

Staff Report

TO: Town of Loomis Planning Commission Members
FROM: Mary Beth Van Voorhis, Planning Director
DATE: January 22, 2019
RE: Minor Land Division Application #18-09
4823 Saunders Avenue (APN 030-080-036) – 4.60 acres

Recommendation

1. Conduct a public hearing and receive public input; and
2. Adopt the recommended Notice of Exemption as per the requirements of the California Environmental Quality Act (CEQA); and
3. Adopt Resolution #18-12 approving the Minor Land Division (#18-09) subject to the findings in Exhibit A and the recommended conditions of approval in Exhibit B.

Issue Statement and Discussion

Minor Land Division Application #18-09 proposes division of one parcel (APN 030-080-036) being 4.60 acres into two individual parcels. The proposed new parcel sizes will be approximately:

Parcel 1 = 2.30 acres
Parcel 2 = 2.30 acres

The existing 4.60 acre parcel site (Figure 1-Vicinity Map) consists of one parcel, with a single family residence, garage, stable, and fenced pasture area (Figure 2-Aerial View). The existing site is primarily pasture with several stands of oak and other trees. Parcel topography is shown in Figure 3. Proposed Parcel 1 is directly accessed from Saunders Avenue and secondary access from an existing 50' road easement (2017-0068328-00) via Rose Lane (a private road). Proposed Parcel 2 will be accessed via Rose Lane (a private road), via an existing 50' road easement (2017-0068328-00, dated September 5, 2017) from Saunders Avenue and a new dedicated road easement from Rose Lane through Parcel 1 to Parcel 2 is required and shall be recorded with the Final Map.

The proposed new parcel configuration is shown in Figure 4 – Proposed Minor Land Division #18-09.

