 acres (181,571 sq.ft.)
Parcel 2 = +/- 4.60 acres (200,439 sq.ft.) **Total = 382,021 +/- sq.ft.**

The approval is valid for the term of two years and will expire on **October 22, 2021**, unless extended by the Planning Commission in accordance with the provisions outlined in Municipal Code Chapter 14.20.180. A request for extension shall be filed not less than thirty (30) days before the map is to expire and shall state the reasons for requesting the extension. A request for extension shall receive Planning Commission approval.

1	The owner shall be responsible to ensure <u>all</u> of the below conditions of this permit approval are binding on all successors-in-interest (e.g. by incorporating them into the standard provisions of any sale, lease and/or rental agreement, etc.).	Date Completed
2	The owner shall comply with the Town of Loomis Municipal Code.	
3	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.	
4	The Project shall be implemented substantially in accordance with the plans entitled “3901 Sierra College Boulevard, Town of Loomis, CA Doc #2004-0007861”, dated July 15, 2019, as prepared by Surveyors Group, Inc., consisting of two sheets, except as may be modified by the conditions stated herein.	
5	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 <u>will not</u> 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.	

6	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 attack, set aside, void, or annul, an approval of the Planning Commission, or Town Council concerning the land division 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 Section 66474.9 of the Subdivision Map Act which are hereby incorporated herein by reference. The approval of the map requested by Owner and 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.	
7	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.	
8	The owner shall have prepared for recordation in the Placer County Recorder's Office a legal description and exhibit map of the property as required by the State Subdivision Map Act.	

IMPROVEMENTS (ROADWAY, DRAINAGE, GRADING)

9	The owner shall set all monuments required by the Subdivision Map Act and shall submit certified as-built Mylar plans, and computer-generated design files, on disk prior to final acceptance of improvements.	
10	The 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.	
11	The owner shall dedicate all necessary right-of-ways or easements for streets, water facilities, sewer facilities, utilities, drainage facilities, and other facilities as required by the Town Engineer and show such on the final map prior to recordation.	
12	The owner shall meet and maintain all requirements of the Town of Loomis Municipal Code Chapter 11.08 Flood Damage Prevention.	
13	Prior to recordation of a Final Parcel Map, the owner shall construct all improvements required as a condition of approval of this project, or enter into a contract agreement with the Town of Loomis to construct all improvements, and shall post a 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 Town of Loomis Municipal Code Chapter 14.20.180.	
14	All grading shall conform to the Town Grading Ordinance (Municipal Code Section 12), and/or as approved by the Town Engineer. All grading shall be performed 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, in accordance with the Placer County Flood Control District Storm Water Management Manual and the Loomis Land Development Manual. Applicant shall meet all requirements of Placer County Flood Control and Water Conservation District prior to recordation of the Final Map.	

15	The owner/developer shall submit for review and approval by the Town a copy of the terms of any public utility easement(s) to be recorded with the Final Map.	
16	Existing public facilities, and real and personal property damaged during the course of construction shall be repaired by the owner at his sole expense, to the reasonable satisfaction of the Town Engineer.	
17	If applicable, the owner shall prepare and install erosion and sediment control on any/all disturbed areas during all demolition/construction activities per State Water Resources Handbook.	

