

ITEM 4



TO: Planning Commission

FROM: Matt Lopez, Assistant Planner

DATE: May 1, 2012 Meeting

SUBJECT: #12-02 MUSCHETTO MINOR LAND DIVISION
3330 BARKER ROAD, APN: 030-043-044

REQUEST

John & Ila Muschetto, the owners, are requesting a Minor Land Division (MLD) approval on a ±9.25-acre parcel located at 3330 Barker Road, APN: 030-043-044. The request is to subdivide ±9.25-acre parcel into two (2) parcels (Parcel 1= ±4.61-acres; Parcel 2= ±4.61-acres). The property is zoned Residential Agricultural 4.6-acre lot minimum (RA) and designated "Residential Agricultural 4.6-acres per dwelling unit" in the General Plan. The proposed project, if granted approval, is consistent with the General Plan and the Zoning Ordinance. The project is Categorically Exempt under CEQA Section 15315.

PROJECT DESCRIPTION

Site: The ±9.25-acre property proposed for division is of rectangular shape accommodating one single-family residence, a detached garage, and three detached sheds. The property is zoned Residential Agricultural, 4.6-acre lot minimum (RA) and designated "Residential Agricultural, 4.6-acres per dwelling unit" in the General Plan.

Current Land Use: Residential

Access: There is existing access off of Barker Road. The proposed parcel 2 is a flag lot with an access width of 30-feet, in compliance with the Town's Zoning Ordinance and Land Development Manual and Construction Standards.

Parcel Configuration: Proposed parcel 2 is a flag lot with the narrow portion of the flag lot being 555-feet in length, which is in compliance with the Planning Commission's approval (September 6, 2011 – Resolution #11-03) of the Muschetto Variance request. That Variance approval allowed the Muschetto's to extend the narrow portion of a flag lot an additional 300 to 400 feet beyond the 200-foot maximum allowed by Town Code (allowed 600-foot maximum length of narrow portion).

Surrounding Uses and Zoning: Residential. Surrounding uses are as follows:

- North** - Residential Agricultural (4.6-acre lot minimum) (RA)
- East** - Residential Agricultural (4.6-acre lot minimum) (RA)
- South** - Residential Agricultural (4.6-acre lot minimum - "RA");
Residential Estate (2.3-acre lot minimum - "RE"); and
Rural Residential (1.0-acre lot minimum - "RR")
- West** - Residential Agricultural (4.6-acre lot minimum) (RA)

Vegetation: Oaks, native grasses and shrubs. No trees are planned for removal as a result of this MLD. When the proposed parcel 2 is ultimately developed, there will undoubtedly be trees marked for removal. Any future building permits will be subject to the Town's Zoning Ordinance.

Note: Staff recommends in conditions that any new residence(s) shall be subject to tree removal mitigation per the Town's Tree Ordinance in effect at the time of such development.

Flood Plain: The 100-year flood plain runs through the eastern portion of the existing parcel. The existing dwelling unit is approximately 20-feet west of the flood plain boundary. Proposed parcel 2 is not within the 100-year flood plain.

Proposed Use: Residential

Proposed Structure: No structure(s) proposed at this time. A single-family residential dwelling unit can be anticipated sometime in the future.

Setbacks: Parcels located within the Residential Agricultural (RA) zoning district require the following minimum setbacks:

- Side (north) = 25-feet
- Side (south) = 25-feet
- Front (east) = 50-feet
- Rear (west) = 25-feet

Grading: No grading is proposed at this time.

Drainage: The runoff from the site drains to the south/southeast towards Antelope Creek.

Utilities/Service Systems:

Sewer – Private Septic System

Water – Private Well

Gas/Electric – Pacific Gas & Electric

Trash Removal: Recology Auburn Placer

ISSUES

Land Use: The Zoning Designation for the site is Residential Agricultural (RA - 4.6 acre lot minimum). The General Plan Land Use Designation is "Residential Agricultural".

Air Quality: Any development will decrease the air quality. A condition is recommended that notifies the property owner that he/she is required to conform to the requirements of the Placer County Air Pollution Control District standards during construction.

Aesthetics: The addition of a future single-family residence will not significantly change the aesthetics of the area.

Noise: None as a result of the Minor Land Division. Grading and building noises are anticipated with future construction of a home on the site.