Figure 1 – Vicinity Map

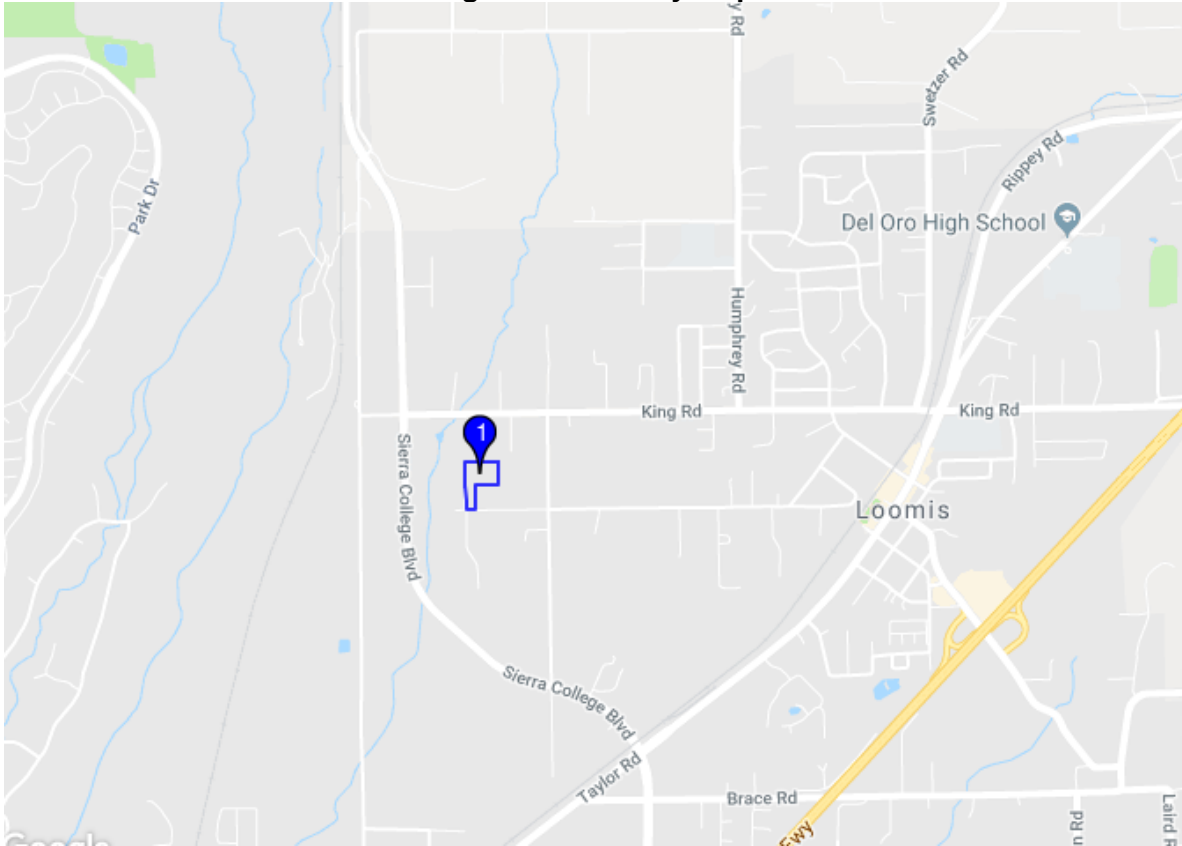


Figure 2 – Aerial View – Site Specific

