



## **PLANNING COMMISSION STAFF REPORT**

October 22, 2013 Meeting

#13-14 Miyata Minor Land Division

5968 Saunders Avenue, APNs 044-072-026 & -027

### **REQUEST**

Kawaye Kay Miyata, the owner/applicant, requests approval of a Minor Land Division (MLD) to divide a 22,045 square-foot residential parcel located at 5968 Saunders Drive, APNs: 044-072-026 & -027, into two (2) parcels. Proposed Parcel 1 would be 11,110 sq.ft. and proposed Parcel 2 10,945 sq.ft. in size. The property is zoned Single Family Residential – 10,000 sq.ft. lot minimum (RS-10) and designated "Residential-Medium Density" in the General Plan. The proposed project is consistent with the General Plan and Zoning Ordinance. This project is Categorically Exempt under CEQA Section 15315, Minor Land Divisions, Class 15.

### **BACKGROUND**

There is currently a single family dwelling on proposed Parcel 1.

### **PROJECT DESCRIPTION**

**Site:** The site is located on a 22,045 sq.ft. lot on the east side of Saunders Avenue with a zoning designation of RS-10.

**Existing Use:** Single-Family Residential. The existing residence will be located on the 11,110 sq.ft. proposed Parcel 1 lot.

**Proposed Parcels:** The proposed parcels meet the minimum lot size, width, depth and setback standard requirements for the RS-10 zoning district.

**Future Development on Proposed Parcel 2:** The applicant is not proposing any construction on proposed Parcel 2. Any future development would be subject to Town standards.

**Access:** Vehicular access to the existing home's garage (proposed Parcel 1) is located off of Saunders Avenue. Access to proposed Parcel 2 will also be Saunders Avenue.

**Surrounding Uses and Zoning:** Surrounding uses are as follows:

**North** – Existing Single Family Residential (RS-10 zoning)

**East** – Existing Single Family Residential (RR – Rural Residential zoning)

**South -- Existing Single Family Residential (RS-10 zoning)**  
**West -- Existing Single Family Residential (RS-10 zoning)**

**Improvements/Utilities/Service Systems:**

No roadway or sidewalk improvements are necessary for this proposed project. All public services are located along Saunders Avenue.

**Sewer:** South Placer Municipal Utility District (SPMUD) provides service to the existing single family residence; proposed new Parcel 2 is eligible for sewer service.

**Water:** Placer County Water Agency (PCWA) provides service to the single family residence and potable water can be made available to the proposed new Parcel 2.

**Gas/Electric:** Pacific Gas & Electric (PG&E) provides service to the single family residence and gas and electric service can be made available to the proposed new Parcel 2.

**Trees:** The project site includes seven (7) trees of 6 inches or greater (DBH). There are: 1 oak (36" dbh); 2 pines; and 4 unknowns (possibly fruit trees). One pine is located within the potential building area of proposed Parcel 2. It is not a protected species, and no tree removal permit is required. The oak tree on site will be preserved.

**Environmental Review:**

The project is Categorically Exempt under the California Environmental Quality Act, Section 15315 Minor Land Divisions, Class 15, which consists of the division of the property into four or fewer parcels in conformance with the General Plan and zoning, no variances or exceptions are required, all services and 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 of greater than 20 percent. If the Planning Commission approves the project, a Notice of Exemption will be filed with the Placer County Clerk.

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**RECOMMENDATION:** That the Planning Commission review the staff report, ask questions of staff and/or the applicant, take public testimony, and approve Resolution #13-04 approving #13-14 Miyata Minor Land Division with the recommended findings in Exhibit A and the recommended conditions of approval in Exhibit B.