Previous Town Approvals:

- (1) Right-of-Way Abandonment and Rededication (0.15-acre portion) – Town Council approved Oct. 11, 2011
- (2) Variance for extension of the narrow portion of a flag lot – Planning Commission approved on September 6, 2011

Environmental Review: This project is proposed for approval through the issuance of a Notice of Exemption under provisions of the California Environmental Quality Act, Section 15315.

RECOMMENDATION: That the Planning Commission approve Resolution #12-03 for a Minor Land Division to split a ±9.25-acre parcel into two (2) parcels (Parcel 1= ±4.61-acres; Parcel 2= ±4.61-acres) at 3330 Barker Road (APN 030-043-044) with the findings in Exhibit A and the recommended conditions in Exhibit B.

ATTACHMENTS:

1. Application #12-02
2. Proposed Tentative Parcel Map
3. Draft resolution, findings, and recommended conditions of approval
4. Aerial of property
5. PC Reso. #11-03 (Variance) & TC Reso. #11-18 (Abandonment/Rededication)

NOTE:

Notice published in paper 4/12/12 and mailed 4/6/12



TOWN OF LOOMIS

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

For Town Use

File Number #12-02
Application Fee(s) \$2495
Receipt # 19763 Date 2/29/12
Date Received 2/29/12
Paid \$ 2495

PLANNING DEPARTMENT

Planning Application

1. Project Title: Muschetto Minor Subdivision Parcel Map

2. Street Address/ Location: 3330 Barker Road, Loomis Ca. 95650

3. APN(s): 030-043-044-000 Acreage: 9.2

Zoning: RA General Plan Designation: Residential Agriculture

Current Site Use: Single Family Res.

Surrounding Land Use(s): Single Family Res>

4. Property Owner: John Muschetto Jr. and Ila H Muschetto. as trustees for the Muschetto Family Trust

Address: 3330 Barker Road, Loomis Ca. 95650

City State Zip

Telephone: 916-652-7818 email: johmus@yahoo.com

5. Project Applicant: John Muschetto Jr.

Address: 3330 Barker Rd. Loomis Ca. 95650

City State Zip

Telephone: 916-652-7818 email:

6. Project Surveyor William E Mitchell PLS 3475

Address: 2571 Warren Drive

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 | | |

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TOWN OF LOOMIS

8. Does the proposed project need approval by other government agencies?

[] Yes [x] 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	PGE	Natural Gas	PGE
Fire Protection	Loomis Fire Protection Dist	Water/Well	Private
Sewer/Septic	Private	Telephone	AT&T
High School	Del Oro	Elem. School	Loomis Elem.

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 2-07-12 and find: Regulatory identification number _____

Date of list Envirostar cal EPA No problems identified none

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 2/19/2012 Applicant X John Muschetto

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.) Approval of a Tentive Parcel Map to subdivide into 2 parcels 4.5 ac. more or less

12. Owner Authorization:

I hereby authorize John Muschetto, the above-listed applicant, to make applications for project approvals by the Town of Loomis, regarding the above-described project and to receive all notices, correspondence, etc., from the Town regarding this project. I also hereby authorize the town staff to place a noticing board (approximately 4' x 3') on my property, visible from the street, at least ten (10) days prior to the first hearing on my project, and for subsequent hearings as determined necessary by the Planning Director.

Signature(s) of Owner(s)	Printed Name(s)	Date
X <u>John Muschetto</u>	John Muschetto Jr	2-09-12
X <u>Ila H. Muschetto</u>	Ila H Muschetto	2-09-12


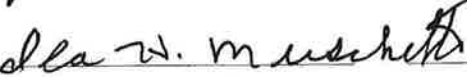
13. Applicant and/or Owner Hold Harmless:

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

Signature(s) of Owner(s)	Printed Name(s)	Date
X <u>John Muschetto</u>	John Muschetto Jr.	2-09-12
X <u>Ila H. Muschetto</u>	Ila H Muschetto	2-09-12

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 123 omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant	Printed Name(s)	
X 	John Muschetto Jr.	2-09-12
X 	Ila H Muschetto	2-09-12

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Muschetto Parcel Layout Variance
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? none
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. House, garage, septic system, well, driveway
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/Agriculture
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 Creates the need for short term surveying, engineering, legal & accounting services related to creating new parcel
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 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 [] No [] If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. Not applicable
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. Not applicable
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 [X] No [] If yes, name/describe the body of water and show on the site plan. Small farm pond
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 [X] If yes, describe. _____
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. Various small creeks. The closest being an unnamed creek approximately 800 feet south of subject property
5. What area/percentage of the project site is presently covered by impervious surface? 3%
What will be the area/percentage of impervious surface coverage after development? 3%
6. Will any runoff from the project site enter any off-site body of water? Yes [X] No [] If yes, identify the destination of the runoff. Existing meandering drainage swales that have been in use over thirty years
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: Same as it has been for over thirty years

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

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?
Barker Road, a private road, owned by Town of Loomis, privately maintained
If no, what is the name and distance of the nearest roadway? 0.5 mi to King Road
2. Will new entrances onto local roadways be constructed. Yes No
If yes, describe. _____
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). none
8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?
Yes No If yes, describe. No
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. _____
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. Flat grassland with scattered oak trees

- 2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes [] No [X] 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. Native fauna – birds, reptiles and mammals

- 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 [X] If yes, describe. _____

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

- 8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes [] No [X] If yes, describe (type, acreage, etc.). _____
There are seasonal meandering drainage swales on property

- 9. If yes, will project development affect these wetland areas? Yes [] No [] If yes, describe. _____
not applicable

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

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 [X]

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 [X] No [] If yes, describe. Sierra College Blvd. & Train tracks

- 2. Describe the noise that will be generated by this project, both during construction and following project development. No change

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

- 1. Describe the nearest fire protection facilities (location, distance, agency). Taylor Road and Horseshoe Bar Road, 1.5 miles, Loomis Fire Protection District

- 2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). Small pond at southwest portion of property

- 3. Describe the fire hazard and fire protection needs created as a result of project development. No change

- 4. Describe the on-site fire protection facilities proposed with this project. None proposed

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? 0.5 miles on Barker Road to King Road
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. Remains the same – no change
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No [X]
If yes, describe. _____
8. Estimate the number of persons on-site (residents or employees/visitors) two – no change

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). Barker Road – no change
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. In garage & shed

WATER

1. Is the project within a public domestic water system district or service area? Yes [X] No [] If yes, describe the district/area. Placer County Water Agency
2. Can the district serve the project? Yes [] No [X]
3. What will be the water source(s) for the project? Private well – same as now
4. What is the estimated usage and peak usage of the project? _____? _____gpd/ _____? _____gpd
5. Are there any existing or abandoned wells on the site? Yes [X] No [] If yes, describe (location, depth, yield, contaminants, etc.) approx. 60' northwest of existing house

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [X] No [] If yes, describe the method(s) and quantities (gpd). Septic tank & leachfield approx.. 350 gpd
2. Is the project located within a sewer district? Yes [] No [X] If yes, describe. _____

If yes, can the district serve the project? Yes [] No []

Is there sewer service in the area? Yes [] No [X] 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? No change gpd No change

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. no change

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 [X] No []

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.) No change – residential use

2. Describe the disposal method of this waste material. Recology Residential Service

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Barker Road – no change

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? Sunrise 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? H. Clarke Powers Elementary School
Del Oro High School

What are the distances to these schools from the project? 1 mile / 2 miles

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. Cleans up density issues

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

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

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

2. What is the nearest archaeological, historical or paleontological site? _____
Griffith Quarry in Penryn

What is the name of this site? Griffith Quarry Park

MUSCHETTO MINOR SUBDIVISION PARCEL MAP

A PORTION OF THE SW 1/4 OF SECTION 4 AND THE SE 1/4 OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 7 EAST, N.D.H.T. described as PARCEL 5 OF THE ANTELOPE CREEK RURAL SUBDIVISION ON BOOK "C" OF MAPS PAGE 41.