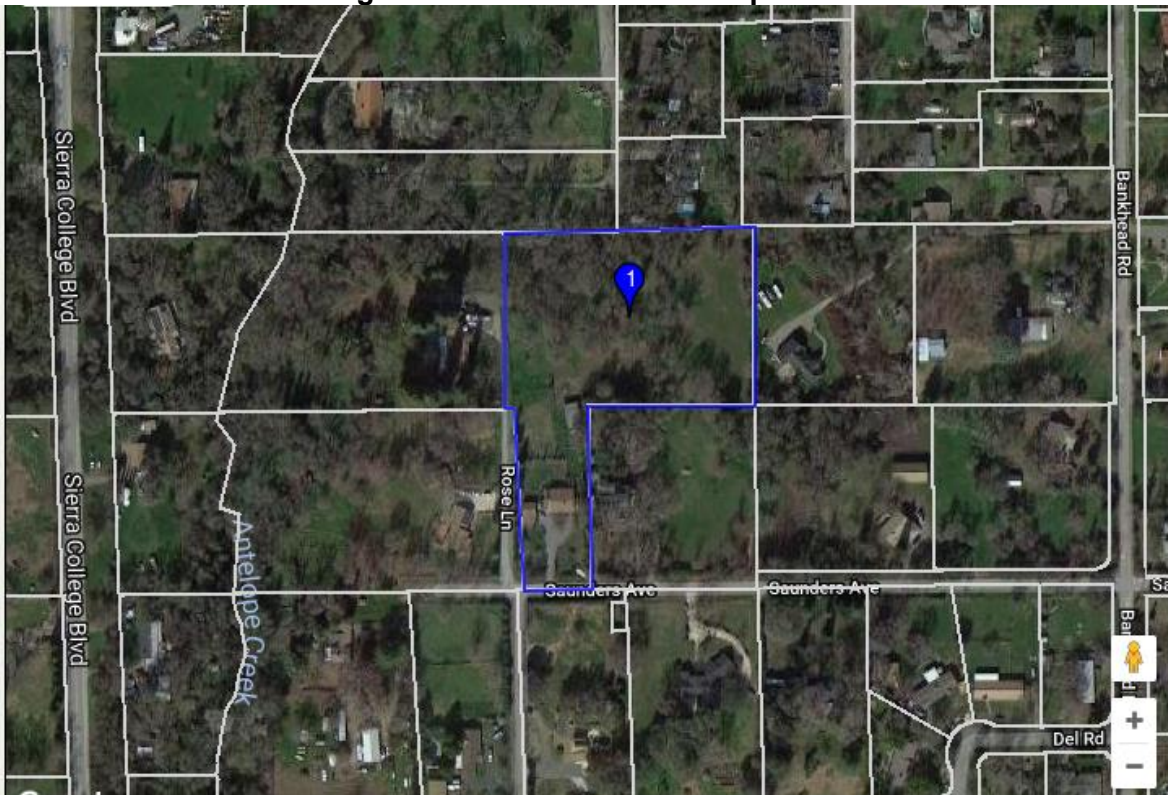
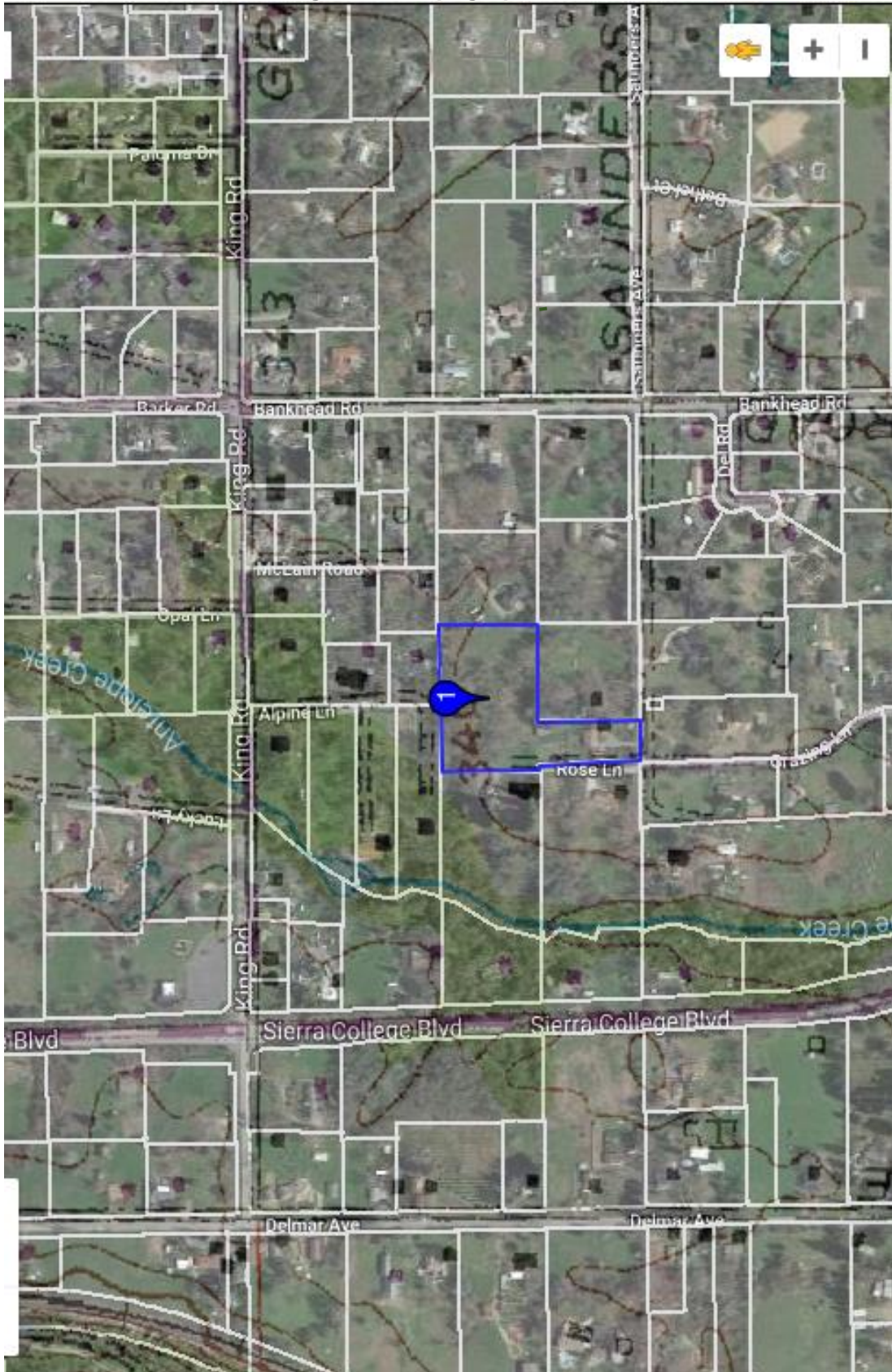