GENERAL PLANNING

18	The owner shall be responsible for taking reasonable actions to abate nuisances caused by this project in the project area.	
19	A Town approved grading permit or improvement plan shall be obtained prior to any onsite construction consistent with the requirements of Chapter 13.54 "Tree Conservation" of the Town of Loomis Zoning Ordinance. Every attempt shall be made to retain as many existing trees on-site as possible. Any trees determined to be removed at any time shall also obtain a Town approved Tree Removal Permit and provide payment of fees and/or replanting mitigation as required.	
20	No construction work shall begin prior to 7:00 a.m. nor occur after 7:00 p.m. Monday through Friday nor prior to 8:00 a.m. or after 5:00 p.m. on Saturday, and there shall be no work on Sundays or holidays.	
21	For any new construction, the owner shall pay development fees as may be required including the Community Facility Fee, Park & Recreation Fee, and Placer County Capital Facility Impact Fee prior to building permit issuance.	
22	For any new construction, the developer shall be required to pay the Road Circulation/Major Roads Fee prior to building permit issuance.	
23	The project shall conform to the General Plan, including the Noise Element standards, State Noise Insulation Standards (CA Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code. Noise generated by the project shall not cause the day-night average sound level (Ldn) to exceed 60 A-weighted decibels (dBA) at the property line during or after construction, nor shall it cause the noise level at the property line to exceed 75 dBA at any time during or after construction.	
24	No request for a Final Parcel Map, pursuant to this tentative map, shall be approved until all conditions are completed and accepted by the Town, or as acceptable to the Town Attorney, for those conditions not completed.	

AGENCIES

25	Placer County Flood Control and Water Conservation District (PCFCWCD) We have conferred with the Placer County floodplain administrator and determined that a new FEMA Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) dated 11/2/18 for Sucker Ravine, which is located adjacent to this site, should be considered as the most current best available information as this development moves forward. The new FEMA FIS and mapping became effective (final) on November 2, 2018. Confirm the depicted floodplain limits on the tentative map are consistent with this updated FEMA information dated 11/2/18. Please also have the applicant reference the appropriate FEMA FIRM panel and effective date on the tentative map.	
26	Areas of the project site are subject to flooding or inundation. Parcel APN 044-121-054 is located entirely within a FEMA Special Flood Hazard Area (SFHA) for Sucker Ravine. The majority of parcel APN 044-121-053 is also located within	

	this FEMA SFHA. Applicant shall properly depict the SFHA on the Final Map prior to recordation.	
27	A tribal monitor must be present during any ground disturbing activities prior to any construction/development commences. 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 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.	
28	Placer County Water Agency (PCWA). The Agency does not reserve water for prospective customers and 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. All water availability is subject to the limitations described below and the prior use by existing customers.	
29	There is no PCWA treated water service to this parcel. The nearest treated water main is located approximately 1,200 feet southeast of the parcel in Taylor Road. Water can be made available from the Agency's 20-inch treated water main in Taylor Road. In order to obtain service, the developer shall 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.	
30	Placer County Environmental Health (PCEH): Residing on the proposed Parcel 2 is a public well (State Source ID 3107310-002) which exclusively serves the public water system (State ID 3107310) located on proposed Parcel 1. An easement around this public well and the associated infrastructure (piping, pressure tanks, storage tanks, valves booster pumps, etc.) has been defined on the map. Amend this easement area to include a minimum 50-foot radius control zone around the well. A deed restriction will need to be produced to identify the right of access for Parcel 1 to the easement area on Parcel 2 for purposes of monitoring, maintenance, repairs and upgrades as required for the public water system (State ID 3107310) to comply with applicable statutes and regulations. Additional language shall be included to define that all future development and use within the 50-foot control zone requires review and approval from Placer County Environmental Health as to prevent any potentially contaminating activities from occurring within this zone. The deed restriction language shall reference the well and water system with appropriate State ID numbers listed here within. Provide a copy of this document for review and approval by Environmental Health prior to final map approval. Once approved by this department this document shall be recorded concurrently with the map.	
31	Proposed Parcel 2 is currently zoned residential. A will-serve from the public water system or a separate domestic well drilled under permit will be required prior to issuance of a building permit for a single-family residence and shall be recorded on the title of Parcel 2.	