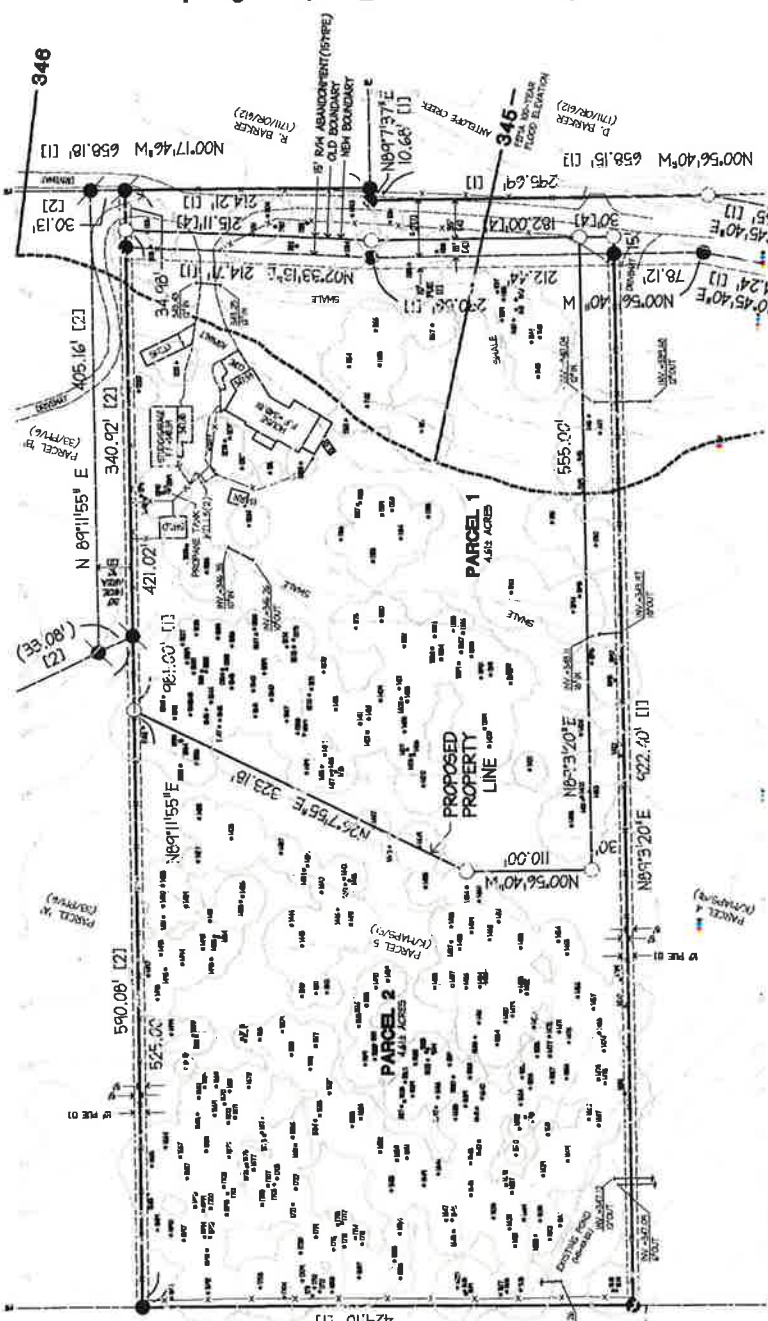
Town of Loomis, County of Placer, California



VICINITY MAP

TREE SCHEDULE

Tree Species	Quantity	Notes
Acacia	1	1.00' DBH
Albizia	1	1.00' DBH
Alnus	1	1.00' DBH
Amelanchier	1	1.00' DBH
Aspen	1	1.00' DBH
Betula	1	1.00' DBH
Birch	1	1.00' DBH
Cedrus	1	1.00' DBH
Cercocarpus	1	1.00' DBH
Cornus	1	1.00' DBH
Cottonwood	1	1.00' DBH
Cupressus	1	1.00' DBH
Deciduous	1	1.00' DBH
Elm	1	1.00' DBH
Euonymus	1	1.00' DBH
Fern	1	1.00' DBH
Ginkgo	1	1.00' DBH
Grapevine	1	1.00' DBH
Hickory	1	1.00' DBH
Holly	1	1.00' DBH
Juniper	1	1.00' DBH
Larch	1	1.00' DBH
Madroño	1	1.00' DBH
Maple	1	1.00' DBH
Moss	1	1.00' DBH
Mulberry	1	1.00' DBH
Nashville	1	1.00' DBH
Oak	1	1.00' DBH
Pine	1	1.00' DBH
Poplar	1	1.00' DBH
Redwood	1	1.00' DBH
Rose	1	1.00' DBH
Sage	1	1.00' DBH
Sycamore	1	1.00' DBH
Tanbark	1	1.00' DBH
Taxus	1	1.00' DBH
Yew	1	1.00' DBH



RECORD DATA
 1. DATE OF RECORDING
 2. BOOK AND PAGE
 3. COUNTY AND STATE
 4. RESOLUTION NUMBER

RECEIVED
 LAND DEVELOPMENT SERVICES INC. 2571 Warren Drive, Rocklin, California (916) 624-1629
 FEB 9 2017
 TOWN OF LOOMIS

Scale: 1" = 50'

DATE: FEBRUARY 2017

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

DATE: 2/20/17

STATUS: SEE BELOW

PROJECT: MUSCHETTO MINOR SUBDIVISION PARCEL MAP

DATE: 02-08-04

TOWN OF LOOMIS, CALIFORNIA

ATT. 2

OWNER
 JOHN MUSCHETTO JR. and ILA H. MUSCHETTO
 contact: JOHN MUSCHETTO
 3330 BARKER ROAD
 LOOMIS, CALIFORNIA 95650
 Phone: (916) 662-7010
 Fax: Johnmuschetto.com

ENGINEER
 LAND DEVELOPMENT SERVICES
 contact: BILL MITCHELL idem@fbcell.net
 2571 WARREN DRIVE
 ROCKLIN, CALIFORNIA 95677
 Phone: (916) 624-1629
 Fax: (916) 624-7962 idem@fbcell.net

TOTAL ACREAGE
 9.22 Acres

GENERAL PLAN DESIGNATION
 Existing = RA - RESIDENTIAL AGRICULTURE
 Proposed = RA - RESIDENTIAL AGRICULTURE

ZONING DESIGNATION
 Existing = RA 4.6 DU/ACRE (200,000 SF. MIN.)
 Proposed = RA 4.6 DU/ACRE (200,000 SF. MIN.)

PROJECT SUMMARY
 PARCEL #1 = 4.61 Acres (200,793.15 SF.)
 PARCEL #2 = 4.61 Acres (200,747.77 SF.)
 PARCEL AVG = 4.61 Acres
 PARCEL TAX = 4.61 Acres
 PARCEL TIN = 4.61 Acres

SETBACKS
 FRONT = 76- FEET FROM CENTERLINE OF ROAD
 SIDE INTERIOR = 25- FEET
 REAR = 25- FEET
 MINIMUM LOT WIDTH = 140 FEET

COMMUNITY SERVICES
 Sewer = Private Sewer Disposal Systems
 Water = Private Well
 Storm Drain = Private (maile)
 Electric = Pacific Gas and Electric
 Telephone = AT&T
 Cable TV = Home Communications
 Natural Gas = Private Propane Vendor
 Fire Protection = Placer Fire Protection District
 Solid Waste = Resology
 High School = Placer High School District
 Elementary School = Loomis Union School District

BENCHMARK
 RM-14 (NWD-1009, FEMA) ELEVATION=37.86
 RR SPIKE W/ 1/2" METAL DISC STAFFED 469.25 SOUTH OF CENTER OF DROUGHT BRIDGE TO HOUSE AT 3273 BARKES ROAD

DRAFT

RESOLUTION NO. 12-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A MINOR LAND DIVISION AT 3330 BARKER ROAD, APN 030-043-044.

WHEREAS, John and Ila Muschetto, the owners, have proposed to divide a ±9.25-acre parcel into two (2) lots (Parcel 1: ±4.61-acres and Parcel 2: ±4.61-acres) at 3330 Barker Road, Assessor's Parcel Number 030-043-044, such application being identified as #12-02; and

WHEREAS, on May 1, 2012, 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 the Muschetto minor land division, project #12-02; and

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of May 1, 2012, did resolve as follows:

1. The project is Categorically Exempt under CEQA section 15315.
2. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
3. The Minor Land Division application #12-02 is hereby approved per the findings set forth in Exhibit A and the conditions set forth in Exhibit B.

ADOPTED this 1st day of May, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____, Chairman

Matt Lopez, Assistant Planner

DRAFT

#12-02 EXHIBIT B RECOMMENDED CONDITIONS OF APPROVAL

This Minor Land Division, application #12-02, is approved for the division of a ±9.25-acre parcel, APN 030-043-044, located at 3330 Barker Road, per the following conditions. The owner has two (2) years in which to record the Parcel Map. The approval expires on May 1, 2014, unless extended by the Planning Commission (or State legislator). The parcels shall be in accordance with the tentative parcel map dated received February 29, 2012 and these conditions.

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 "Muschetto Tentative Parcel Map" as prepared by Land Development Services consisting of one (1) sheet, dated received February 29, 2012, 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 shall indemnify, exonerate and hold harmless the Town of Loomis and all officers and employees thereof against all claims, demands and causes of action arising out of improvements constructed within this project.
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 (DRAINAGE, GRADING)

7. The owner shall obtain an encroachment permit prior to any work within public rights-of-way.

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. The owner shall dedicate all necessary easements for streets, alleys, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the Town on the parcel map.
10. All future grading shall conform to the Town Grading Ordinance, and/or as recommended by a soils report, with prior review and approval by the Town Engineer. A Grading Permit shall be obtained prior to building permit issuance on Parcel 2.
11. There shall be no grading within the flood plain or floodway.
12. Existing drainage swales and/or flow patterns shall not be altered or filled-in without an engineering drainage study and Town review and approval.

AGENCIES

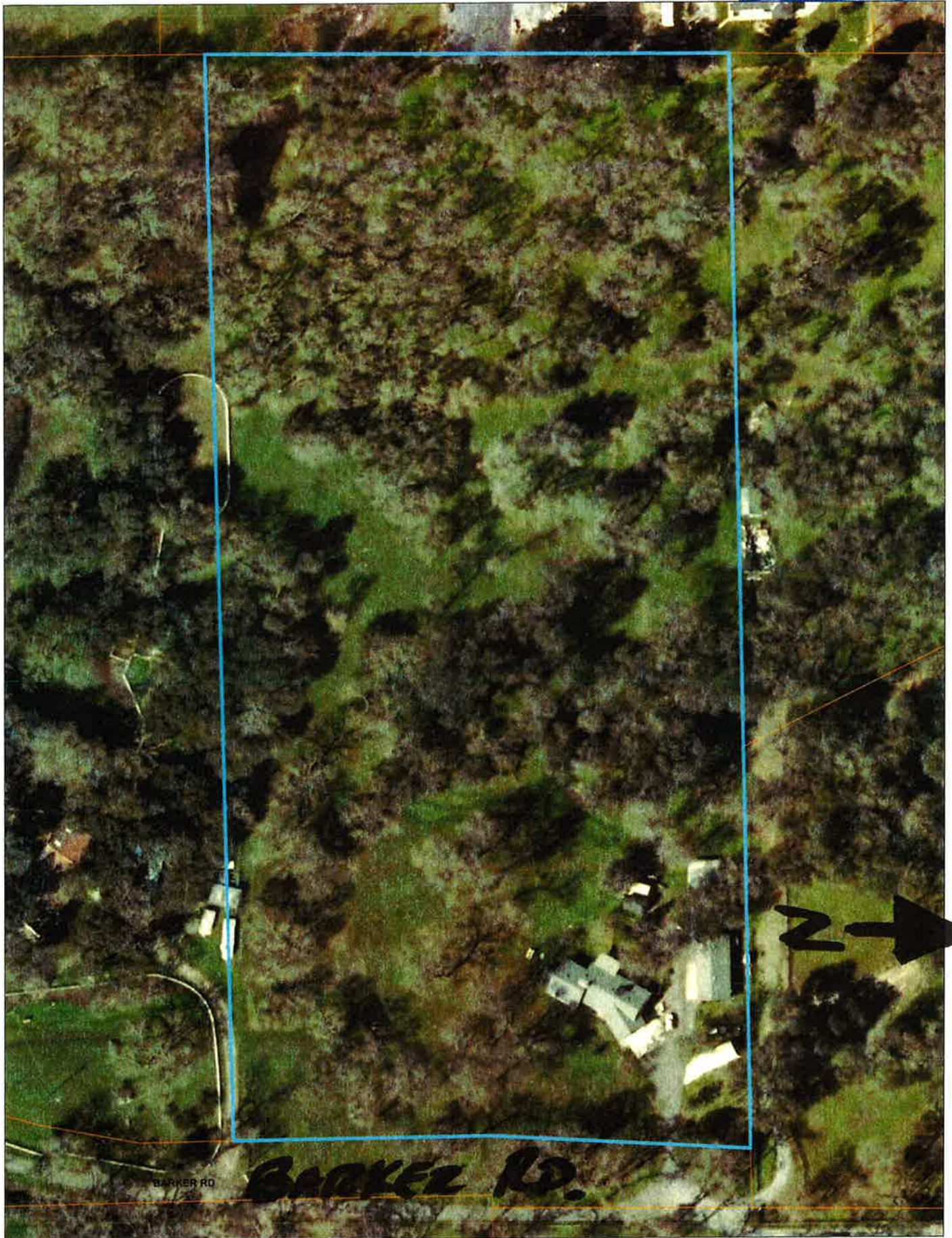
13. The owner shall provide will-serve letters from all applicable utilities, the franchised refuse collector, the post office, and the fire department for the review and approval of Town staff, to the extent legally required. The owner shall complete all legally enforceable requirements or conditions imposed upon the project by these agencies to the satisfaction of the agencies prior to any building permits being issued.
14. The owner shall provide will-serve letters from the school districts in which this property is located and shall pay the impact fees as determined by the two school districts at building permit issuance, to the extent legally required.
15. The owner shall obtain proper permits through the Placer County Health Department for the future septic system and well for Parcel 2.
16. The owner shall insure that adequate dust controls are implemented during all phases of project construction and operation. Dust controls must be reviewed and approved by the Placer County Air Pollution Control District prior to groundbreaking. A booklet on Fugitive dust is available from the Placer County Air Pollution Control District.
17. The owner shall insure that the project conforms with all Placer County Air Pollution Control District Rules and Regulations.
18. Per the Loomis Fire Protection District, prior to building permit issuance on Parcel 2, an all-weather access driveway shall be provided, which shall be properly graded, culverted (if necessary), and surfaced with a 4-6 inch base material to allow emergency vehicle access to the parcel.