Figure 3 – Topographic View



General Plan, Zoning, and Existing Land Uses:

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON SITE	RESIDENTIAL ESTATE	RE	SINGLE FAMILY RESIDENTIAL
NORTH	RURAL AGRICULTURAL & RURAL RESIDENTIAL	RA/RR	SINGLE FAMILY RESIDENTIAL
EAST	RESIDENTIAL ESTATE	RE	SINGLE FAMILY RESIDENTIAL
SOUTH	RESIDENTIAL ESTATE	RE	SINGLE FAMILY RESIDENTIAL
WEST	RESIDENTIAL AGRICULTURAL & RURAL ESTATES	RA/RE	SINGLE FAMILY RESIDENTIAL

General Plan: Residential Estate (RE): Appropriate land uses include agricultural uses such as orchards and vineyards, cattle grazing, and very low density residential uses. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible. The maximum density in this designation is 2.3 acres per dwelling unit, and 2.3 acres is also the minimum parcel size for proposed subdivisions. Building heights are limited to two stories or 35', and structural development shall not exceed 20% of lot coverage.

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

The resulting acreages after the approved Minor Land Division of APN 030-080-036 will be:

Parcel 1 = 2.3 acres

Parcel 2 = 2.3 acres

TOTAL = 4.6 acres

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

Owner Information:

APN 030-080-036
 Diana Post
 4823 Saunders Avenue
 Loomis, CA 95650
 916-319-0649
dpost4@yahoo.com

Owner Representative:

Timothy G. Blair, PLS
 Anthony Cocchi
 9001 Foothills Blvd.
 Roseville, CA 95747
 916-789-0822
tblair@sgicompanies.com

Existing Improvements/Utilities/Service Systems:

- Sewer** – Septic
- Trash** - Recology
- Fire** – South Placer Fire District
- Water** – Placer County Water Agency
- Gas/Electric** – Pacific Gas & Electric

Proposed Parcel 1 has an existing single-family residence, garage, stable, and fenced pasture area. Proposed Parcel 2 is vacant, however, future development would allow for the construction of one (1) new single-family home that will be required to meet all local, regional, state, and federal codes and regulations.

Proposed Parcel 1 has primary access from Saunders Avenue with a secondary access on Rose Lane, a private road, via an existing 50' road easement (2017-008327-00) approximately 337' north from Saunders Avenue to the back of the parcel.

Proposed Parcel 2 access will be from Rose Lane via the existing 50' road easement (2017-008327-00) approximately 337' north from Saunders Avenue. A dedicated easement from Rose Lane through proposed Parcel 1 to proposed Parcel 2 is required and shall be recorded with the final map.

The existing 4.6 acre parcel is primarily pasture with several stands of various species of oak trees (valley oak, live oak, blue oak), a black walnut, cedars, and a few fruit trees. Easement roads, which will provide access to proposed Parcel 2, will not run near the critical root zone of any protected tree. There are no "heritage trees" as defined in Loomis Tree Conservation Chapter 13.54 to be removed or disturbed for the proposed project. Should future tree removal be required on either parcel, an arborist report must be prepared and submitted with a Town of Loomis Tree Removal Permit Application for approval prior to removal.

Agency Review and response comments:

The application, project information, and exhibit maps were sent to concerned agencies on September 6, 2018 requesting their comments by September 21, 2018.

"No comment" responses were received from the following two (2) agencies:

9/14/18	Placer Mosquito & Vector Control District
9/19/18	City of Rocklin, Public Services Department

"Comments" were received from the following agencies (Attachment #B):

1. 9/11/18 Town of Loomis, Engineer
Applicant shall meet all Town codes and standards. Access easements from Rose Lane (a private road) for Proposed Parcel 1 and Parcel 2 are required to be dedicated prior to recordation of the Final Map. A road maintenance agreement for Rose Lane (a private road) shall be required prior to recordation of the Final Map.
2. 9/14/18 Central Valley Regional Water Quality Control Board (CVRWQCB)
The proposed project is a residential property which proposes no impacts from wastewater that could affect surface waters of the State or which would require and NPDES permit. Proposed Parcel 1 has an existing septic system and Proposed Parcel 2 will be required to install a new septic system which will meet all required standards. Applicant must meet all requirements of the CVRWQCB prior to recordation of the Final Map.
3. 9/17/18 United Auburn Indian Community
Applicant is required to schedule meeting/site visit to identify any potential on-site cultural resources. Applicant shall submit their findings and recommendations prior to recordation of the Final Map. A tribal monitor must be present during any ground disturbing activities prior to any construction/development commences.

4. 9/17/18 South Placer Fire District

Applicant is required to submit application and obtain approval consistent with their standards prior to new development of Proposed Parcel 2.

5. 9/18/18 Recology

Applicant shall subscribe to weekly curbside solid waste service as required.

6. 9/20/18 South Placer Municipal Utility District (SPMUD)

Parcel 1 is served by an existing septic system. Public sewer is located approximately 400 feet to the south within Grazing Lane. Newly created parcels within 600 feet of public sewer infrastructure are required to connect. Should Parcel 1 require connection to SPMUD as a result of this project, Parcel 2 will then be within 600 feet of Parcel 1 and will also be required to connect to public sewer.