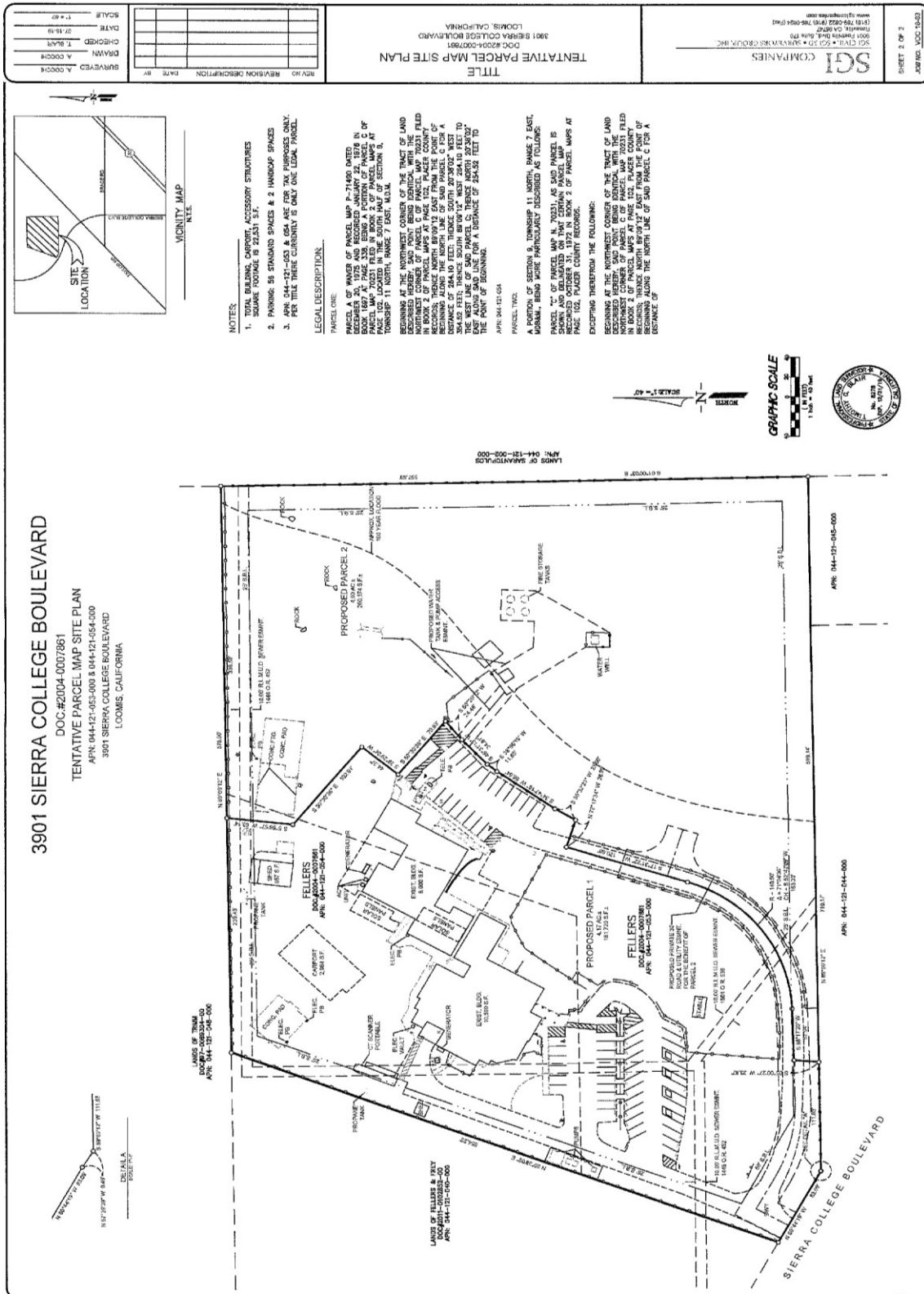
32	Should development other than a single-family residence be proposed for Parcel 2, Placer County Environmental Health would need to review and determine the adequacy of the public water system (State ID 3107310) located on Parcel 1 to serve Parcel 2. If a will serve from the adjacent public water system (State ID 3107310) is unattainable, then another approved source of potable water will be required and shall be recorded on the title of parcel 2.	
33	Submit to Environmental Health Services a “will-serve” letter from the sewer district indicating that the district can and will provide sewerage service to the project (newly created parcel). The project shall connect the project to this public sewer.	
34	South Placer Municipal Utility District (SPMUD). 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. There is an existing 12-inch trunk line crossing the property (reference the attached SPMUD facility map). Please refer to SPMUD Sewer Code for information regarding participation fees.	
35	<ol style="list-style-type: none"> 1. Additional easement width is required to meet the SPMUD Standards and Specifications (16-foot minimum, depending on the depth of the sewer line). 2. A sewer easement from the northern edge of parcel 2 is required to the existing driveway. 3. The proposed private utility easement shall be a public utility easement. 4. As the property develops, all-weather over the SPMUD facilities is required. 5. Each parcel/building shall have its own independent sewer lateral. 6. A two-way cleanout shall be located within two feet of the building. 7. A property line cleanout for each parcel shall be located at the edge of the right-of-way or easement. 8. Existing structures located within the easements shall be permitted through the SPMUD encroachment permit process. 9. Minimum separation between utilities 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. 10. Trees, including the drip line, shall not be located within the easement area. <p>(Note: Additional requirements may be required as design information is provided.)</p>	
36	<p>If the property proposes to connect to sewer and intends to pursue a will-serve letter from the District, the owner and/or owner's representative will need to schedule a meeting with District staff in order to discuss the project and to determine specific requirements.</p> <p>Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at: https://spmud.specialdistrict.org/files/4ea52eade/Standard-Specifications-and-Improvement-Standards-for-Sanitary-Sewers.pdf</p>	
37	Applicant shall meet all requirements of Central Valley Regional Water Quality Control Board (CVRWQCB) , as outlined in their comment letter of August 9, 2019 to protect the quality of surface and groundwaters of the state prior to recordation of the Final Map.	