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**ATTACHMENTS:**

1. Draft resolution, findings, and conditions of approval
2. Notice of Exemption
3. Application #13-14
4. Tentative Parcel Map dated and received July 23, 2013

**NOTE:**

Notice published in paper 10/17/13 and mailed 10/14/13

**RESOLUTION NO. 13-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING #13-14 MIYATA MINOR LAND DIVISION AT 5968 SAUNDERS AVENUE, APNS: 044-072-026 & -027, TO DIVIDE A 22,045 SQUARE FOOT RESIDENTIAL PARCEL INTO TWO (2) RESIDENTIAL PARCELS.**

**WHEREAS, Kawaye Kay Miyata, the owner/applicant, has proposed to divide a 22,045 square foot parcel into two (2) parcels (Parcel 1: 11,110 square feet; Parcel 2: 10,945 square feet) at 5968 Saunders Avenue, APNs 044-072-026 & -027, such application being identified as #13-14 Miyata Minor Land Division; and**

**WHEREAS, on October 22, 2013, the Planning Commission conducted a public hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and**

**WHEREAS, the Planning Commission reviewed and considered the staff report relating to said application, the plans, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and**

**WHEREAS, the Planning Commission of the Town of Loomis hereby makes the findings attached herein as Exhibit A in connection with #13-14 Miyata Minor Land Division; and**

**NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of October 22, 2013, did resolve as follows:**

- 1. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.**
- 2. The project is Categorical Exempt under CEQA, Section 15, Minor Land Divisions, Class 15, and has directed that a Notice of Exemption be filed with the County Clerk.**
- 3. The #13-14 Miyata Minor Land Division application is hereby approved per the findings set forth in Exhibit A and the conditions set forth in Exhibit B.**

**ADOPTED this 22<sup>nd</sup> day of October, 2013, by the following vote:**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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**Michael Hogan, Chairman**

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**Marianne Nockles-Lockwood, Planner**

**EXHIBIT A  
FINDINGS  
#13-14 MIYATA MINOR LAND DIVISION  
PLANNING COMMISSION 10/22/2013**

**FINDINGS:**

Notice of Exemption- Minor Land Division

The project consists of the division of a 22,045 square foot parcel with an existing residence into two residential parcels. Parcel 1 will consist of 11,110 square feet and Parcel 2 will be 10,945 square feet. The project is Categorically Exempt under CEQA Section 15315 Minor Land Divisions, Class 15.

1. This proposed minor land division, together with the provisions for its design and improvement, is consistent with the Town of Loomis General Plan and the Zoning Ordinance *in that* the property is in a residential area zoned for residential use. The division is into four or fewer parcels, the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access are available to the proposed parcels and meet Town standards, 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.

Minor Land Division

Pursuant to Section 66474 of the Subdivision Map Act, the Planning Commission hereby finds and determines as follows:

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 currently in the direct frontage of the property, and will be available to serve the demand for services generated by the division, including water, sanitary sewer, and roadways.
3. The site is physically suitable for this type of development in that the site meets the size requirements for one additional single family residence and there are no environmental constraints.
4. The site is physically suitable for the proposed density of development in that the addition of a single family residence 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 which has already been developed with a residence and yard.
6. The design of the division or improvements will not cause serious public health problems since water, sewer, sheriff, fire, and solid waste services will be adequately provided to the project.
7. The design of the project 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**  
**Recommended CONDITIONS OF APPROVAL**  
**#13-14 MIYATA MINOR LAND DIVISION**  
**PLANNING COMMISSION 10/22/2013**

#13-14 Miyata Minor Land Division is approved for the division of a 22,045 square foot parcel, APNs 044-072-026 & -027, located at 5968 Saunders Avenue, per the following conditions. The owner has two (2) years in which to record the Final Parcel Map. The approval expires on October 22, 2015, unless extended by the Planning Commission.

**GENERAL CONDITIONS**

1. \_\_\_\_\_ Owner shall comply with all provisions of the Town of Loomis Municipal Code.
2. \_\_\_\_\_ 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.
3. \_\_\_\_\_ Development shall be substantially in accordance with the plans entitled "Tentative Map for Miyata Minor Subdivision Parcel Map", as prepared by Land Development Services Inc., consisting of one (1) sheet, dated and received "July 23, 2013", except as may be modified by the conditions stated herein.
4. \_\_\_\_\_ When submitting for Plan Check, the owner must provide to the Planning Department a copy of the final conditions of approval with a cover letter specifying how and where the revised plans address each of the conditions. Plan Check by the Planning Department and Town Engineer will not be initiated without compliance with this condition. All plans shall be consistent with that approved by the Planning Department. The owner shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction.
5. \_\_\_\_\_ The owner (sub-divider) shall defend, indemnify, and hold harmless the Town of Loomis and its agents, officers and employees from any claim, action or proceeding against the Town, or its agents, officers and employees to attach, set aside, void, or annul, an approval of the Planning Commission, or Town Council concerning the subdivision that is the subject of this application and which is brought within the time period specified in Section 66499.37 of the Subdivision Map Act.
6. \_\_\_\_\_ The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans.

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

7. \_\_\_\_\_ Any and all grading shall conform to the Town Grading Ordinance (Municipal Code Section

12.04) with prior review and approval by the Town Engineer. A Grading Permit shall be obtained, if applicable, prior to building permit issuance for Parcel 2.

8. \_\_\_\_\_ 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.
9. \_\_\_\_\_ On-site detention shall be provided on each project, for which a building permit is issued, for the increased runoff rate caused by project development in accordance with the Placer County Flood control District Storm Water Management Manual and the Loomis Land Development Manual.

#### GENERAL PLANNING

10. \_\_\_\_\_ The property owner shall be responsible to ensure all conditions to this permit are binding on all successors-in-interest (e.g. by incorporating into the standard provisions of any sale, lease and/or rental agreements, etc.).
11. \_\_\_\_\_ The owner will be responsible for taking reasonable actions to abate nuisances caused by this project in the project area which are under the owner's control.
12. \_\_\_\_\_ No request for a Parcel Map, pursuant to this map, shall be approved until all conditions are completed and accepted by the Town, acceptable to the Town Attorney, for those conditions not completed, as has been submitted.

#### AGENCIES

13. \_\_\_\_\_ The owner shall provide will-serve letters from all applicable utilities, the franchised refuse collector, the post office, and the fire department (including extension of the zone of benefit for the Fire District) for the review and approval of Town staff prior to any building permit issuance. The owner shall complete all requirements or conditions imposed upon the project by these agencies to the satisfaction of the Town and the agencies prior to any building permits being issued.
14. \_\_\_\_\_ All utility facilities shall be placed underground in accordance with the Loomis Municipal Code.
15. \_\_\_\_\_ The property owner shall coordinate with PG&E on any future development plans which occur within PG&E easements.

#### FEES

16. \_\_\_\_\_ The owner shall pay the development fees (e.g. road circulation fees, drainage fees, community facilities fee, master plan, Placer County, open space and parks, and fire fees, etc.) in effect at the time of building permit issuance.

**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  
Loomis, CA 95650

(Address)

**Project Title:** #13-14 Miyata Minor Land Division

**Project Applicant:** Kawaye Kay Miyata

**Project Location - Specific:**  
 5968 Saunders Avenue, Loomis, CA 95650, APNs 044-072-026 & -027

**Project Location - City:** Loomis      **Project Location - County:** Placer

**Description of Nature, Purpose and Beneficiaries of Project:**  
 Project consists of a Minor Land Division to divide a 22,045 sq.ft. parcel into 2 lots, Lot A 11,110 sq.ft. and Lot B 10,945 sq.ft. An existing single family residence is located on Lot A. The project is located within an urbanized area and all services are available. The project is consistent with the Town's General Plan and zoning.

**Name of Public Agency Approving Project:** Loomis Planning Department

**Name of Person or Agency Carrying Out Project:** Loomis 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));
- Categorical Exemption. State type and section number: 15315, Class 15 minor land division
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:**  
 Project consists of a 2-lot minor land division; it is in conformance with the General Plan and zoning; no variances or exceptions are required; it is within an urbanized area and all services and access are available; the parcel was not involved in a split within the last 2 years; and, the parcel does not have a slope greater than 20%.

**Lead Agency**  
**Contact Person:** Marianne Nockles-Lockwood      **Area Code/Telephone/Extension:** 916-652-1840

- 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:** \_\_\_\_\_

Signed by Lead Agency     Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.      Date Received for filing at OPR: \_\_\_\_\_  
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



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

For Town Use  
 File Number #13-14  
 Application Fee(s) 2,495-  
 Receipt # 21085 Date 7/23/13  
 Date Received 7/23/13  
 Paid \$ 2495

**PLANNING DEPARTMENT**

**Planning Application**

1. Project Title: MIYATA MINOR LAND DIVISION

2. Street Address/ Location 5968 SAUNDERS AVENUE

3. APN(s): 044-072-026-000 AND 044-072-027-000 Acreage: 22,045 SF

Zoning: RS-10 General Plan Designation: Medium Density Residential

Current Site Use: Resident

Surrounding Land Use(s): Single Family Residence

4. Property Owner: KAWAYE KAY MIYATA

Address: 3609 Robertson Ave , Sacramento Calif. 95821

City State Zip

Telephone: 916-833-5375 email: kaymiyata@yahoo.com

5. Project Applicant: Owner

Address: \_\_\_\_\_

City State Zip

Telephone: \_\_\_\_\_ email: \_\_\_\_\_

6. Project Engineer/Architect: Land Development Services Inc.

Address: 2571 Warren Drive , Rocklin Calif. 95677

City State Zip

Telephone: 916- 624-1629 email: ldseng@pacbell.net

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

- |  |   |
|--|---|
| <input type="checkbox"/> Appeal                      | <input type="checkbox"/> Miscellaneous Permit           |
| <input type="checkbox"/> Certificate of Compliance   | <input type="checkbox"/> Planned Development            |
| <input type="checkbox"/> Conditional Use Permit      | <input type="checkbox"/> Second Unit Permit             |
| <input type="checkbox"/> Design Review               | <input type="checkbox"/> Sign Review                    |
| <input type="checkbox"/> Development Agreement       | <input type="checkbox"/> Tentative Review               |
| <input type="checkbox"/> Environmental Review        | <input checked="" type="checkbox"/> Minor Land Division |
| <input type="checkbox"/> General Plan Amendment      | <input type="checkbox"/> Subdivision                    |
| <input type="checkbox"/> Hardship Mobile Home Permit | <input type="checkbox"/> Variance                       |
| <input type="checkbox"/> Lot Line Adjustment         | <input type="checkbox"/> Zoning Amendment (Rezone)      |
| <input type="checkbox"/> Other _____                 |   |

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>PGE</u>	Natural Gas	<u>PGE</u>
Fire Protection	<u>Loomis Fire District</u>	Water/Well	<u>PCWA</u>
Sewer/Septic	<u>SPMUD</u>	Telephone	<u>ATT</u>



Other \_\_\_\_\_

10. The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated 1-1-2013 and find: Regulatory identification number \_\_\_\_\_

Date of list 6-1-2013 No problems identified \_\_\_\_\_ None \_\_\_\_\_

Type of problem None

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Date 6-24-2013 Applicant/ owner XXX Kawaye K Miyata Kawaye K Miyata

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.)

Split the Existing parcel of land into Two Parcels

12. Owner Authorization:

I hereby authorize William E Mitchell, the above-listed engineer, 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)  
XX Kawaye K Miyata

Printed Name(s)  
Kawaye Kay Miata Kawaye Kay Miyata 6/26/13  
Date

Date

13 Applicant and/or Owner Hold Harmless:

Owner, and Applicant (if different from Owner), agrees to hold Town harmless from all injuries, damages, costs and expenses, including attorney's fees resulting from the negligence of owner, and Applicant (if different from Owner), and their employees, contractors, subcontractors and agents, in connection with any proceeding brought in any State or Federal court with respect to the applicant's project.

Signature(s) of Owner(s)  
XX Kawaye K Miyata

Printed Name(s)  
Kawaye Kay Miata Kawaye Kay Miyata 6/26/13  
Date

Date

14. Applicant and/or Owner Acknowledgment:

Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant  
XX Kawaye K Miyata

Printed Name(s)  
Kawaye Kay Miata Kawaye Kay Miyata 6/26/13

**TOWN OF LOOMIS**  
PLANNING DEPARTMENT

**ENVIRONMENTAL REVIEW APPLICATION**

**I. LAND USE AND PLANNING**

1. Project Name (same as on Planning Application) MIYATA PARCEL MAP
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? 2. 1 exist, 1 new.
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. THERE IS AN RESIDENTIAL UNIT ON THE SITE.
5. Is adjacent property in common ownership? Yes [ ] No [] If yes, Assessor's Parcel Number (s) and acreage(s). \_\_\_\_\_
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? 3.
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 \_\_\_\_\_
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. \_\_\_\_\_

2. Will grading on the site be required? Yes [ ] No [X] If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). \_\_\_\_\_  
 \_\_\_\_\_  
 Estimate the grading area/quantities. \_\_\_\_\_ acres \_\_\_\_\_ cubic yards
3. Will site excavation and fill quantities balance? Yes [X] No [ ] If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. \_\_\_\_\_  
 \_\_\_\_\_
4. Are retaining walls proposed? Yes [ ] No [X] If yes, describe location(s), type(s), height(s), etc. \_\_\_\_\_  
 \_\_\_\_\_
5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion.  
*No. Construction of Grading Proposed*
6. Will blasting be required during project construction? Yes [ ] No [X] If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_
7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes [ ] No [X] If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_

#### IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes [ ] No [X] If yes, name/describe the body of water and show on the site plan. \_\_\_\_\_  
 \_\_\_\_\_
2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes [ ] No [X] If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_
3. If water will be diverted, does the project applicant have an appropriative or riparian water right? Yes [ ] No [ ] If yes, describe. *No WATER will be diverted*
4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. *COANIS TRIBUTARY*  
*is located about 2600 feet west of site*
5. What area/percentage of the project site is presently covered by impervious surface? *10*  
 What will be the area/percentage of impervious surface coverage after development? *20*
6. Will any runoff from the project site enter any off-site body of water? Yes [ ] No [X] If yes, identify the destination of the runoff. \_\_\_\_\_  
 \_\_\_\_\_
7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes [ ] No [X] If yes, identify/describe the materials/contaminants present in this runoff. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

8. Will the project result in the physical alteration of a body of water? Yes [ ] No [X] If yes, describe. \_\_\_\_\_
9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [ ] No [X] If yes, describe. \_\_\_\_\_
10. Are there any areas of the project site that are subject to flooding or inundation? Yes [ ] No [X] If yes, describe. \_\_\_\_\_
11. Will the project alter existing drainage channels and/or drainage patterns? Yes [ ] No [X] 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 [X] 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 [X]
- Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses:  
1 Additional Parcel May Cause an Increase of 2 Autos, When Developed
3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [ ] No [X] 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 [X] If yes, describe. \_\_\_\_\_
5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions?  
None Required.
6. Will vegetation be cleared from the project? Yes [ ] No [X] If yes, describe the method of disposal. \_\_\_\_\_