The owner/applicant shall schedule a meeting with SPMUD staff in order to discuss the project and to determine specific requirements of obtaining a will-serve letter. All easements for public sewer connections shall meet the requirements of SPMUD and be provided prior to recordation of the Final Map.

(Note: The Town of Loomis General Plan requires connection to public sewage disposal of any dwelling within 300 feet of an existing community sewage disposal service. Parcel 1 is currently on septic and is more than 400 feet from public service, Parcel 2 is more than 700 feet from connection to public service. Connection to sewage disposal service is not required.)

7. 9/21/18 Placer County Health & Human Services Department (PCHHSD)

Pursuant to confirmation from Joseph Scarbrough, PCHHSD, this residential land division does not require a Phase 1 Environmental Site Assessment per ASTM E1527 as a 1938 aerial photo indicates this site was not an orchard and will not be developed for commercial purposes.

Applicant shall meet all requirements of PCHHSD to connect domestic water service from PCWA prior to recordation of Final Map to ensure domestic water supply and any necessary easements are established.

Applicant to provide documentation from SPMUD to PCHHSD indicating the nearest sewer connection point from the site's property lines. If the project site is within 600 feet of sewer infrastructure the parcels will be required to connect to public sewer. If not, soils testing with a qualified consultant will be required to identify locations for Minimum Usable Sewage Disposal Areas (MUSDAs). If on-site sewage disposal is required, additional requirements may apply.

(Note: The Town of Loomis General Plan requires connection to public sewage disposal of any dwelling within 300 feet of an existing community sewage disposal service. Parcel 1 is currently on septic and is more than 400 feet from public service, Parcel 2 is more than 700 feet from connection to public service. Connection to sewage disposal service is not required.)

8. 9/21/18 Placer County Flood Control & Water Conservation District (PCFCWCD)

Applicant shall meet all requirements of PCFCWCD for future construction of Proposed Parcel 2.

9. 9/24/18 Placer County Water Agency (PCWA)

Applicant shall meet all requirements of PCWA prior to recordation of the Final Map including new service easements and raw water lines (The Antelope Canal Stub) through Parcels 1 and 2 which serve other customers.

10. 9/25/18 Pacific Gas & Electric Company (PG&E)
Applicant shall meet all requirements of PG&E prior to recordation of the Final Map including new services easements and connections for Proposed Parcel 2.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

A determination has been made that the project is categorically exempt from the provision of CEQA under Section 15315, Class 15, Minor Land Divisions. "Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services 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 greater than 20 percent.

A Notice of Exemption may be filed, but is not required, after a public agency decides that a project is exempt from CEQA and grants approval of the project. Should the Notice of Exemption be filed, a shorter statute of limitations of 35 days commences for any challenge to the approval. If a Notice of Exemption is not filed, the normal 180 day statute of limitations will apply.

ATTACHMENTS:

- A. Draft Resolution #19-01 (Attachment A / Pages 9-16)
 - Exhibit A: Recommended Findings
 - Exhibit B: Recommended Conditions of Approval
 - Exhibit C: Notice of Exemption
- B. Public Agency Comments (Attachment B)

NOTE: Notice published in the Loomis News on January 11, 2019 and mailed to adjacent property owners within 300 feet on January 16, 2019.

RESOLUTION NO. 19-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS
APPROVING MINOR LAND DIVISION #18-09
4823 SAUNDERS AVENUE (APN 030-080-036)**

WHEREAS, the property has requested approval of Minor Land Division Application #18-09 subject to the attached findings (Exhibit A) and Conditions of Approval, (Exhibit B); and

WHEREAS, on January 22, 2019, the Planning Commission of the Town of Loomis conducted a public hearing on Minor Land Division Application #18-09, at which time any person interested in the matter had an opportunity to be heard; and

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

WHEREAS, the Planning Commission of the Town of Loomis hereby makes the following findings to approve Minor Land Division Application #18-09 (4823 Saunders Avenue (APN 030-080-036).

NOW THEREFORE, based on the findings set forth herein the Planning Commission of the Town of Loomis, at its meeting of January 22, 2019, did resolve as follows:

1. Find that the project is categorically exempt from the provision of CEQA under Section 15315, Class 15, Minor Land Divisions.
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 #18-09, is hereby approved per the findings set forth in Exhibit A and the Conditions of Approval set forth in Exhibit B.