38	Applicant shall meet all requirements of Pacific Gas & Electric Company (PGE) and provide all necessary public utility easements and right-of-ways prior to recordation of the Final Map.	
39	Applicant shall subscribe to weekly curbside solid waste service (Recology) as required.	
40	Applicant shall pay \$50.00 California Notice of Exemption recording fee and provide proof of filing with the Placer County Recorder within 5 days of approval.	

Exhibit C

Proposed Minor Land Division #19-18

Page 2 of 2



Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Placer
2954 Richardson Drive
Auburn, CA 95603

From: (Public Agency): Town of Loomis
3665 Taylor Road, PO Box 1330
Loomis, CA 95650
(Address)

Project Title: Minor Land Division #19-18
3901 Sierra College Blvd., Loomis, CA 95650
(APN 044-121-053 and 044-121-054)

Project Applicant: Surveyors Group, Inc., 9001 Foothills Blvd, #170, Roseville, CA 95747 (916-789-0822)
Project Location - Specific: 3901 Sierra College Blvd, Loomis, CA 95650 (APN 044-121-053 and 054).

Project Location - City: Loomis, CA Project Location - County: Placer, CA

Description of Nature, Purpose and Beneficiaries of Project:

Minor land division of an existing Residential Estates 8.77 acre parcel to become two parcels of +/- 4.17 and +/- 4.60 acres.

Owner: Veterinary Development Company, LLC, 8830 King Road, Loomis, CA 95650 (916-652-5816)

Name of Public Agency Approving Project: Town of Loomis, CA

Name of Person or Agency Carrying Out Project: Planning Department

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: #15315. Minor Land Division
Statutory Exemptions. State code number:

Reasons why project is exempt:

Class15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services & access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Lead Agency

Contact Person: Mary Beth Van Voorhis Area Code/Telephone/Extension: 916-652-1840 x21

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? * Yes No

Signature: Date: Title: Planning Director

[X] Signed by Lead Agency [] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: