

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: #14-10 Monsef Minor Land Division

Project Applicant: Mike Izadjou

Project Location - Specific:

3595 Bankhead Road, Loomis, CA 95650, Placer County, APN 044-051-007

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 5.1 acre parcel into 2 lots, 2.55 acres each. An existing single family residence is located on Parcel 1. 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: _____ **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.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



TOWN OF LOOMIS

Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number #14-10
Application Fee(s) \$3915
Receipt # 22368 Date 9/10/14
Date Received 9/10/14
Paid \$ \$3915

PLANNING DEPARTMENT

Planning Application

- Project Title: MONSEF MAP
- Street Address/ Location: 3595 Bankhead Road Loomis CA 95650
- APN(s): 044-051-007 Acreage: 5.1
Zoning: Residential-RE General Plan Designation: Residential estate
Current Site Use: Residential
Surrounding Land Use(s): Residential
- Property Owner: Tony Monsef Trust + Ali Nomai
Address: P.O. Box 1248 Loomis CA 95650
City State Zip
Telephone: 916 521-0567 email: mikeizadjou@yahoo.com
- Project Applicant: Mike Izadjou
Address: P.O. Box 1248 Loomis CA 95650
City State Zip
Telephone: 916 521-0567 email: mikeizadjou@yahoo.com
- Project Engineer/Architect: Ralph Miller LS3639
Address: P.O. Box 5062 Auburn CA 95604
City State Zip
Telephone: 530 885-0882 email: rmiller1937@cbcglobal.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 checked="" 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 checked="" type="checkbox"/> | Other | | |

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TOWN OF LOOMIS

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>PG+E</u>
Fire Protection	<u>Loomis Fire</u>	Water/Well	<u>PLWA</u>
Sewer/Septic	<u>SPHMD</u>	Telephone	<u>Garbage SPOS</u>

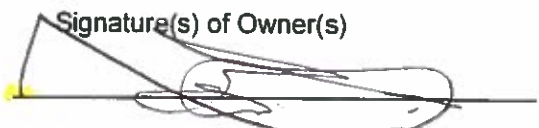

10. The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated N/A and find: Regulatory identification number _____
Date of list N/A No problems identified _____
Type of problem _____

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

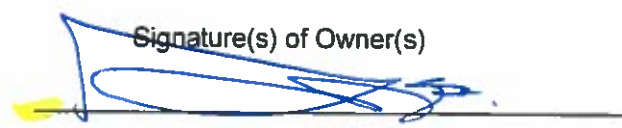

Dated 9-7-14 Applicant Mike Izadjou

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.) Subdivide to two separate parcels.

12. Owner Authorization:
I hereby authorize Mike Izadjou, 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
	<u>TONY MONSEF</u>	<u>09-7-14</u>
	<u>ALI NOMAI</u>	<u>SEP-7-2014</u>

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
	<u>TONY MONSEF</u>	<u>09-7-14</u>
	<u>ALI NOMAI</u>	<u>SEP-7-2014</u>

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

Signature(s) of Owner(s) and/or Applicant	Printed Name(s)	Date
	<u>MIKE IZADJOU</u>	<u>SEP-9-2014</u>

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Bankhead Road
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? Two parcels
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. 1 house
5. Is adjacent property in common ownership? Yes [] No [] If yes, Assessor's Parcel Number (s) and acreage(s). 5.1 044-051-007
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? 1 family
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 to remain resi.
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 [] 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. _____
- _____
4. Are retaining walls proposed? Yes [] No [] 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.
- N/A
6. Will blasting be required during project construction? Yes [] No [] If yes, describe. _____
7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes [] No [] 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 [] 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 [] 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. N/A
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. unknown
5. What area/percentage of the project site is presently covered by impervious surface? None
 What will be the area/percentage of impervious surface coverage after development? None
6. Will any runoff from the project site enter any off-site body of water? Yes [] No [] 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 [] 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 [] 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. _____
- 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: N/A
- 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?
N/A
- 6. Will vegetation be cleared from the project? Yes [] No [] 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?
Bankhead Road
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. Gravel driveway
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? N/A
(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). N/A
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. _____
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. Grass + bushes

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. many birds

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 []

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 [] If yes, describe. _____

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

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). Loomis Fire

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

3. Describe the fire hazard and fire protection needs created as a result of project development. N/A

4. Describe the on-site fire protection facilities proposed with this project. N/A

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? yes
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. 5
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) 2

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). open access no gates
2. Describe the security protection that will be provided on the site, if any. N/A
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. open

WATER

1. Is the project within a public domestic water system district or service area? Yes [] No [] If yes, describe the district/area. PLWA
2. Can the district serve the project? Yes [] No []
3. What will be the water source(s) for the project? PLWA
4. What is the estimated usage and peak usage of the project? N/A 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). _____
2. Is the project located within a sewer district? Yes [] No [] If yes, describe. _____
- 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? 200 ft
3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? N/A gpd _____

4. Will there be any unusual characteristics associated with project wastewater? Yes [] No [] 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 [] N/A

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.) N/A

2. Describe the disposal method of this waste material. N/A

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

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 1/2 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 [] If yes, describe. _____

SCHOOLS

1. What are the nearest elementary and high schools to the project? Loomis Union, Placer Union + Del Oro High
What are the distances to these schools from the project? 3 mi

XI. AESTHETICS

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

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

3. Describe the signage and/or lighting proposed by the project. N/A

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? N/A

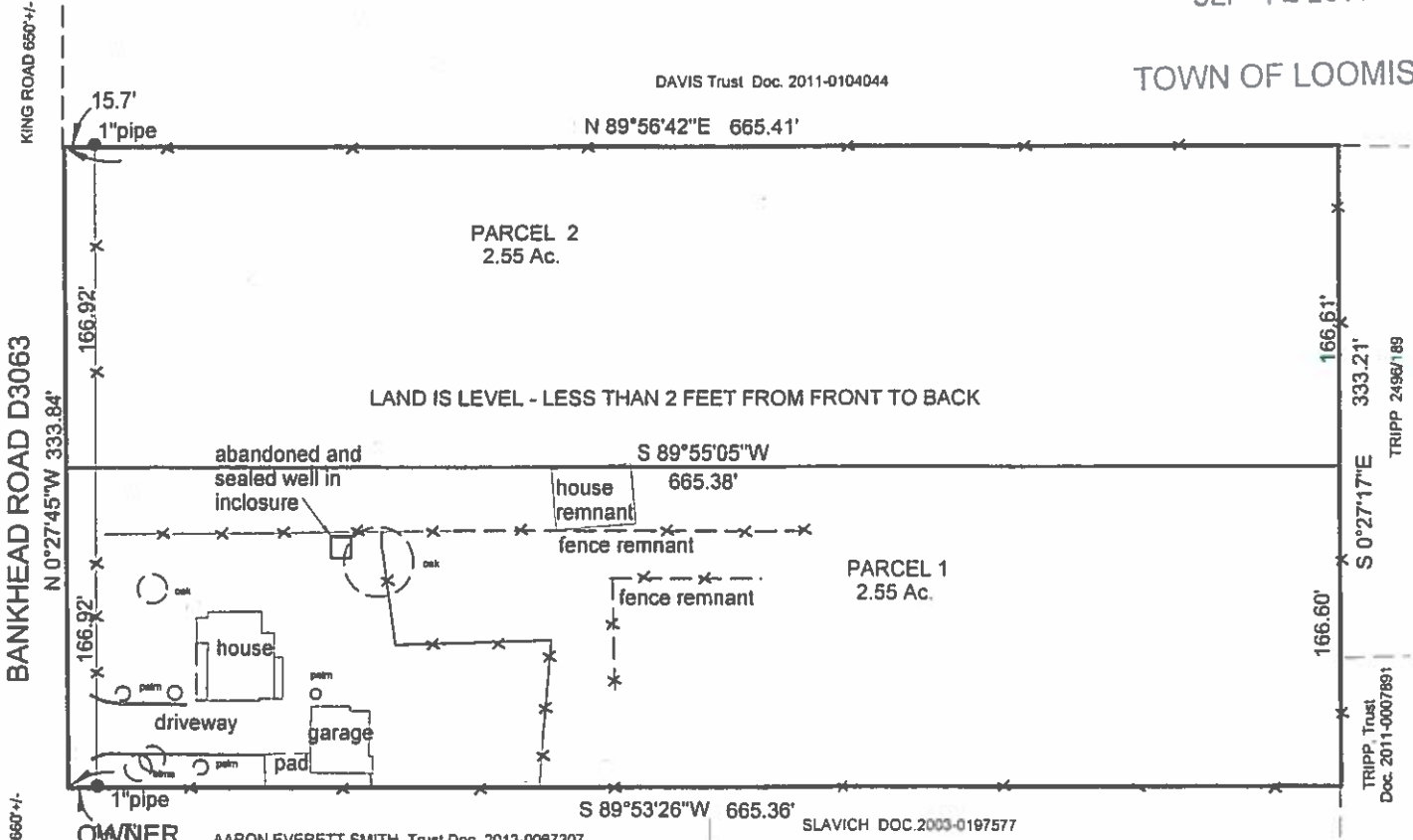
What is the name of this site? _____

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DAVIS Trust Doc. 2011-0104044



BANKHEAD ROAD D3063

KING ROAD 650' +/-

SAUNDERS AVE. 660' +/-

OWNER AARON EVERETT SMITH, Trust Doc. 2013-0067307

SLAVICH DOC. 2003-0197577

TRIPP Trust Doc. 2011-0007891
TRIPP 2496/189

Tony Monsef, Trustee of 2011
 Revocable Trust 50% interest
 Ali Nomai, 50% interest as
 tenants in common
 P.O. Box 1248
 Loomis, CA 95650

SUBDIVIDER
 Mike Izadjou
 7625 Sunrise Blvd. Suite 210
 Citrus Heights, CA 95610
 Phone 916-521-4567
 Fac 916-722-1166
 e-mail mikeizadjou@yahoo.com

MAP PREPARER
 Ralph Miller LS3639
 P.O. Boc 5062
 Auburn, CA 95604
 phone 530-885-0882
 fax 530-823-3935
 e-mail rmliller1937@sbcglobal.net

SERVICE PROVIDERS

Water	P.C.W.A.
Gas	P.G.& E.
Electric	P.G.& E.
Garbage	SPDS
High School	Placer Union
Elementary	Del Oro High
	Loomis Union

TENTATIVE PARCEL MAP
#14-10 Monsef Map
 DIVISION OF N1/2 SW1/4 NE1/4 NW1/4
 OF SECTION 9, T11N-R73, M.D.M.
 TOWN OF LOOMIS, CALIFORNIA
 Ralph Miller LS 3639 August 2014
3595 Bankhead Road
Loomis, CA 95650
APN: 044-051-007

1"=50'

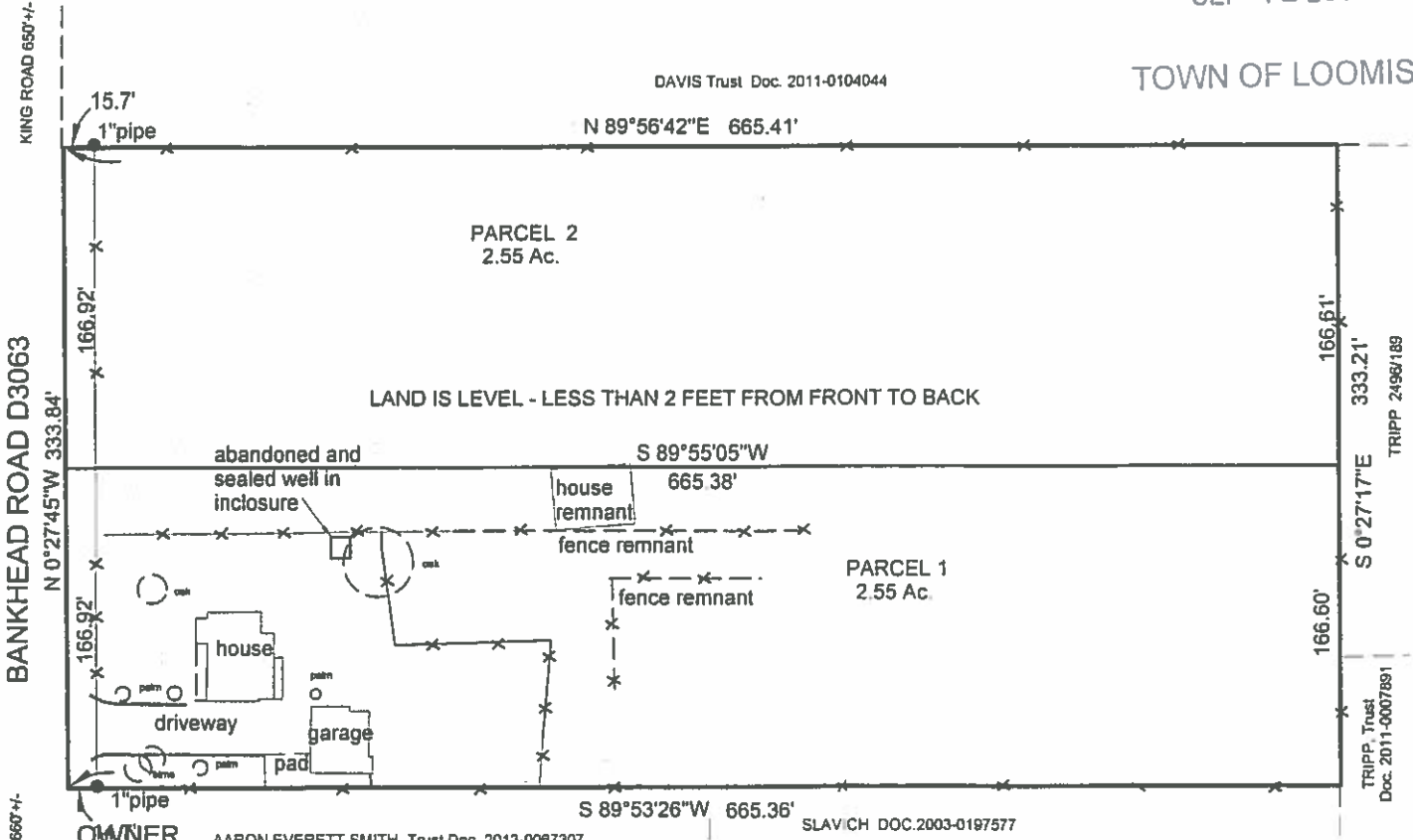


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TOWN OF LOOMIS

DAVIS Trust Doc. 2011-0104044



BANKHEAD ROAD D3063

KING ROAD 650'+/-

SAUNDERS AVE. 660'+/-

TRIPP, Trust
Doc. 2011-0007891
TRIPP 2498/189

OWNER AARON EVERETT SMITH, Trust Doc. 2013-0067307

SLAVICH DOC.2003-0197577

Tony Monsef, Trustee of 2011 Revocable Trust 50% interest
 Ali Nomai, 50% interest as tenants in common
 P.O. Box 1248
 Loomis, CA 95650

SUBDIVIDER
 Mike Izadjou
 7625 Sunrise Blvd. Suite 210
 Citrus Heights, CA 95610
 Phone 916-521-4567
 Fac 916-722-1166
 e-mail mikeizadjou@yahoo.com

MAP PREPARER
 Ralph Miller LS3639
 P.O. Boc 5062
 Auburn, CA 95604
 phone 530-885-0882
 fax 530-823-3935
 e-mail rmliller1937@sbcglobal.net

SERVICE PROVIDERS

- Water P.C.W.A.
- Gas P.G.& E.
- Electric P.G.& E.
- Garbage SPDS
- High School Placer Union
- Del Oro High
- Elementary Loomis Union

TENTATIVE PARCEL MAP
#14-10 Monsef Map
 DIVISION OF N1/2 SW1/4 NE1/4 NW1/4
 OF SECTION 9, T11N-R73, M.D.M.
 TOWN OF LOOMIS, CALIFORNIA
 Ralph Miller LS 3639 August 2014
3595 Bankhead Road
Loomis, CA 95650
APN: 044-051-007

1"=50'

