



PLANNING DIRECTOR HEARING

#20-13 CAMP, GERTON, MIYATA– LOT LINE ADJUSTMENT 3900, 3930, 3921 Twin Palms Lane (APN 043-110-035, -034, -023) and 6717 Horseshoe Bar Road (APN 043-110-013) Loomis, CA 95650

June 22, 2021

A Minor Boundary Line Adjustment application has been submitted to the Loomis Planning Department.

Project Description

OWNER/ APPLICANT: The Town of Loomis has received application for a Lot Line Adjustment of four parcels owned by:

| | | |
|-------------------------------------|-----------------------|---------------|
| Ryan and Corrie Camp | 3900 Twin Palms Lane | (043-110-035) |
| Stephen and Anna Camp <i>et al.</i> | 3930 Twin Palms Lane | (043-110-034) |
| Raymond and Connie Gerton | 3931 Twin Palms Lane | (043-110-023) |
| Edwin and Maruerite Miyata | 6716 Horseshoe Bar Rd | (043-110-013) |

All four parcels are within the Residential Estates (RE) Land Use and Zoning Designations, 2.3 acre minimum lot size. All four parcels are developed with single-family dwellings and have on-site septic with leach fields to dispose of wastewater, using 120 gallons per bedroom per day for average wastewater usage:

| | | |
|-----------------------|-----------|-----------------|
| 3900 Twin Palms Lane | 3 bedroom | 360 gallons/day |
| 3930 Twin Palms Lane | 4 bedroom | 480 gallons/day |
| 3931 Twin Palms Lane | 3 bedroom | 360 gallons/day |
| 6716 Horseshoe Bar Rd | 4 bedroom | 480 gallons/day |

Two parcels use existing wells at 3930 and 3931 Twin Palms Lane (there are no known contaminants or abandoned wells) and two parcels are currently served by public, metered, water service at 3900 Twin Palms Lane and 6716 Horseshoe Bar Road.

This application proposes a Lot Line Adjustment to adjust parcel sizes to conform to existing fence lines and to make parcels 043-110-34 and 035 generally equal in size.

| Parcel Number | Existing Parcel Size (+/-) | Proposed Gross Parcel Size (+/-) |
|----------------|-----------------------------|----------------------------------|
| 1. 043-110-035 | 4.11 acres / 179,107 sq.ft. | 2.42 acres / 105,531 sq.ft. |
| 2. 043-110-034 | 1.00 acres / 43,565 sq.ft. | 2.30 acres / 100,346 sq.ft. |
| 3. 043-110-023 | 3.98 acres / 173,427 sq.ft. | 4.02 acres / 175,051 sq.ft. |
| 4. 043-110-013 | .86 acres / 37,645 sq.ft. | 1.21 acres / 52,816 sq.ft. |
| TOTAL | 9.95 acres / 433,744 sq.ft. | 9.95 acres / 433,744 sq.ft. |

Although the minimum parcel size within the RE zone is 2.3 acres, Proposed Parcel 043-110-013 is currently considered legal, non-conforming, and this boundary line adjustment will create a slightly larger parcel, which will remain a legal, non-conforming parcel within this zone.

These four parcels are surrounded by Residential Agricultural land use designations on the east, west, and south. (Note: The properties to the north are in the unincorporated area of Placer County and not within the Town of Loomis Sphere of Influence). Refer to **Figure 1 – Vicinity Map**.

This application is exempt from the California Environmental Quality Act (CEQA) Guidelines as per Section 15305 “Minor Alterations in Land Use Limitations”, Class 5(a), Minor lot line adjustments not resulting in the creation of any new parcel.

A request for agency comment and review was sent on April 27, 2021 of which the following responses were received:

1. Placer County Water Agency
“No issues with the proposed lot line adjustment.”
2. South Placer Municipal Utility District
“The subject parcels are located within the District but there are no sewer facilities nearby (reference attached map). As such, the District has no comments on the submittal.”
3. Pacific Gas & Electric Company (refer to attachment).
“No additional comments received.”
4. United Auburn Indian Tribe
“UAIC has no concerns or comments on this project.”

A Notice of Public Hearing to Approve a Minor Boundary Line Adjustment was mailed to adjacent property owners within 300’ radius of the site on June 14, 2021 and also published in the Loomis on June 11, 2021. To date, the Town has not received written comments on this proposal.

Town of Loomis Zoning Code Chapter 14.12.030 provides the process for reviewing lot line adjustments. As indicated in Chapter 14.12.040 Findings:

The planning director shall approve a lot line adjustment sought pursuant to this chapter only if the planning director finds:

- A. That the lot line adjustment will not result in the abandonment of any street or utility easement of record, and that, if the lot line adjustment will result in the transfer of property from one owner to another owner, the deed to the subsequent owner expressly reserves any street or utility easement of record; (*Proposal complies*)
- B. That the lot line adjustment will not result in the elimination or reduction in size of the access way to any resulting parcel, or that the application is accompanied by new easements to provide access which meet all the town requirements regarding access to

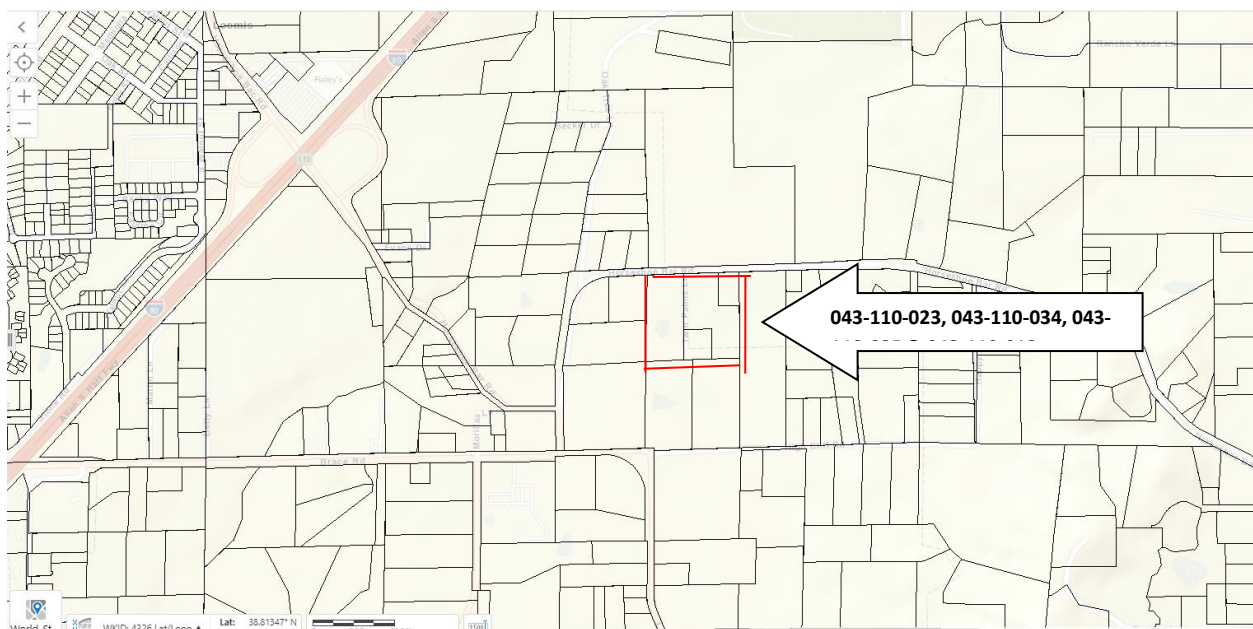
parcels in the location and of the size as those proposed to be created; (*Proposal complies*) and

- C. That the resulting parcels conform to the town's building code and the town's zoning ordinance. (*Proposal complies*)

ENVIRONMENTAL DETERMINATION: This application is exempt from the California Environmental Quality Act (CEQA) Guidelines as per Section 15305 "Minor Alterations in Land Use Limitations", Class 5(a), Minor lot line adjustments not resulting in the creation of any new parcel.

RECOMMENDATION: That the Planning Director approve Lot Line Adjustment #20-13 for Camp, Gerton, and Miyata subject to the recommended findings and conditions of approval and as depicted in the preliminary site plan attached as **Figure 2**.

Figure 1 - Vicinity Map



EASEMENTS PER TITLE REPORT:
APN 043-110-023
ITEM 4) WATER AND INCIDENTAL P. PROPOSED LOCATION NOT DISCLOSED PER DEED.

APN 043-110-034

| ADDRESS | SF | BEDROOMS |
|---------------------|------|----------|
| 671 G HORSESHOE BAR | 2854 | 4 |
| 3900 TWIN PALMS LN | 2930 | 4 |
| 3931 TWIN PALMS LN | 2612 | 3 |
| 3930 TWIN PALMS LN | 1426 | 3 |

GRAPHIC SCALE

1" = 50' 0"

1" = 100' 0"

1" = 150' 0"

1" = 200' 0"

1" = 250' 0"

1" = 300' 0"

1" = 350' 0"

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1" = 11

A. Planning Director Determination #20-13
B. Application #20-13
C. Agency Comments

TOWN OF LOOMIS

**Planning Director Determination #20-13
CAMP, GERTON, MIYATA– LOT LINE ADJUSTMENT
3900, 3930, 3921 Twin Palms Lane (APN 043-110-035, -034, -023) and
6717 Horseshoe Bar Road (APN 043-110-013)
Loomis, CA 95650**

A DETERMINATION BY THE PLANNING DIRECTOR OF THE TOWN OF LOOMIS APPROVING A MINOR BOUNDARY LINE ADJUSTMENT FOR:

| | | |
|----------------------------|-----------------------|---------------|
| Ryan and Corrie Camp | 3900 Twin Palms Lane | (043-110-035) |
| Stephen and Anna Camp etal | 3930 Twin Palms Lane | (043-110-034) |
| Raymond and Connie Gerton | 3931 Twin Palms Lane | (043-110-023) |
| Edwin and Maruerite Miyata | 6716 Horseshoe Bar Rd | (043-110-013) |

WHEREAS, the Planning Director, on June 22, 2021 reviewed the proposed Minor Boundary Line Adjustment of four parcels within the Residential Estates (RE) Land Use and Zoning Designations, 2.3 acre minimum lot size; and

WHEREAS, Minor Boundary Line Adjustment #20-13 meets the required findings and will adhere to the Conditions of Approval as shown in Exhibit A; and

WHEREAS, the Minor Boundary Line Adjustment, as depicted in Exhibit B, will not result in violating authorized zoning or other requirements of the Loomis Municipal Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Director approves the recording of Minor Boundary Line Adjustment as provided for in the State Subdivision Map Act, Title 7, Government Code, and Section 14.12 Lot Line Adjustments of the Loomis Municipal Code.

BE IT FURTHER RESOLVED that this Determination does not constitute approval of a Parcel Map or Certificate of Compliance, and there is not stated or implied warranty by the Town of Loomis as to the legality of any transfers or accuracy of the attached Exhibit B.

Mary Beth Van Voorhis, Planning Director

Date

Exhibit A

#20-13 CAMP, GERTON, MIYATA– LOT LINE ADJUSTMENT 3900, 3930, 3921 Twin Palms Lane (APN 043-110-035, -034, -023) and 6717 Horseshoe Bar Road (APN 043-110-013) Loomis, CA 95650

FINDINGS:

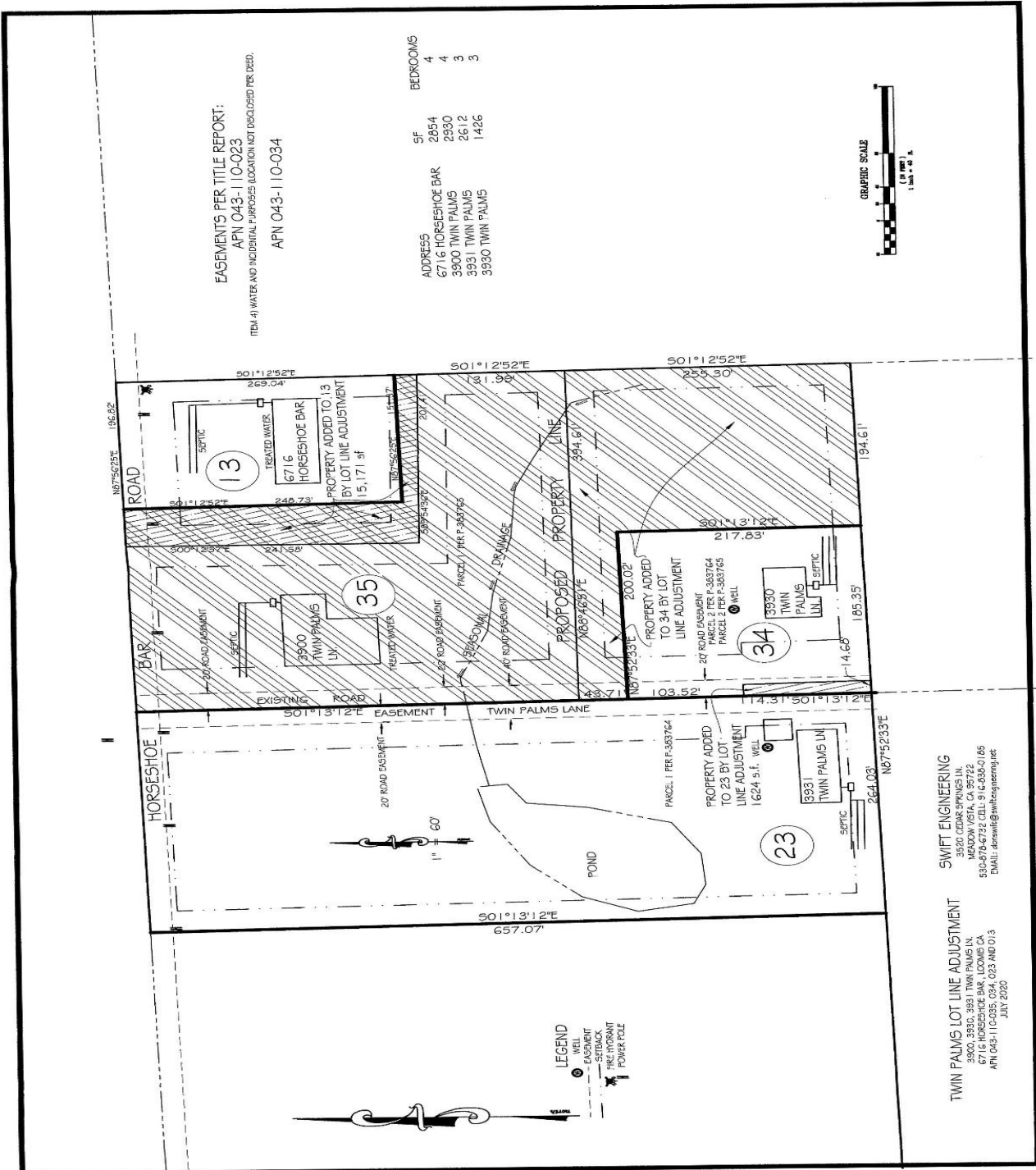
- A. That the lot line adjustment will not result in the abandonment of any street or utility easement of record, and that, if the lot line adjustment will result in the transfer of property from one owner to another owner, the deed to the subsequent owner expressly reserves any street or utility easement of record;
- B. That the lot line adjustment will not result in the elimination or reduction in size of the access way to any resulting parcel, or that the application is accompanied by new easements to provide access which meet all the town requirements regarding access to parcels in the location and of the size as those proposed to be created; and
- C. That the resulting parcels conform to the town's building code and the town's zoning ordinance.

CONDITIONS OF APPROVAL

- 1. _____ The owner shall have prepared for recordation in the Placer County Recorder's Office a legal description and exhibit map of the property by a currently licensed Surveyor as required the State Subdivision Map Act.
- 2. _____ Owner shall comply with all provisions of 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 said 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. _____ All existing structures and easements shall remain in place and are not affected by the approval of this Minor Boundary Line Adjustment.

Exhibit B

#20-13 CAMP, GERTON, MIYATA- LOT LINE ADJUSTMENT 3900, 3930, 3921 Twin Palms Lane (APN 043-110-035, -034, -023) and 6717 Horseshoe Bar Road (APN 043-110-013) Loomis, CA 95650



RECEIVED

JUL 30 2020



TOWN OF LOOMIS OF LOOMIS

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

For Town Use

File Number

20-13

Application Fee(s)

2002

Receipt #

29285

Date 8/3/20

Date Received

8/3/20

Paid \$

2002.00

PLANNING DEPARTMENT

Planning Application

1. **Project Title:** Twin Palms Lot Line Adjustments
2. **Street Address/ Location:** 3900,3931 & 3930 Twin Palms, 6176 Horseshoe Bar
3. **APN(s):** 043-110-013, -023, -34, & -035 **Acreage:** _____
Zoning: _____ **General Plan Designation:** _____
Current Site Use: Residential
Surrounding Land Use(s): _____
4. **Property Owner:** See Attached
Address: _____ **City** _____ **State** _____ **Zip** _____
Telephone: _____ **email:** _____
5. **Project Applicant:** SEE ENGINEER
Address: _____ **City** _____ **State** _____ **Zip** _____
Telephone: _____ **email:** _____
6. **Project Engineer/Architect:** Swift Engineering (DON SWIFT)
Address: 3520 Cedar Springs Ln. Meadow Vista CA 95722 **City** _____ **State** _____ **Zip** _____
Telephone: 530 878 6732 **email:** donswift@swiftengineering.net
7. **What actions, approvals or permits by the Town of Loomis does the proposed project require?**

| | |
|---|--|
| <input type="checkbox"/> Appeal <input type="checkbox"/> Certificate of Compliance <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Design Review <input type="checkbox"/> Development Agreement <input type="checkbox"/> Environmental Review <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Hardship Mobile Home Permit <input checked="" type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Other _____ | <input type="checkbox"/> Miscellaneous Permit <input type="checkbox"/> Planned Development <input type="checkbox"/> Second Unit Permit <input type="checkbox"/> Sign Review <input type="checkbox"/> Tentative Review <input type="checkbox"/> Minor Land Division <input type="checkbox"/> Subdivision <input type="checkbox"/> Variance <input type="checkbox"/> 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 <u>PG & E</u> | Natural Gas <u>None</u> |
| Fire Protection <u>S. Placer</u> | Water/Well <u>Well</u> |
| Sewer/Septic <u>Septic</u> | Telephone <u>AT&T</u> |

High School Placer Union Hg., SD
Other _____

Elem. School Loomis Union SD

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 X

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 06/20/2020

Applicant Donald Swift

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.)

Lot line adjustments: 035 to 013 to conform to existing fence

034 to 023 to conform to existing fence

035 to 034 to make lots (generally) equal in size 035 is larger as Horseshoe Bar Road is located in 035

12. Owner Authorization:

I hereby authorize Don Swift, 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)

BS

Printed Name(s)

Ryan Camp

06/20/2020
Date

Corrie Camp

Corrie Camp

06/20/2020
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)

BS

Printed Name(s)

Ryan Camp

06/20/2020
Date

Corrie Camp

Corrie Camp

06/20/2020
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

Donald Swift

Printed Name(s)

Donald Swift

06/20/2020
Date

| Name | Address | APN | EXIST SIZE (acres) | Resultant size (acres) |
|------------------------------|--|-----------------|--------------------|------------------------|
| Ryan and Corrie Camp | 3900 Twin Palms Ln., Loomis CA 95650 | 043-110-035-000 | 4.11 | 2.39 |
| Stephen and Anna Camp et al. | 3930 Twin Palms Ln. Loomis CA 95650 | 043-110-034-000 | 1.00 | 2.30 |
| Raymond and Connie Gerton | 3931 Twin Palms Ln. Loomis CA 95650 | 043-110-023-000 | 3.98 | 4.02 |
| Edwin and Maruerite Miyata | 6176 Horseshoe Bar Rd. Loomis CA 95650 | 043-110-013-000 | 0.86 | 1.21 |

TOWN OF LOOMIS
PLANNING DEPARTMENT

LOT LINE ADJUSTMENT
SUPPLEMENTARY APPLICATION FORM

TRANSFERRING OWNER

Name Ryan and Corrie Camp

Owner's Address 3900 Twin Palms Ln., Loomis CA

Phone/Fax _____

Property Location
3900 Twin Palms Ln., Loomis CA 95650

APN(s) 043-110-035

Total Existing Area 163,936 sf

Proposed Parcel Size 105,531 sf

Date Purchased by Present Owner 09/02/2015

Book and Page of Deed 2015-0077553

Name(s) on Deed Ryan and Corrie M. Camp

Title Company (if any) Placer Title Co.
P-383764

Contact Person Jutta Rosier

Phone/fax 916-624-8141, 916-200-0410 fax

RECEIVING OWNER

Name Stephen and Anna Camp

Owner's Address 3930 Twin Palms Ln., Loomis CA

Phone/fax _____

Property Location
3930 Twin Palms Ln., Loomis CA 95650

APN(s) 043-110-034

Total Existing Area 43,565 sf

Proposed Parcel Size 101,970 sf

Date Purchased by Present Owner 2018-0002458

Book and Page of Deed 2018-0002458

Name(s) on Deed Stephen D. & Anna V. Camp
Claire M and David W. Camp

Title Company (if any) Placer Title Co.
P-383764

Contact Person Jutta Rosier

Phone/fax 916-624-8141, 916-200-0410 fax

I hereby acknowledge that I Have read this application and state that the information given is correct. I agree to comply with all Town ordinances and State laws regulating property division. I understand that if a final map has not been filed on the property, or if there are questions on the legal description, that a parcel map or a record of survey may be required.

Date 06/14/2020

Transferring Signature *[Signature]*

Printed Name Ryan Camp Corrie Camp

Date 6/14/2020

Receiving Signature *[Signature]*

Printed Name Stephen D. Camp Anna V. Camp

Date 6/14/2020

Receiving Signature *[Signature]*

Printed Name: Claire M. Camp David W. Camp

TOWN OF LOOMIS
PLANNING DEPARTMENT

LOT LINE ADJUSTMENT
SUPPLEMENTARY APPLICATION FORM

TRANSFERRING OWNER

Name Stephen and Anna Camp

Owner's Address 3930 Twin Palms Ln., Loomis CA

Phone/Fax _____

Property Location
3930 Twin Palms Ln., Loomis CA 95650

APN(s) 043-110-034

Total Existing Area 101,970 sf

Proposed Parcel Size 100,346 sf

Date Purchased by Present Owner 01/17/2018

Book and Page of Deed 2018-0002458

Name(s) on Deed Stephen D. & Anna V. Camp
Claire M and David W. Camp

Title Company (if any) Placer Title Co.
P-383764

Contact Person Jutta Rosier

Phone/fax 916-624-8141, 916-200-0410 fax

RECEIVING OWNER

Name Raymond and Connie Gerton

Owner's Address 3931 Twin Palms Ln., Loomis CA

Phone/fax _____

Property Location
3931 Twin Palms Ln., Loomis CA 95650

APN(s) 043-110-023

Total Existing Area 173,427 sf

Proposed Parcel Size 175,051 sf

Date Purchased by Present Owner 09/21/2018

Book and Page of Deed 2018-0068302

Name(s) on Deed Raymond T. and Connie J. Gerton

Title Company (if any) Placer Title Co.
P-383764

Contact Person Jutta Rosier

Phone/fax 916-624-8141, 916-200-0410 fax

I hereby acknowledge that I Have read this application and state that the information given is correct. I agree to comply with all Town ordinances and State laws regulating property division. I understand that if a final map has not been filed on the property, or if there are questions on the legal description, that a parcel map or a record of survey may be required.

Date 6/14/2020

Transferring Signature [Signature]

Printed Name Stephen D. Camp Anna V. Camp

Date June 14, 2020

Receiving Signature [Signature]

Printed Name Raymond T Gerton Connie J. Gerton

Date 6/14/2020

Transferring Signature [Signature]

Printed Name: Claire M. Camp David W. Camp

TOWN OF LOOMIS
PLANNING DEPARTMENT

LOT LINE ADJUSTMENT
SUPPLEMENTARY APPLICATION FORM

TRANSFERRING OWNER

Name Ryan and Corrie Camp

Owner's Address 3900 Twin Palms Ln., Loomis CA

Phone/Fax _____

Property Location
3900 Twin Palms Ln., Loomis CA 95650

APN(s) 043-110-035

Total Existing Area 179,107 sf

Proposed Parcel Size 163,936 sf

Date Purchased by Present Owner 09/02/2015

Book and Page of Deed 2015-0077553

Name(s) on Deed Ryan and Corrie M. Camp

Title Company (if any) Placer Title Co.
P-383764

Contact Person Jutta Rosier

Phone/fax 916-624-8141, 916-200-0410 fax

RECEIVING OWNER

Name Edwin and Marguerite Miyata

Owner's Address 6176 Horseshoe Bar, Loomis CA

Phone/fax _____

Property Location
6176 Horseshoe Bar, Loomis CA 95650

APN(s) 043-110-013

Total Existing Area 37,645 sf

Proposed Parcel Size 52,816 sf

Date Purchased by Present Owner 04/17/2003

Book and Page of Deed 2003-0059027

Name(s) on Deed Edwin and Marguerite Miyata

Title Company (if any) Placer Title Co.
P-383764

Contact Person Jutta Rosier

Phone/fax 916-624-8141, 916-200-0410 fax

I hereby acknowledge that I Have read this application and state that the information given is correct. I agree to comply with all Town ordinances and State laws regulating property division. I understand that if a final map has not been filed on the property, or if there are questions on the legal description, that a parcel map or a record of survey may be required.

Date 06/14/2020

Transferring Signature

Printed Name

Ryan Camp

Corrie Camp

Date June 14 2020

Receiving Signature

Printed Name

Edwin Miyata

Marguerite Miyata

TOWN OF LOOMIS

PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Twin Palms Lot Line Adjustments
2. What is the general land use category for the project? Residential
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? Existing conditions to remain
4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes ☒ No ☐
If yes, show on the site plan and describe. All 4 subject lots are developed. All are on septic (shown)
3900 Twin Palms and 6176 Horseshoe Bar have treated water. 3931 and 3930 Twin Palms Ln have potable water via onsite wells (shown).
5. Is adjacent property in common ownership? Yes ☐ No ☒ If yes, Assessor's Parcel Number (s) and acreage(s). 043-110-013:86Ac., 043-110-023:3.98Ac., 043-110-034:1.00Ac., 043-110-035:4.11Ac.
6. Describe previous land use(s) of the site over the last 10 years. Residential
7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes ☐ No ☒
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. _____

II. POPULATION AND HOUSING

1. How many new residents will the project generate? None
2. Will the project displace or require the relocation of any residential units? Yes ☐ No ☒ If yes, the number. _____
3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) None
4. Will the project create or destroy job opportunities? Create ☐ Destroy ☐ Describe Neither
5. Will the proposed project displace any currently productive use? Yes ☐ No ☒ If yes, describe. _____

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement ☐ steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes ☐ No ☒ If yes, describe. _____

8. Will the project result in the physical alteration of a body of water? Yes ☐ No ☒ If yes, describe. _____
9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [] No ☒ If yes, describe. _____
10. Are there any areas of the project site that are subject to flooding or inundation? Yes [☒] No ☐ If yes, describe. Pond (see site plan) _____
11. Will the project alter existing drainage channels and/or drainage patterns? Yes [] No ☒ If yes, describe. _____

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [] No ☒ If yes, describe. _____
2. Describe the following emissions sources related to project development:
- Construction emissions - Extent and duration of site grading activities: None _____
- Stationary source emissions - Are woodstoves proposed in residential projects? Yes [] No ☒
- Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: _____
3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [] No ☒ If yes, describe (may require the results from specific air quality studies). _____
4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [] No ☒ If yes, describe. _____
5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions? _____
6. Will vegetation be cleared from the project? Yes [] No ☒ If yes, describe the method of disposal. _____

VII. BIOLOGICAL RESOURCES

Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

1. Briefly describe site vegetation. Native Oaks and non-native Eucalyptus in wooded area. Most of the property has been cleared and planted in grasses.

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes ☐ No ☒ If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. _____

3. Briefly describe wildlife typically found in the area. deer, squirrels, birds, occasional coyote.

4. Describe changes to site habitat(s) resulting from development of the project. None

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes ☐ No ☒ If yes, describe. _____

6. Are any federally listed threatened species, or candidates for listing, found in the project area? Yes ☐ No ☒ If yes, describe. _____

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes ☐ No ☒ If yes, describe. _____

8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes ☒ No ☐ If yes, describe (type, acreage, etc.). Seasonal Creek and Pond

9. If yes, will project development affect these wetland areas? Yes ☐ No ☒ If yes, describe. _____

10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes ☐ No ☐

4. Describe the on-site fire protection facilities proposed with this project. Nothing new

4. Is landscaping proposed? Yes [] No ☒ If yes, describe. _____

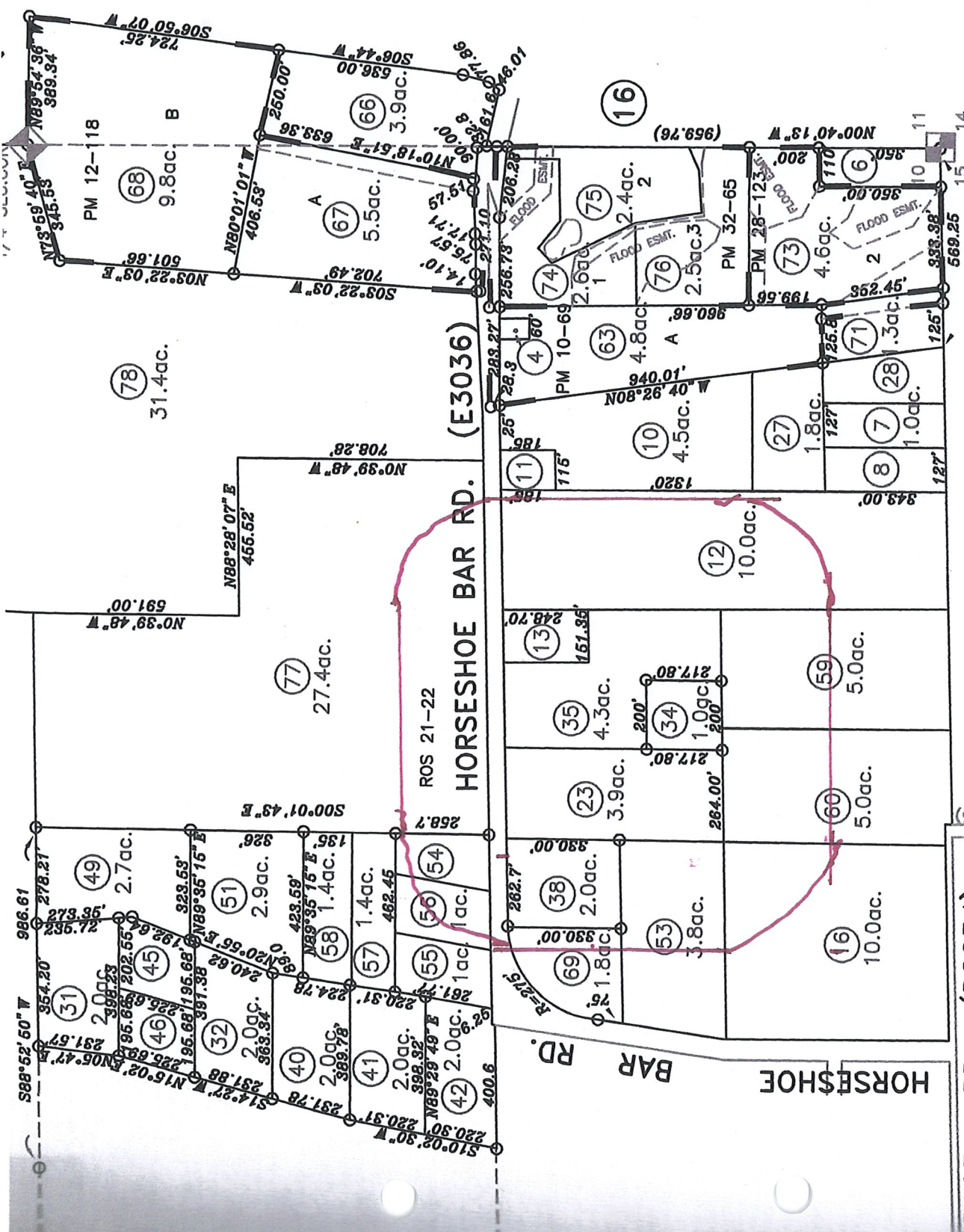
XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes [] No ☒ If yes, describe. _____

2. What is the nearest archaeological, historical or paleontological site? _____

What is the name of this site? _____



Assessor's Map Bk.43 Pg.11
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

043-11

BRACE RD. (D2034)

NOTE

This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Swift Engineering

CIVIL ENGINEERS • LAND SURVEYORS

3520 Cedar Springs Ln., Meadow Vista, CA 95722

Phone: (530) 878-6732

Cell: (916) 838-0185

e-mail: donswift@swiftengineering.net

Twin Palms Lot Line Adjustments

- 35** Ryan and Corrie Camp, 3900 Twin Palms Ln. (APN 043-110-035)
34 Stephen and Anna Camp, 3930 Twin Palms Ln. (APN 043-110-034)
23 Raymond and Connie Gerton, 3931 Twin Palms Ln. (APN 043-110-023)
13 Miyata and Edwin Marguerite, 6176 Horseshoe Bar (APN 043-110-013)

| | Existing | 35 | 34 | 23 | 13 | Proposed |
|-----------|------------|-----------|------------|-----------|------------|-------------------|
| 35 | 179,107 sf | --- | -58,405 sf | | -15,171 sf | 105,531 sf |
| 34 | 43,565 sf | 58,405 sf | --- | -1,624 sf | | 100,346 sf |
| 23 | 173,427 sf | | 1,624 sf | --- | | 175,051 sf |
| 13 | 37,645 sf | 15,171 sf | | | --- | 52,816 sf |

Swift Engineering

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3520 Cedar Springs Ln., Meadow Vista, CA 95722

Phone: (530) 878-6732

Cell: (916) 838-0185

e-mail: donswift@swiftengineering.net

RECEIVED

OCT 14 2020

TOWN OF LOOMIS

October 10, 2020

Additional Information

Subject: Town Response (dated 08/18/2020) to Twin Palms Lot Line Adjustment submittal

- 1) Address changed to ⁶⁷¹⁶6176 Horseshoe Bar Rd. throughout ✓
- 2) All original property descriptions are aliquot parts Section 10, Township 11 North, Range 7 East MDB&M. The section was surveyed by me and the areas used in the application are calculated from that survey. The assessor number are generally close but I don't know their origin. The difference in areas between the Memo and application are just "round off".
- 3a Legend added
- 3b setbacks shown
- 3c easements shown
- 3d the drainage shown is seasonal and not a canal...if the downstream owners keep the pond surface elevation high (pond shown on 3931 Twin Palms) it backs up into the seasonal drainage. There is ditch water available at the parcels per an easement in the title report but the location is not specified.
- 3e Map added to show path of drainage from site(s) to Secret Ravine.
- 3f Hydrant added to map and legend
- 3g Utilities added to map.
- 4) 2 wells are shown and in use at 3930 and 3931 Twin Palms. There are no known contaminants or abandoned wells. The dwellings at 3900 Twin Palms and 6716 Horseshoe Bar have water meters and city water.
- 5) All four properties use Septic Tanks and Leach fields to dispose of wastewater. All are functioning properly. Using 120 gallons per bedroom per day for average wastewater usage the projected wastewater per house per day is:
- | | |
|------------------------|-----------------|
| 6716 Horseshoe Bar Rd. | 480 gallons/day |
| 3900 Twin Palms Rd. | 480 gallons/day |
| 3931 Twin Palms Rd. | 360 gallons/day |
| 3900 Twin Palms Rd. | 360 gallons/day |
- All dwellings exist and were permitted at construction. This is not a request to add houses or bedrooms, only to move boundaries to mutually agreed locations.
- 6) The groundwater level is always greater than 8 feet below the surface.
- 7) All of the parcels **Not Now** having weekly trash pick-up will subscribe as a condition of this project.

Please let me know if you have any questions.

Very Truly Yours

Donald P. Swift, RCE 37276, PLS 6997
Owner Swift Engineering

Exhibit A
Transfer Parcel 3
Camp to Gerton
Legal Description

A portion of that land described in the deed to Stephen D. Camp and Anna V. Camp et al. in Document No. 2018-0002458-00, Placer County Records, State of California, being a portion of the Northeast quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 11 North, Range 7 East, MBD&M in the County of Placer, more particularly described as follows:

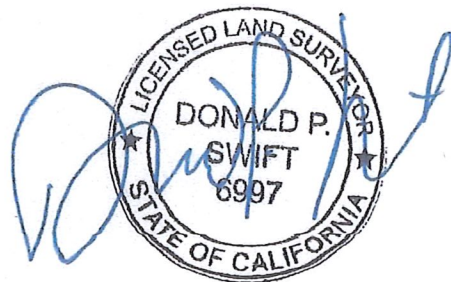
Beginning at the Southeast corner of the west 264 feet of Northeast quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 11 North, Range 7 East, MBD&M, also being the Southeast corner of the land described in the deed to Raymond T. and Connie G. Gerton in Document No. 2018-0068302-00, Placer County Records, State of California and the southwest corner of that land described in said deed to Camp, and **TRUE POINT OF BEGINNING** for this description;

Thence: northerly along the west boundary of that land described in said deed to Stephen D. Camp et al. and the easterly boundary of that land described in the said deed to Gerton, North $01^{\circ} 13' 12''$ West, 114.31 feet:

Thence: leaving said Gerton property, North $88^{\circ} 46' 48''$ East, 13.78 feet:

Thence: South $1^{\circ} 40' 17''$ East, 114.08 feet, to the south line of said Northeast quarter of the Southwest quarter of the Southeast quarter of Section 10 and the South line of that property described in said deed to Camp:

Thence: South $87^{\circ} 52' 33''$ West, 14.68 feet along said south lines to the **TRUE POINT OF BEGINNING**.





SWIFT ENGINEERING

3520 CEDAR SPRINGS LN.
MEADOW VISTA, CA 95722
530-878-6732 CELL: 916-838-0185
EMAIL: dons@swiftengineering.net

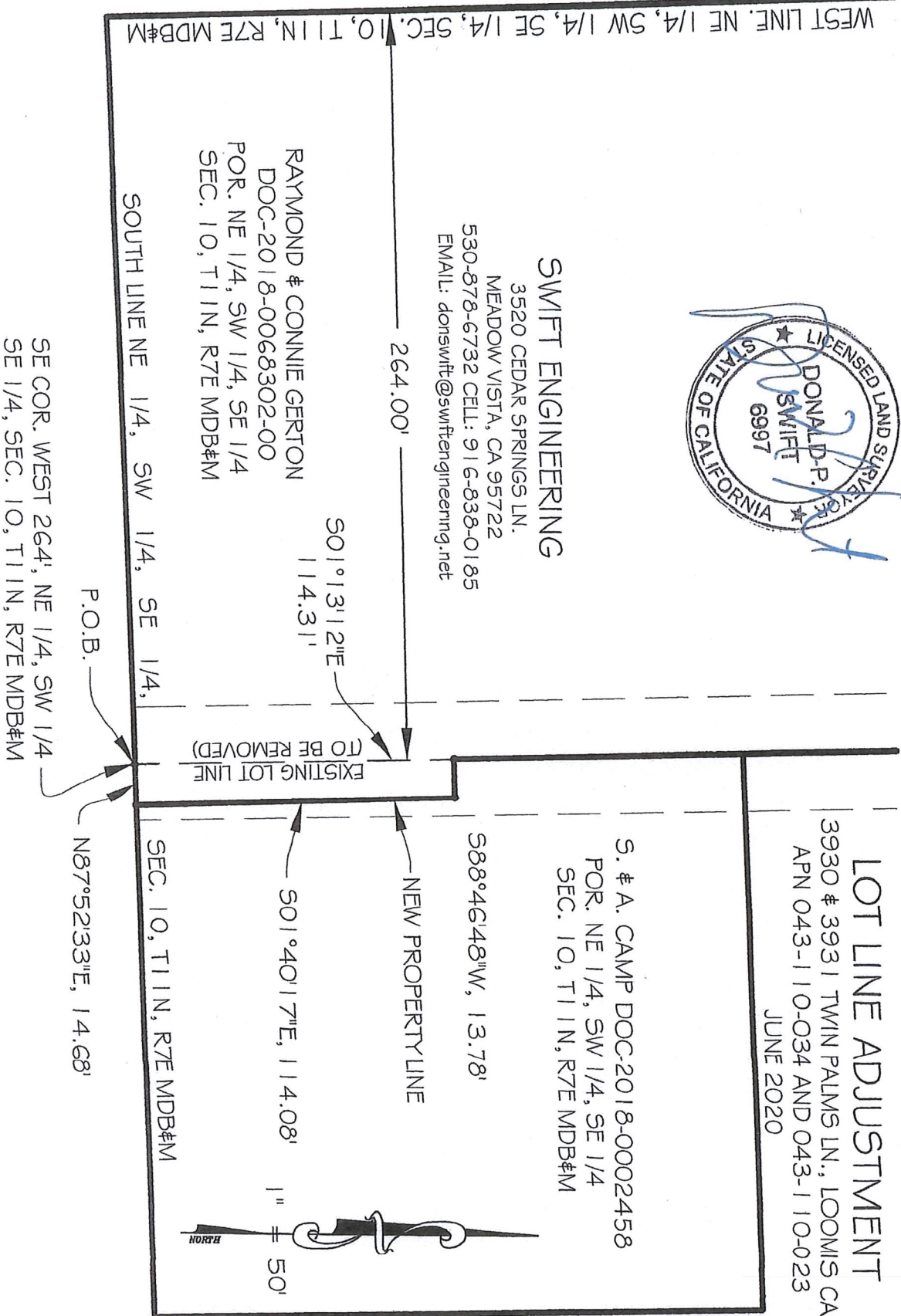


Exhibit A
Transfer Parcel 2
Camp to Camp
Legal Description

A portion of that land described in the deed to Ryan and Corrie M. Camp in Document Number 2015-0077553-00, Placer County Records, State of California, being also a portion of the Northeast quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 11 North, Range 7 East, MBD&M in the County of Placer and more particularly described as follows:

Commencing at the Northwest corner of said land described in the deed to Camp (above) being also the Northeast corner of the west 264 feet of Northeast quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 11 North, Range 7 East, MBD&M:

Thence: South 1°13' 12" East, along the West line of that land described in said deed to Ryan and Corrie M. Camp in, 395.24 feet to the **TRUE POINT OF BEGINNING** for this description:

Thence: leaving the West line of that land described in said deed to Camp, North 88°64' 51" East, 394.61 feet to the east line of said Northeast quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 11 North, Range 7 East, MBD&M and the East line of the land described in said deed to Ryan and Corrie M. Camp:

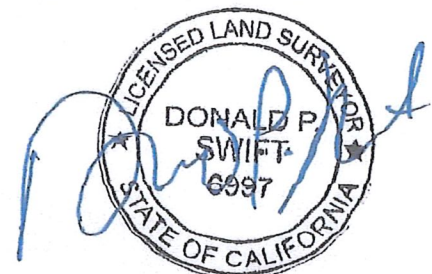
Thence: South 1°12' 52" East, along said east lines 255.30 feet to the Southeast corner of said Northeast quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 11 North, Range 7 East, MBD&M and that land described in said deed to Ryan and Corrie M. Camp:

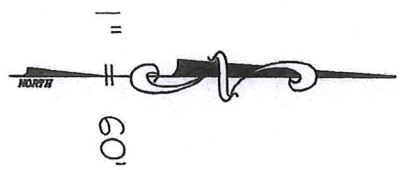
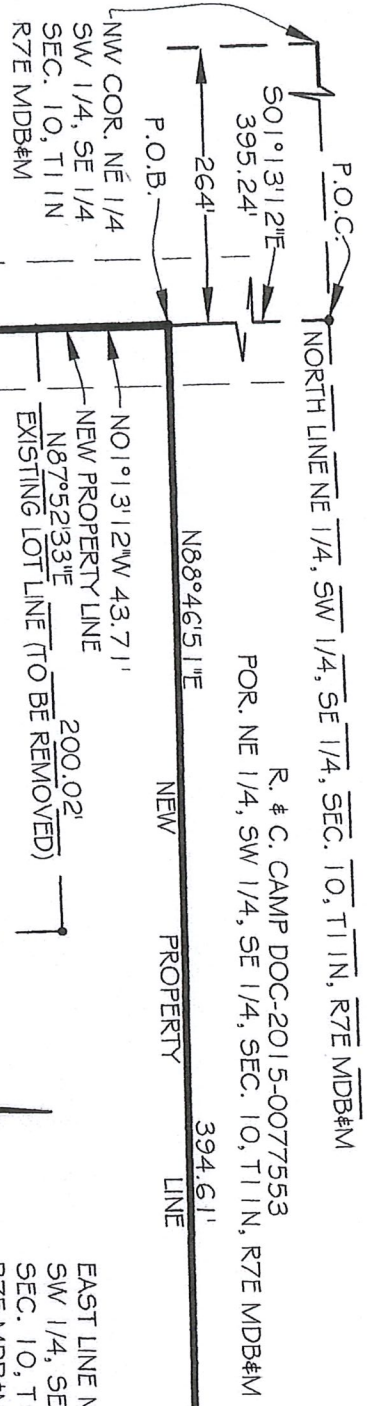
Thence: along the south line that land described in said deed to Ryan and Corrie M. Camp and also being the South line Northeast quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 11 North, Range 7 East, MBD&M, South 87° 52' 33" West, 194.61 feet to the and the Southwest corner of said land described in the deed to Ryan and Corrie M. Camp, being also the Southeast corner of that land described in the deed to Stephen D. Camp and Anna V. Camp et al. in Document No. 2018-0002458-00:

Thence: North 01° 13' 12" West, 217.83 feet along that line common to both said Camp deeds to a common corner:

Thence: South 87° 52' 33" West, 200.02 feet along that line common to both said Camp deeds to a common corner:

Thence: leaving that land described in said deed to Stephen D. Camp et al. and along said west line of that land described in said deed to Ryan Camp et al. being also the west line, of the west 264 feet of Northeast quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 11 North, Range 7 East, MBD&M, North 01° 13' 12" West, 43.71 feet to the **TRUE POINT OF BEGINNING**.





S. & A. CAMP DOC-2018-0002458
 POR. NE 1/4, SW 1/4, SE 1/4
 SEC. 10, T11N, R7E MDB#M

LOT LINE ADJUSTMENT
 3900 AND 3930 TWIN PALMS LN., LOOMIS CA
 APN 043-110-034 AND 043-110-035
 JUNE 2020

SWIFT ENGINEERING
 3520 CEDAR SPRINGS LN.
 MEADOW VISTA, CA 95722
 530-878-6732 CELL: 916-838-0185
 EMAIL: domswift@swiftengineering.net

Exhibit A
Transfer Parcel 1
Camp to Miyata
Legal Description

A portion of that land described in the deed to Ryan and Corrie M. Camp in Document Number 2015-0077553-00, Placer County Records, State of California, being also a portion of the Northeast quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 11 North, Range 7 East, MBD&M in the County of Placer and more particularly described as follows:

Beginning at the Northeast corner of the land described in said deed to Camp being also the Northwest corner of that land conveyed to E. and M. Miyata in Document Number 2003-0059027, Placer County Records, State of California and the Northwest corner of the East 151.35 feet of the North 248.70 feet of said Northeast quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 11 North, Range 7 East, MBD&M and the **TRUE POINT OF BEGINNING** for this description:

Thence: South 1°12' 52" East, along the line common to said Camp and Miyata parcels, 248.73 feet to the common corner said Miyata and Camp Parcels:

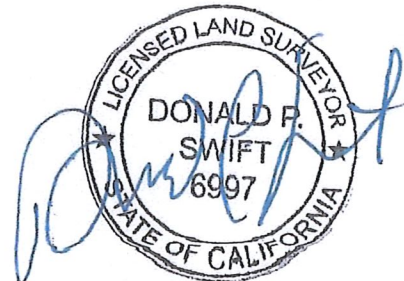
Thence: North 87°56' 25" East, along the line common to said Camp and Miyata parcels, 151.37 feet to the common corner of said Miyata and Camp parcels:

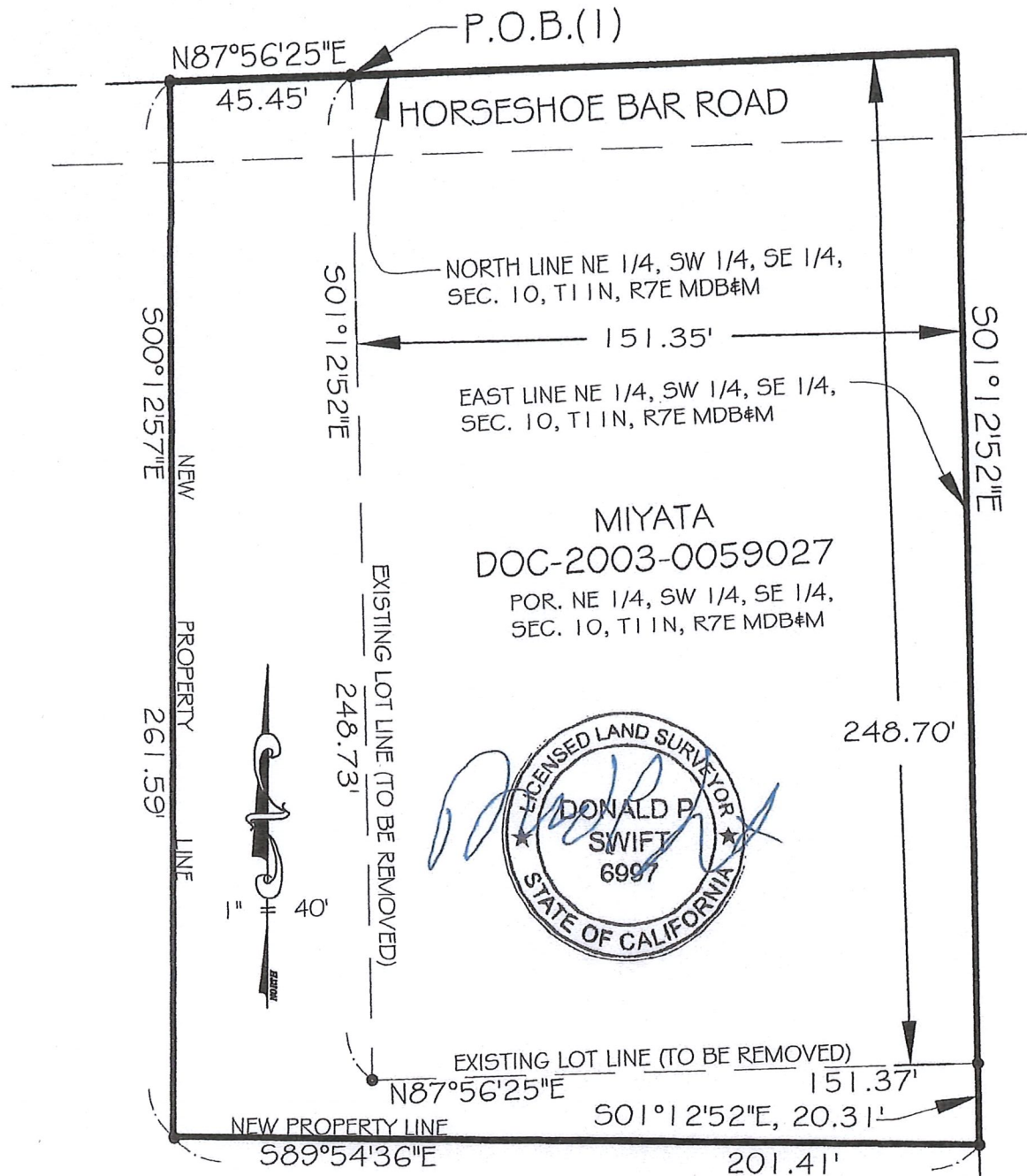
Thence: leaving said Miyata parcel, South 1°12' 52" East, along the East line of the land described in said deed to Camp, 20.31 feet:

Thence: leaving the east line of said Camp parcel, North 89° 54' 36" West, 201.41 feet:

Thence: North 0° 12' 57" West, 261.59 feet to the North line of said Camp parcel and the North line of said Northeast quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 11 North, Range 7 East, MBD&M:

Thence: North 87° 56' 25" East, 45.45 feet along said North lines to the **TRUE POINT OF BEGINNING**.





R. & C. CAMP DOC-2015-0077553
POR. NE 1/4, SW 1/4, SE 1/4, SEC. 10, T11N, R7E MDB#M

LOT LINE ADJUSTMENT

3900 TWIN PALMS LN. &
6716 HORSESHOE BAR, LOOMIS CA
APN 043-110-035 AND 043-110-013
JUNE 2020

SWIFT ENGINEERING
3520 CEDAR SPRINGS LN.
MEADOW VISTA, CA 95722
530-878-6732 CELL: 916-838-0185
EMAIL: donsswift@swiftengineering.net

Swift Engineering

CIVIL ENGINEERS • LAND SURVEYORS

3520 Cedar Springs Ln., Meadow Vista, CA 95722

Phone: (530) 878-6732

Cell: (916) 838-0185

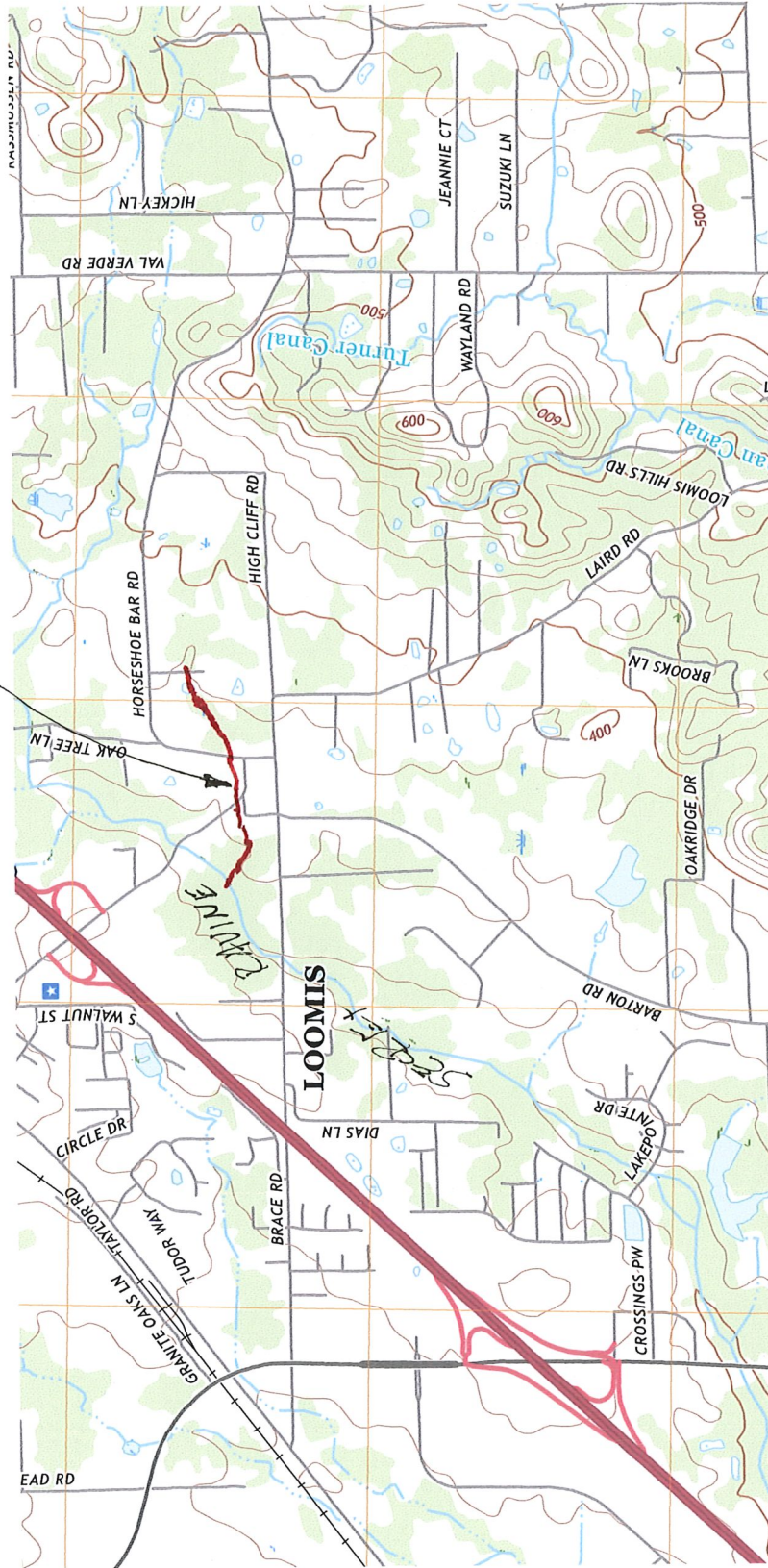
e-mail: donswift@swiftengineering.net

Twin Palms Lot Line Adjustments

- 35** Ryan and Corrie Camp, 3900 Twin Palms Ln. (APN 043-110-035)
34 Stephen and Anna Camp, 3930 Twin Palms Ln. (APN 043-110-034)
23 Raymond and Connie Gerton, 3931 Twin Palms Ln. (APN 043-110-023)
13 Miyata and Edwin Marguerite, 6716 Horseshoe Bar (APN 043-110-013)

| | Existing | 35 | 34 | 23 | 13 | Proposed |
|-----------|------------|-----------|------------|-----------|------------|-------------------|
| 35 | 179,107 sf | --- | -58,405 sf | | -15,171 sf | 105,531 sf |
| 34 | 43,565 sf | 58,405 sf | --- | -1,624 sf | | 100,346 sf |
| 23 | 173,427 sf | | 1,624 sf | --- | | 175,051 sf |
| 13 | 37,645 sf | 15,171 sf | | | --- | 52,816 sf |

DRAINAGE
SITE TO SECRET RAVINE



TOWN OF LOOMIS
PLANNING DEPARTMENT

LOT LINE ADJUSTMENT
SUPPLEMENTARY APPLICATION FORM

TRANSFERRING OWNER

Name Ryan and Corrie Camp

Owner's Address 3900 Twin Palms Ln., Loomis CA

Phone/Fax _____

Property Location
3900 Twin Palms Ln., Loomis CA 95650

APN(s) 043-110-035

Total Existing Area 179,107 sf

Proposed Parcel Size 163,936 sf

Date Purchased by Present Owner 09/02/2015

Book and Page of Deed 2015-0077553

Name(s) on Deed Ryan and Corrie M. Camp

Title Company (if any) Placer Title Co.
P-383764

Contact Person Jutta Rosier

Phone/fax 916-624-8141, 916-200-0410 fax

RECEIVING OWNER

Name Edwin and Marguerite Miyata

Owner's Address 6176 Horseshoe Bar, Loomis CA

Phone/fax _____

Property Location
6176 Horseshoe Bar, Loomis CA 95650

APN(s) 043-110-013

Total Existing Area 37,645 sf

Proposed Parcel Size 52,816 sf

Date Purchased by Present Owner 04/17/2003

Book and Page of Deed 2003-0059027

Name(s) on Deed Edwin and Marguerite Miyata

Title Company (if any) Placer Title Co.
P-383764

Contact Person Jutta Rosier

Phone/fax 916-624-8141, 916-200-0410 fax

I hereby acknowledge that I Have read this application and state that the information given is correct. I agree to comply with all Town ordinances and State laws regulating property division. I understand that if a final map has not been filed on the property, or if there are questions on the legal description, that a parcel map or a record of survey may be required.

Date 06/14/2020

Transferring Signature *RC* *Corrie Camp*

Printed Name Ryan Camp Corrie Camp

Date June 14 2020

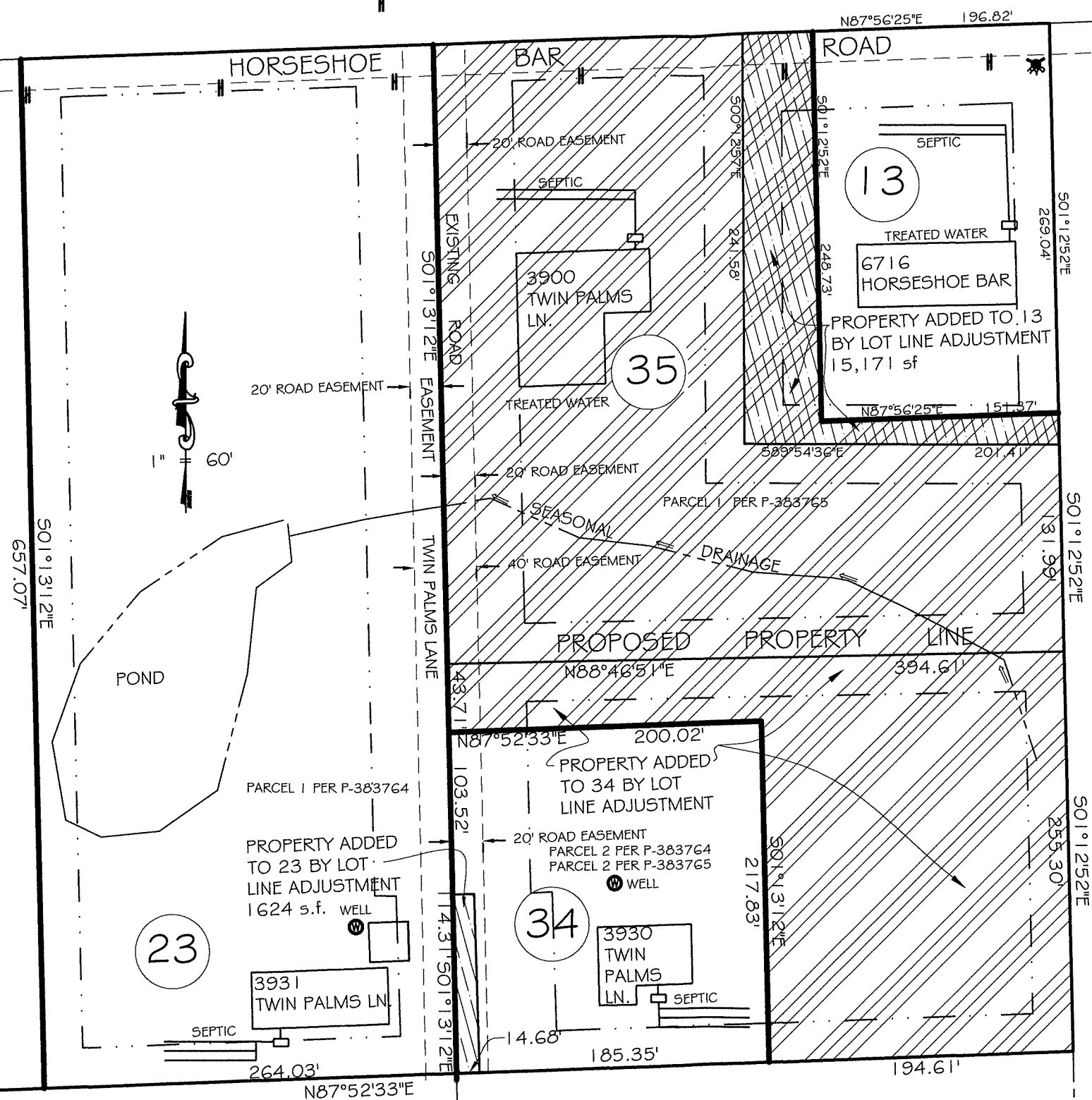
Receiving Signature *Ed Miyata* *Marguerite Miyata*

Printed Name Edwin Miyata Marguerite Miyata



LEGEND

- WELL
- EASEMENT
- SETBACK
- FIRE HYDRANT
- POWER POLE



EASEMENTS PER TITLE REPORT:
APN 043-110-023
ITEM 4) WATER AND INCIDENTAL PURPOSES (LOCATION NOT DISCLOSED PER DEED.)
APN 043-110-034

| ADDRESS | SF | BEDROOMS |
|--------------------|------|----------|
| 6716 HORSESHOE BAR | 2854 | 4 |
| 3900 TWIN PALMS | 2930 | 4 |
| 3931 TWIN PALMS | 2612 | 3 |
| 3930 TWIN PALMS | 1426 | 3 |

TWIN PALMS LOT LINE ADJUSTMENT

3900, 3930, 3931 TWIN PALMS LN.
6716 HORSESHOE BAR, LOOMIS CA
APN 043-110-035, 034, 023 AND 013
JULY 2020

SWIFT ENGINEERING

3520 CEDAR SPRINGS LN.
MEADOW VISTA, CA 95722
530-878-6732 CELL: 916-838-0185
EMAIL: donswift@swiftengineering.net

Mary Beth Van Voorhis

From: Richard Wirth <rwirth@pcwa.net>
Sent: Wednesday, April 28, 2021 6:55 AM
To: Mary Beth Van Voorhis; Carie Huff; Laura Rath; Joseph Scarbrough; PGE Plan Review; Town Engineer; Public Works Director; Eric Walder; nahc@nahc.ca.gov; Josh Barnhart; Patrick.Moeszinger@wildlife.ca.gov; elaine.blok@fws.gov; tgill@recology.com; bkeating@placer.ca.gov; Cherilyn Neider; Kara Perry
Cc: donswift@swiftengineering.net; Robert Helweg
Subject: RE: Referral Package - Application #20-13 - Lot Line Adjustment - Twin Palms, Loomis, CA 95650

Hello Mary:

The Agency has no issues with the proposed lot line adjustment.

-Richard

Please add Robert Helweg to all future emails. Thanks.

Richard Wirth

Assistant Engineer

Placer County Water Agency

P.O. Box 6570, Auburn, CA 95604

Technical Services | Engineering Division

TEL: 530.823.2035 | FAX: 530.823.4884

From: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Sent: Tuesday, April 27, 2021 4:27 PM
To: Carie Huff <chuff@spmud.ca.gov>; Laura Rath <LRath@placer.ca.gov>; Joseph Scarbrough <JScarbro@placer.ca.gov>; PGE Plan Review <PGEPlanReview@pge.com>; Richard Wirth <rwirth@pcwa.net>; Town Engineer <TownEngineer@loomis.ca.gov>; Public Works Director <PWDirector@loomis.ca.gov>; Eric Walder <ewalder@southplacerefire.org>; nahc@nahc.ca.gov; Josh Barnhart <JBarnhar@placer.ca.gov>; Patrick.Moeszinger@wildlife.ca.gov; elaine.blok@fws.gov; tgill@recology.com; bkeating@placer.ca.gov; Cherilyn Neider <cneider@auburnrancheria.com>; Kara Perry <KPerry@ssband.org>
Cc: donswift@swiftengineering.net
Subject: Referral Package - Application #20-13 - Lot Line Adjustment - Twin Palms, Loomis, CA 95650

Good afternoon,

Please find attached, for your review and comment, a Lot Line Adjustment Referral Package related to our Application #20-13 for a four parcel lot line adjustment at 3900, 3931, 3930 Twin Palms Lane and 6716 Horseshoe Bar Road in the Town of Loomis, CA.

Do not hesitate to contact me if you have any questions or require additional information.

Thank you,
Mary Beth

Mary Beth Van Voorhis

Town of Loomis, Planning Director

3665 Taylor Road, PO Box 1330, Loomis, CA 95650

(916) 824-1514 - mvanvoorhis@loomis.ca.gov

Mary Beth Van Voorhis

From: Carie Huff <chuff@spmud.ca.gov>
Sent: Friday, May 21, 2021 12:08 PM
To: Mary Beth Van Voorhis
Cc: donswift@swiftengineering.net; Laura Rath (LRath@placer.ca.gov)
Subject: RE: Referral Package - Application #20-13 - Lot Line Adjustment - Twin Palms, Loomis, CA 95650
Attachments: SPMUD District Map.pdf

Good morning,

The subject parcels are located within the District but there are no sewer facilities nearby (reference attached map). As such, the District has no comments on the submittal.

Best regards,

Carie Huff, P.E.