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

AYES:
NOES:
ABSENT:
ABSTAINED:

Carol Parker, Secretary to the
Planning Commission

Greg Obranovich
Planning Commission Chairman

**EXHIBIT A
FINDINGS
MINOR LAND DIVISION #18-09
4823 SAUNDERS AVENUE (APN 030-080-036)**

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

1. The proposed map is consistent with the Town's General Plan and Zoning Ordinance.
2. The design and improvement of the proposed division are consistent with the General Plan because adequate infrastructure and services will be available to serve the demand for services generated by the division, including water and roadways.
3. The site is physically suitable for this type of development in that the site meets the size requirements for single-family residences, and there are no environmental constraints.
4. The site is physically suitable for the proposed density of development in that the addition of one single-family residence (Parcel 2) is consistent with the allowed zoning density.
5. The design of the division or the proposed improvements will not cause substantial environmental damage, or injure fish or wildlife, or their habitat, in that the division is of an existing residential parcel.
6. The design of the division or improvements will not cause serious public health problems since water, septic, sheriff, fire, and solid waste services will be adequately provided to the project.
7. The design of the project or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed project.

EXHIBIT B
CONDITIONS OF APPROVAL
MINOR LAND DIVISION APPLICATION #18-09
4823 SAUNDERS AVENUE (APN 030-080-036)

This Minor Land Division is approved for the division of one 4.60 acre parcel into two parcels; Parcel 1 being 2.30 acres and Parcel 2 being 2.30 acres.

The approval expires on January 27, 2021, unless extended by the Planning Commission.

1	The conditions of approval shall apply as noted by the letters " A ", " B ", " C " after a condition of approval as follows:
	<p>A Required by the Applicant/Subdivider/Owner who is the property owner, prior to recordation of the Final Parcel Map;</p> <p>B Required of the property owner of the divided parcels created by the recordation of the Final Parcel Map prior to issuance of building or grading permit;</p> <p>C Conditions required of owners as either A and B</p>

		A	B	C
2	The owner shall comply with the Town of Loomis Municipal Code.			C
3	The project shall proceed only in accordance with approved plans on file in the Planning Department, the conditions contained herein, and the Town of Loomis Municipal Code. Approval of this project, subject to these plans, conditions, and Code(s), shall not be interpreted as the Town having waived compliance with any sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, or applicable Plans.			C
4	The Project shall be implemented substantially in accordance with the plans entitled "4823 Saunders Avenue, Town of Loomis, CA", dated August 2018, as prepared by SGI Companies, consisting of one sheet, except as may be modified by the conditions stated herein.			C
5	When submitting for Plan Check, the owner must provide to the Planning Department a copy of the final conditions of approval with a cover letter specifying how and where the revised plans address each of the conditions. Plan Check by the Planning Department and Town Engineer <u>will not</u> be initiated without compliance with this condition. All plans shall be consistent with that approved by the Planning Department. The owner shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction.	A		

6	The owner (sub-divider) shall defend, indemnify, and hold harmless the Town of Loomis and its agents, officers, and employees from any claim, action or proceeding against the Town, or its agents, officers, and employees to attack, set aside, void, or annul, an approval of the Planning Commission, or Town Council concerning the land division that is the subject of this application and which is brought within the time period specified in Section 66499.37 of the Subdivision Map Act. The Town shall promptly notify the Owner of any claim, action or proceeding and shall fully cooperate with the Owner in the defense of such action. If the Town fails to promptly notify the Owner of any claim, action, or proceeding, or if the Town fails to cooperate fully in the defense, the Owner shall not thereafter be responsible to defend, indemnify, or hold harmless the Town. The provisions of this indemnity agreement as it pertains to the rights, duties, and privileges of the Owner and the Town shall also be subject to provisions of Section 66474.9 of the Subdivision Map Act which are hereby incorporated herein by reference. The approval of the map requested by Owner and authorized by the Planning Commission or Town Council, as the case may be, shall not be effective for any purpose until the Owner has agreed in writing to be bound by the provisions set forth above.	A		
7	The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans.			C
8	The owner shall have prepared for recordation in the Placer County Recorder's Office a legal description and exhibit map of the property as required by the State Subdivision Map Act.	A		

IMPROVEMENTS (ROADWAY, DRAINAGE, GRADING)