GENERAL PLANNING

19. The division of the ±9.25-acre parcel shall be conducted in accordance with the tentative parcel map dated received February 29, 2012 prepared by Land Development Services.
20. The project shall conform to the General Plan, including the Noise Element standards, State Noise Insulation Standards (CA code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code. Noise generated by the project shall not cause the Ldn to exceed 60 dBA at the property line during or after construction, nor shall it cause the noise level at the property line to exceed 75 dBA at any time during or after construction.
21. The project shall conform to the Zoning Ordinance land use noise compatibility standards.
22. 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.).
23. Should the development of Parcel 2 result in the removal of any protected trees, the owner shall be required to comply with the Town's Tree Preservation & Protection Ordinance.
24. The hours for on-site construction, shall be limited to Monday through Friday, 7 AM to 7 PM, and Saturday, 8 AM to 5 PM to assure public health, safety and welfare. No work shall occur on Sundays.
25. All lighting shall be shielded and directed on-site.
26. If archaeological, historical, or paleontological features are discovered during construction, work within 50 feet of the find shall be halted, and the Town of Loomis Planning Department shall be notified. A qualified archaeologist, historian, or paleontologist shall be retained at the developer's expense to conduct an on-site evaluation and provide recommendations for removal and/or preservation.

FEES

27. The owner shall pay the development fees (e.g. road circulation fees, drainage fees, community facilities fee, master plan fees and fire fees) in affect at the time of building permit issuance on Parcel 2.
28. Pursuant to Government Code Chapter 5 - Planning and Land Use 66000, the owner shall be responsible for reimbursement of all monitoring costs to insure compliance with conditions imposed upon the project incurred by the Town.



BARKER RD

BARKER RD.

RESOLUTION NO. 11-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A VARIANCE FOR JOHN MUSCHETTO TO ALLOW THE NARROW PORTION OF A FLAG LOT TO EXTEND AN ADDITIONAL 300 TO 400 FEET BEYOND THE 200 FOOT MAXIMUM ALLOWED BY CODE AT 3330 BARKER ROAD, ASSESSOR'S PARCEL NUMBER 030-043-044.