SPMUD

T: (916) 786-8555 x321

From: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Sent: Tuesday, April 27, 2021 4:27 PM
To: Carie Huff <chuff@spmud.ca.gov>; Laura Rath <LRath@placer.ca.gov>; Joseph Scarbrough <JScarbro@placer.ca.gov>; PGE Plan Review <PGEPlanReview@pge.com>; Richard Wirth <rwirth@pcwa.net>; Town Engineer <TownEngineer@loomis.ca.gov>; Public Works Director <PWDirector@loomis.ca.gov>; Eric Walder <ewalder@southplacerefire.org>; nahc@nahc.ca.gov; Josh Barnhart <JBarnhar@placer.ca.gov>; Patrick.Moeszinger@wildlife.ca.gov; elaine.blok@fws.gov; tgill@recology.com; bkeating@placer.ca.gov; Cherilyn Neider <cneider@auburnrancheria.com>; Kara Perry <KPerry@ssband.org>
Cc: donswift@swiftengineering.net
Subject: Referral Package - Application #20-13 - Lot Line Adjustment - Twin Palms, Loomis, CA 95650

Good afternoon,

Please find attached, for your review and comment, a Lot Line Adjustment Referral Package related to our Application #20-13 for a four parcel lot line adjustment at 3900, 3931, 3930 Twin Palms Lane and 6716 Horseshoe Bar Road in the Town of Loomis, CA.

Do not hesitate to contact me if you have any questions or require additional information.

Thank you,
Mary Beth

Mary Beth Van Voorhis

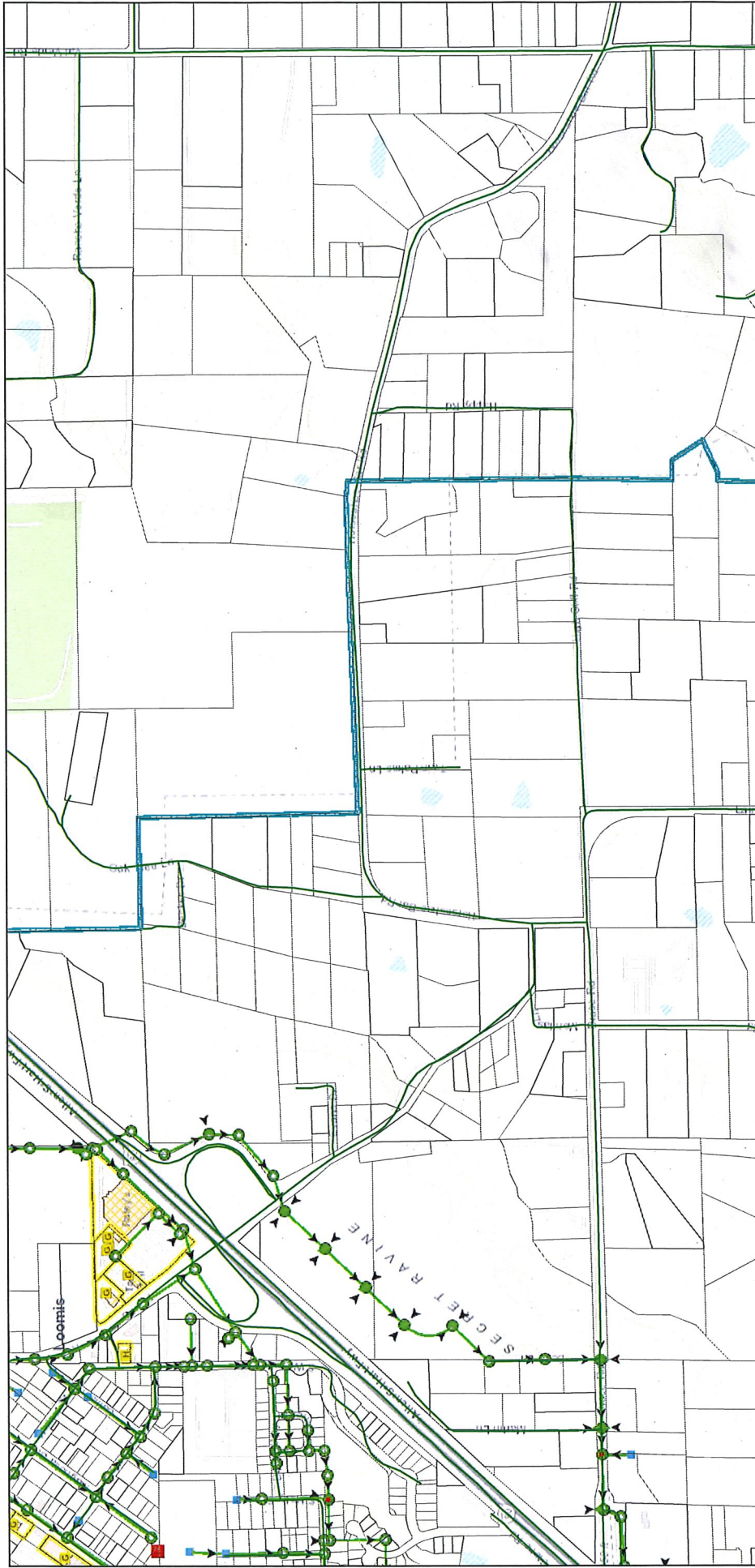
Town of Loomis, Planning Director

3665 Taylor Road, PO Box 1330, Loomis, CA 95650

(916) 824-1514 - mvanvoorhis@loomis.ca.gov

Town Hall Public Office Hours: Monday through Thursday – 9:00 am to Noon. (Closed Friday)

SPMUD Facilities

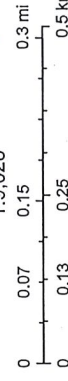


5/21/2021, 11:46:47 AM

Other SPMUD Utility Line Sanitary Pipe Inventory

- Electrical Line
- Water Line
- Gravity Line - Operational - SPMUD
- Force Main - Operational - SPMUD
- Gravity Line - Proposed - SPMUD
- Force Main - Proposed - SPMUD
- Gravity Line - Abandonment Pending - SPMUD
- Gravity Line - Inactive - SPMUD
- Pull Box
- Water Valve

1:9,028



Eric and Luke, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kartier, NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Curtis, Curtis Little

SPMUD Staff
Curtis Little | City Of Rocklin | Curtis | Eric and Luke | Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, USDA |

Mary Beth Van Voorhis

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Wednesday, April 28, 2021 10:46 AM
To: Mary Beth Van Voorhis
Subject: RE: Referral Package - Application #20-13 - Lot Line Adjustment - Twin Palms, Loomis, CA 95650
Attachments: Initial_Response_Letter_4-28-2021.pdf

Dear Mary Beth,

Thank you for submitting the Application #20-13 plans. The PG&E Plan Review Team is currently reviewing the information provided. Should we find the possibility this project may interfere with our facilities, we will respond to you with project specific comments on or prior to the provided deadline. Attached is general information regarding PG&E facilities for your reference. **If you do not hear from us, within 45 days, you can assume we have no comments at this time.**

This email and attachment does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Thank you,



Pacific Gas and Electric Company
Plan Review Team
(877) 259-8314
Email: pgeplanreview@pge.com

From: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Sent: Tuesday, April 27, 2021 4:27 PM
To: Carie Huff <chuff@spmud.ca.gov>; Laura Rath <LRath@placer.ca.gov>; Joseph Scarbrough <JScarbro@placer.ca.gov>; PGE Plan Review <PGEPlanReview@pge.com>; Richard Wirth <rwirth@pcwa.net>; Town Engineer <TownEngineer@loomis.ca.gov>; Public Works Director <PWDirector@loomis.ca.gov>; Eric Walder <ewalder@southplacerville.org>; nahc@nahc.ca.gov; Josh Barnhart <JBarnhar@placer.ca.gov>; Patrick.Moeszinger@wildlife.ca.gov; elaine.blok@fws.gov; tgill@recology.com; bkeating@placer.ca.gov; Cherilyn Neider <cneider@auburnrancheria.com>; Kara Perry <KPerry@ssband.org>
Cc: donswift@swiftengineering.net
Subject: Referral Package - Application #20-13 - Lot Line Adjustment - Twin Palms, Loomis, CA 95650

*******CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.*******

Good afternoon,

Please find attached, for your review and comment, a Lot Line Adjustment Referral Package related to our Application #20-13 for a four parcel lot line adjustment at 3900, 3931, 3930 Twin Palms Lane and 6716 Horseshoe Bar Road in the Town of Loomis, CA.

Do not hesitate to contact me if you have any questions or require additional information.

Thank you,
Mary Beth

Mary Beth Van Voorhis
Town of Loomis, Planning Director
3665 Taylor Road, PO Box 1330, Loomis, CA 95650
(916) 824-1514 - mvanvoorhis@loomis.ca.gov
Town Hall Public Office Hours: Monday through Thursday – 9:00 am to Noon. (Closed Friday)



April 28, 2021

Mary Beth Van Voorhis
Town of Loomis
3665 Taylor Rd
PO Box 1330
Loomis, CA 95650

Ref: Gas and Electric Transmission and Distribution

Dear Mary Beth,

Thank you for submitting the application #20-13 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Mary Beth Van Voorhis

From: Anna Starkey <astarkey@auburnrancheria.com>
Sent: Tuesday, May 4, 2021 9:42 AM
To: Mary Beth Van Voorhis
Subject: APPLICATION #20-13 – LOT LINE ADJUSTMENT

Good morning,

Thank you for the notification for the above referenced project. UAIC has no concerns or comments on this project.

Thank you for your time and consideration.

Sincerely,

Anna

The United Auburn Indian Community is now accepting electronic consultation request, project notifications, and requests for information! Please fill out and submit through our website. Do not mail hard copy letters or documents. <https://auburnrancheria.com/programs-services/tribal-preservation>



Anna M. Starkey, M.A., RPA
Cultural Regulatory Specialist
Tribal Historic Preservation Department | UAIC
10720 Indian Hill Road
Auburn, CA 95603
Direct line: (916) 251-1565 | Cell: (530) 863-6503
astarkey@auburnrancheria.com | www.auburnrancheria.com

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