9	The owner shall obtain an encroachment permit prior to any work within public rights-of-way.			C
10	The plans for improvements required as a condition of approval of this project shall be prepared by a California Registered Civil Engineer and shall be approved by the Town Engineer prior to any construction.			C
11	The owner shall set all monuments required by the Subdivision Map Act and shall submit certified as-built Mylar plans, and computer generated design files, on disk prior to final acceptance of improvements.	A		
12	The cost of all inspections related to on-site and off-site improvements shall be borne by the owner and shall be paid prior to completion of the improvements.	A		
13	The owner shall dedicate all necessary right-of-ways or easements for streets, water facilities, utilities, drainage facilities, and other facilities as required by the Town Engineer and show such on the final map prior to recordation.	A		
14	The owner shall be responsible for all actions of their contractors and sub-contractors until the improvements are accepted as complete by the Town.	A		
15	Prior to recordation of a Final Parcel Map, the owner shall construct all improvements required as a condition of approval of this project, or enter into a contract agreement with the Town of Loomis to construct all improvements, and shall post a bond, cash deposit, or instrument of credit, guaranteeing the construction of all improvements within the time period specified herein or approved time extension in accordance with the Town of Loomis Municipal Code.	A		

16	All grading shall conform to the Town Grading Ordinance (Municipal Code Section 12), and/or as approved by the Town Engineer. All grading shall be performed so that post-development runoff flows do not exceed predevelopment flows, through the use of a drainage plan that includes provisions for on-site detention of runoff flows, in accordance with the Placer County Flood Control District Storm Water Management Manual and the Loomis Land Development Manual.			C
17	Parcel 1 shall continue a secondary access from Rose Lane, a private road, through a non-exclusive easement.	A		
18	Parcel 2 shall be provided access from Rose Lane, a private road, through Parcel 1 as a non-exclusive easement.	A		
19	The owner/developer shall submit for review and approval by the Town a copy of the terms of the access easement, providing access to/from Rose Lane for Parcels 1 and 2, as shown on the Tentative Parcel Map.	A		
20	A road maintenance agreement, approved by the Town Engineer, for Rose Lane (a private road) shall be required prior to recordation of the Final Map.	A		
20	The owner/developer shall submit for review and approval by the Town a copy of the terms of any public utility easement(s) to be recorded with the Final Map.	A		
21	The owner shall record an irrevocable offer of dedication for right-of-way of the Rose Lane frontage as per requirements of the Town Code as determined by the Town Engineer.	A		
22	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.			C
23	The owner shall prepare and install erosion and sediment control on all disturbed areas during all demolition/construction activities per State Water Resources Handbook.			C
23	Prior to development, a geotechnical report shall be prepared to characterize the soils and geologic constraints of the project site. The recommendations of the geotechnical report shall be incorporated into the design and construction of the building on Parcel 2.			C

GENERAL PLANNING

24	The 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.).	A		
25	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.			C
26	The owner shall be responsible to record all necessary easements for fence lines that exceed parcel boundaries or relocate the fence lines to within the parcel boundaries.	A		
27	A grading permit or improvement plan shall be obtained prior to any onsite construction consistent with the requirements of Chapter 13.54 "Tree Conservation" of the Town of Loomis Zoning Ordinance. Every attempt shall be made to retain as many existing trees on-site as possible.			C
28	Lot grading shall be limited to the area necessary for a foundation, garage, pad, and driveway. Pads for the new homes shall not exceed 2' from existing natural grade.			C

29	Install post and cable fencing, if required, around all environmentally sensitive areas, or similar as approved by the Town Engineer.			C
30	No construction work shall begin prior to 7:00 a.m. nor occur after 7:00 p.m. Monday through Friday nor prior to 8:00 a.m. or after 5:00 p.m. on Saturday, and no work on Sundays or holidays.			C
32	The owner shall pay development fees as may be required including the Community Facility Fee, Park & Recreation Fee, and Placer County Capital Facility Impact Fee.			C
33	The developer shall be required to pay the Road Circulation/Major Roads Fee prior to building permit issuance.			C
34	The project shall conform to the General Plan, including the Noise Element standards, State Noise Insulation Standards (CA Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code. Noise generated by the project shall not cause the day-night average sound level (Ldn) to exceed 60 A-weighted decibels (dBA) at the property line during or after construction, nor shall it cause the noise level at the property line to exceed 75 dBA at any time during or after construction.		B	
35	No request for a Final 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.	A		