WHEREAS, John Muschetto, the owner, has requested variance approval at 3330 Barker Road, a ±9.2-acre parcel, Assessor's Parcel Number 030-043-044, such application being identified as #11-08; and

WHEREAS, on September 6, 2011, 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 the conditions set forth in Exhibit B.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of September 6, 2011, did resolve as follows:

1. The project is Categorically exempt under CEQA section 15305.
2. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
3. The project application #11-08 is hereby approved per the findings set forth in Exhibit A and the conditions set forth in Exhibit B.

ADOPTED this 6th day of September, 2011, by the following vote:

AYES: Miller, Wilson, Bordelon

NOES: Thew, Hogan

ABSENT:

ABSTAINED:

, Chairman

Matt Lopez, Planner

**EXHIBIT A
FINDINGS
9/6/2011**

Variance

1. There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Ordinance denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district; *this parcel is unique in its length and width. This parcel has the following constraints: seasonal drainage easement running across the property as well as septic system (leach field/repair area) locations that prevent a simple boundary line being drawn to split this parcel. Other parcels surrounding this property have no such constraint and are split-able in their current configurations.*
2. Granting the Variance is necessary for the preservation and enjoyment of substantial property rights enjoyed by other property owners in the same vicinity and zoning district and denied to the property owner for which the Variance is sought; and
3. The Variance is consistent with the General Plan and any applicable specific plan.

TOWN OF LOOMIS

RESOLUTION NO. 11-18

COPY

**A RESOLUTION OF THE TOWN COUNCIL OF THE
TOWN OF LOOMIS APPROVING THE ABANDONMENT OF A 0.15-ACRE SECTION
OF RIGHT-OF-WAY TO THE MUSCHETTO FEE PARCEL (APN: 030-043-044) WITH
A RETURN OF A MULTIPURPOSE EASEMENT TO THE TOWN**

WHEREAS, John & Ila Muschetto, the owners, have requested that the Town abandon and transfer a 0.15-acre portion of right-of-way (the section adjacent to 3330 Baker Road) to the Muschetto fee parcel, APN: 030-043-044, such application being identified as #10-12; and

WHEREAS, on February 8 and October 11, 2011, the Town Council conducted public hearings regarding the request, at which time any person interested in the matter was given an opportunity to be heard; and

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

NOW, THEREFORE, the Town Council of the Town of Loomis, at its meeting of March 8, 2011, did resolve as follows:

1. The Town Council of the Town of Loomis hereby approves the abandonment of a 15-foot wide section of right-of-way (section adjacent to 3330 Barker Road and totaling 0.15-acre) to the Muschetto fee parcel (APN: 030-043-044) with a return of a MultiPurpose Easement to the Town, per the conditions set forth in Exhibit A.
2. The Town Clerk is hereby directed to cause a certified copy of this Resolution, conditions of approval and the proper Grant Deed, Legal Description and Offer of Dedication, attested to be said Clerk under the seal of the Town of Loomis, to be recorded in the Office of the Placer County Recorder.

PASSED AND ADOPTED this 11th day of October, 2011 by the following vote:

AYES: Calvert, Liss, Morillas, Ucovich

NOES: None

ABSENT: Scherer




Mayor

ATTEST:



Town Clerk

APPROVED AS TO FORM:



Town Attorney

#10-12 EXHIBIT A

CONDITIONS OF APPROVAL

TOWN COUNCIL - 10/11/2011

Project application #10-12 is approved for the abandonment of a 15-foot section of right-of-way (0.15-acre section adjacent to 3330 Barker Road) to the Muschetto fee parcel (APN: 030-043-044), per the following conditions.

GENERAL CONDITIONS

1. Owner shall comply with all provisions of the Town of Loomis Municipal Code.
2. The owner shall indemnify, exonerate and hold harmless the Town of Loomis and all officers and employees thereof against all claims, demands and causes of action arising out of this project.
3. 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. Multi-Purpose Easement shall include language requiring the following: (1) Utility companies and the Town maintain rights to the easement; (2) Oak trees within the Multi-Purpose Easement are to be preserved; and (3) no development shall be allowed within the easement (sans utility companies).