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

- 1. Does the project front on a local roadway? Yes  No  If yes, what is the name of the roadway?  
\_\_\_\_\_
- If no, what is the name and distance of the nearest roadway? \_\_\_\_\_
- 2. Will new entrances onto local roadways be constructed. Yes  No   
If yes, describe. Potentially 1 New Driveway May be Added
- 3. Would any non-automobile traffic result from the development of the project? Yes  No  If yes, describe. \_\_\_\_\_
- 4. If applicable, what road standards are proposed within the project? NONE  
\_\_\_\_\_  
(Show typical street sections(s) on the site plan.)
- 5. Will a new entrance(s) onto local roadways be constructed? Yes  No   
If yes, show location(s) on site plan.
- 6. Describe any frontage improvements to the local roadway(s). NONE  
\_\_\_\_\_  
\_\_\_\_\_
- 7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). Potential ADT 10, Peak hour 1
- 8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange? Yes  No  If yes, describe. \_\_\_\_\_
- 9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes  No   
If yes, describe. \_\_\_\_\_
- 10. Will the project require provisions for parking? Yes  No  If yes, describe the number, size, location and access of the parking facilities proposed.  
As Required for Residential
- 11. Will there be company vehicles associated with the project? Yes  No  If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. The Site is A Regularly Maintained Residential Lot / w/wh. Lawns, Domestic Trees  
See Site Topographic Map for Details

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. The Area is a Residential Area, Various Wild life species and Birds are found in these areas,

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.).

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 []

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

1. Will the proposed project involve the handling, storage or transportation of hazardous materials?

Yes [ ] No [ X ]

If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [ ] No [ ]

If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

1. Is the project located near a major noise source? Yes [ ] No [ X ] If yes, describe. \_\_\_\_\_

2. Describe the noise that will be generated by this project, both during construction and following project development.

*The Project May Result in the Construction of one single family home - normal construction sounds expected during that time.*

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency) *The Fire Station is less than 1 mile from the site, Loomis Fire Dist.*

*ON Highway 202 @ Taylor Road.*

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency).

*The Area has a developed Water System w/ Hydrants*

3. Describe the fire hazard and fire protection needs created as a result of project development. \_\_\_\_\_

*None.*

4. Describe the on-site fire protection facilities proposed with this project. \_\_\_\_\_

*None*

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? Site Fronts on Public Road, SAUNDERS AVE
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. Residential Driveway
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [ ] No  If yes, describe. \_\_\_\_\_
8. Estimate the number of persons on-site (residents or employees/visitors) 4 Residents

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). Fronts on Public Street SAUNDERS AVE
2. Describe the security protection that will be provided on the site, if any. NONE
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. NONE

WATER

1. Is the project within a public domestic water system district or service area? Yes  No [ ] If yes, describe the district/area. PEHA Domestic System
2. Can the district serve the project? Yes  No [ ]
3. What will be the water source(s) for the project? YES
4. What is the estimated usage and peak usage of the project? 250 Gpd.gpd/ 250 Gpd gpd
5. Are there any existing or abandoned wells on the site? Yes [ ] No  If yes, describe (location, depth, yield, contaminants, etc.) \_\_\_\_\_

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [ ] No  If yes, describe the method(s) and quantities (gpd). Sanitary Sewer SPMUD
  2. Is the project located within a sewer district? Yes  No [ ] If yes, describe. SPMUD
- If yes, can the district serve the project? Yes  No [ ]
- Is there sewer service in the area? Yes  No [ ] If yes, what is the distance to the nearest collector line? \_\_\_\_\_
3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 200 gpd 200



4. Will there be any unusual characteristics associated with project wastewater? Yes [ ] No [X] If yes, describe any special treatment processes that may be necessary for these wastes. \_\_\_\_\_

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [ ] No [X]

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) Residential Trash.

2. Describe the disposal method of this waste material. Street Side Pickup

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Street Frontage

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 1 mile  
What is the name of this facility? Loomis Park

2. Are any park or recreation facilities proposed as part of the project? Yes [ ] No [X] If yes, describe.

SCHOOLS

1. What are the nearest elementary and high schools to the project? Loomis Elem -  
Del Oro High.

What are the distances to these schools from the project? 1 mile

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [X] No [ ]  
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. \_\_\_\_\_

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [X] No [ ]  
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. \_\_\_\_\_

3. Describe the signage and/or lighting proposed by the project. NONE

4. Is landscaping proposed? Yes  No  If yes, describe. Residential lawn.

**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? Clower Valley Ranch  
is located within 2 miles.

What is the name of this site? Clower Valley Ranch.