AGENCIES

36	An all-weather access driveway shall be constructed to serve Parcel 2 as shown on the proposed tentative parcel map, to the satisfaction of the South Placer Fire Protection District .			C
37	Submit application and obtain approval consistent with South Placer Fire Protection District standards prior to new development of Parcel 2.			C
37	Prior to issuance of a grading permit, the contractor shall submit a dust control plan to the Town and Placer County Air Pollution Control District (PCAPCD) for review and approval. The plan shall insure that adequate dust controls are implemented during all phases of construction.			C
38	Pursuant to AB 52, the applicant and town shall conduct a site visit with representatives of the United Auburn Indian Community (UAIC) , and a professional archaeologist provided by the applicants to identify any potential on-site cultural resources. Based on this site visit a letter from the tribe indicating their findings and recommendations shall be provided prior to recordation of the Final Map.	A		
	A tribal monitor must be present during any ground disturbing activities prior to any construction/development commences. If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be halted and the Town of Loomis Planning Department shall be notified. The archaeologist shall assess the situation, and consult with agencies and Native American Tribes, as to the treatment of the discovery. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered archaeological materials as appropriate with affected tribal groups.			C

39	Prior to Placer County Water Agency (PCWA) issuance of a Water Availability letter, the owner/applicant shall schedule a meeting with PCWA Staff to discuss the project and determine specific Agency requirements for treated water and irrigation water service, including confirmation of existing and required public utility easements for raw water lines (The Antelope Canal Stub) through Parcels 1 and 2 which serve other customers. All easements shall be recorded for conveyance of domestic water and irrigation water service to the satisfaction of the Town Engineer and PCWA prior to Final Map recordation.	A		
40	The landowners shall comply with all regulations of the Placer County Water Agency as to the maintenance, distribution, and improvements required for delivery and sale of irrigation water. Prior to construction, improvements, or expansion of water lines the owners shall obtain such grading and building permits as may be required from the Town of Loomis.			C
41	Submit to Placer County Health and Human Services Department (PCHHSD) , for review and approval, a "will-serve" letter or a "letter of availability" from the water district for domestic water service. The applicant shall connect the project to this treated domestic water supply.	A		
42	Applicant shall meet all requirements of PCHHSD to connect domestic water service from PCWA to ensure domestic water supply and any necessary easements are established prior to recordation of the Final Map.	A		
44	Applicant shall meet all requirements of PCHHSD regarding on-site sewage disposal. Applicant is required to provide soils testing with a qualified consultant to identify locations for Minimum Usable Sewage Disposal Areas (MUSDAs). Additional requirements may apply and shall be determined prior to recordation of the Final Map.	A		
45	Applicant shall meet all requirements of Pacific Gas & Electric Company (PGE) and provide all necessary public utility easements and right-of-ways prior to recordation of the Final Map.	A		
46	Applicant shall meet all requirements of Placer County Flood Control and Water Conservation District prior to recordation of the Final Map.	A		
47	Applicant shall meet all requirements of the Central Valley Regional Water Quality Control Board for the installation of a new septic system on Parcel 2 prior to recordation of the Final Map.	A		
48	Applicant shall pay \$50.00 California Notice of Exemption recording fee and provide proof of filing with the Placer County Recorder within 5 days of approval.	A		

* * * * *

Notice of Exemption

Appendix E

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

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

Project Title: Minor Land Division #18-09/4823 Saunders Ave., ,Loomis, CA 95650(APN 030-080-036)

Project Applicant: Timothy G. Blair, PLS,9001 Foothills Blvd., Roseville, CA 95747 916-789-0822

Project Location - Specific:
4823 SaundersAve., Loomis,CA 95650 (APN030-080-036).

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

Description of Nature, Purpose and Beneficiaries of Project:

Minor land division of an existing Residential Estates 4.6 acre parcel to become two parcels of 2.3 acres each.

Owner: DianaPost,4823 SaundersAve., Loomis,CA 95650 (916-319-0649)

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

Name of Person or Agency Carrying Out Project: Planning Department

Exempt Status: (check one):

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

Reasons why project is exempt:

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

Lead Agency

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

If filed by applicant:

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

Signature: Date: Title: Planning Director

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:

Revised 2011