



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

For Town Use

RECEIVED

File Number 15-01

Application Fee(s) \$5374.00 APR 15 2015
 Receipt # 23143 Date 4/15/15
 Date Received 4/15/15 TOWN OF LOOMIS

Paid \$ \$5374.00

PLANNING DEPARTMENT

Planning Application

1. Project Title: 5995 KATIE LANE
2. Street Address/ Location: 5995 KATIE LANE, LOOMIS, CA
3. APN(s): 044-072-019/044-072-018 Acreage: 85,693 sq. ft. 1.97 acres
 Zoning: RR General Plan Designation: _____
 Current Site Use: Residential
 Surrounding Land Use(s): Residential/Church
4. Property Owner: Elsie Cagle
 Address: 5995 Katie Lane Loomis CA 95650
City State Zip
 Telephone: _____ email: _____
5. Project Applicant: AuClair Consulting Inc
 Address: 301 Natoma Street Suite 103 Folsom CA 95630
City State Zip
 Telephone: 916.353.0500 email: saucclair@auclairinc.com
6. Project Engineer/Architect: AuClair Consulting
 Address: 301 Natoma Street Suite 103 Folsom CA 95630
City State Zip
 Telephone: 916.353.0500 email: saucclair@auclairinc.com
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 checked="" type="checkbox"/> | Subdivision |
| <input type="checkbox"/> | Hardship Mobile Home Permit | <input checked="" type="checkbox"/> | Variance |
| <input type="checkbox"/> | Lot Line Adjustment | | Zoning Amendment (Rezone) |
| <input type="checkbox"/> | Other _____ | | |

8. Does the proposed project need approval by other governmental agencies?
 Yes no if yes, which agencies? _____

9. Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)
 Electricity PG&E Natural Gas PG&E
 Fire Protection Loomis Fire Protection District Water/Well PCWA

Sewer/Septic SPMU Telephone _____
High School Placer Union High School Dist Elem. Scho Loomis Union School Dist
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 December 20, 2011 and find: Regulatory identification number None

Date of list March 5, 2015 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 March 5, 2015 Applicant _____

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.) see attachment

12. Owner Authorization:

I hereby authorize Stephen Auclair, 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)

Elsie Cagle

Elsie Cagle

3/30-15

Date

Date

13. Applicant and/or Owner Hold Harmless:

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

Signature(s) of Owner(s)

Printed Name(s)

Elsie Cagle

Elsie Cagle

March 26, 2015

Date

Stephen Auclair

Stephen Auclair

March 13, 2015

Date

14. Applicant and/or Owner Acknowledgment:

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

Signature(s) of Owner(s) and/or Applicant

Printed Name(s)

Stephen Auclair

Stephen Auclair

March 13, 2015

Date

Sewer/Septic SPMUD Telephone _____
High School Placer Union High School Dist Elem. School Loomis Union School Dist
Other _____

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Dated March 5, 2015 ~~SPD~~ Applicant Stephen Au Clair
May 13, 2015

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Printed Name(s)

Stephen Au Clair

Stephen Au Clair

March 13, 2015

Date

Project Description

5995 Katie Lane

This application consists of a request to divide the subject parcel from one to two lots and the request for a variance on the second parcel that has a proposed gross area under one acre. The Katie lane parcel consists of 85,690 square feet, 1.97 acres in size, and currently has two homes located onsite. One home is occupied by the property owner, Elsie Cagle, and is oriented towards Katie Lane. A second home is occupied by Mrs. Cagle's grandson and is oriented towards McAllen Street. The applicant would like to split the current parcel to create a lot for each home. This will allow the transfer of parcels in the future to the applicant's heirs and successors. Given the structure locations on the parcel, it is not feasible to split the parcel into two equal size lots. We are therefore requesting approval of a parcel split for one parcel that exceeds the rural residential gross acre requirement with an area of 48,100 square feet and a second parcel with a variance for an area of 37,590 square feet. While the square footage of the second parcel is below the required minimum square footage, the proposed lot configuration provides substantial setback distance for each residence between the structures and the property lines. Each parcel has water and sanitary sewer services to the public service lines provided by PCWA and SPMUD respectively. While the applicant parcel resides in the Rural Residential Zone, the site borders the RS 10 zone and there are many lots surrounding the applicant parcel that have substantially smaller square footages. Some of these parcels are as follows:

1. 044-072-038 20,000 SF
2. 044-072-037 20,000 SF
3. 044-072-048 14,000 SF
4. 044-080-035 16,200 SF
5. 044-080-036 13,600 SF
6. 044-080-023 11,100 SF
7. 044-080-024 19,600 SF

The site is fully landscaped; each parcel has access ways to their respective public roadway frontage on Katie Lane and McAllen Street so no construction is proposed or required for this land division. As a result of each parcel having full services and complete onsite improvements, this request consists of a land subdivision without any other activities.

TOWN OF LOOMIS
PLANNING DEPARTMENT

RECEIVED ENVIRONMENTAL REVIEW APPLICATION

APR 15 2015

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) TOWN OF LOOMIS 6895 KATIE LANE
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? NA
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. see tentative map - 2 single family
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 Use With Two
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. Existing garage structure

II. POPULATION AND HOUSING

1. How many new residents will the project generate? 0
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 NA
5. Will the proposed project displace any currently productive use? Yes No If yes, describe. NA

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. NA

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.
NA

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. NA

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. NA

5. What area/percentage of the project site is presently covered by impervious surface? 10%
 What will be the area/percentage of impervious surface coverage after development? 10%
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: NA - No Construction Proposed With Lot Split

Stationary source emissions - Are woodstoves proposed in residential projects? Yes [] No

Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: NA

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? NA

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?
North McAllen Street - Katie Lane
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. _____
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? NA
(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). NA
7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). NA - Existing Residences
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. Residential Landscaping, Existing
Trees On Site
- 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. NO Trees Are
Proposed to be removed as a part of this application
- 3. Briefly describe wildlife typically found in the area. NA
- 4. Describe changes to site habitat(s) resulting from development of the project. NA - No
Changes are proposed as a part of this application
- 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. The Site consists of trees and
urban lawn
- 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. NA
- 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. NA - No construction activities are proposed due to the residences already being in place

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

- 1. Describe the nearest fire protection facilities (location, distance, agency). 5840 Horseshoe Bar Rd. 2690'± Leemis Fire Protection Agency
- 2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). PCWA
- 3. Describe the fire hazard and fire protection needs created as a result of project development. NA - None are proposed
- 4. Describe the on-site fire protection facilities proposed with this project. NA - Existing water lines are in McAllen Street

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? NA Both Proposed Parcels have street access
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. NA-Existing Concrete driveway and direct access from street to structures
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) _____, Parcel
Number 1-1 resident, Parcel 2-4 residents

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). None - Complete access available
2. Describe the security protection that will be provided on the site, if any. NA
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. Street light on McAllen Street and standard residential porch lighting

WATER

1. Is the project within a public domestic water system district or service area? Yes No [] If yes, describe the district/area. PCWA - each residence has a water service
2. Can the district serve the project? Yes No []
3. What will be the water source(s) for the project? PCWA
4. What is the estimated usage and peak usage of the project? Standard Residential 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). Each Resident has a house service connected to the sanitary sewer in McAllen Street
2. Is the project located within a sewer district? Yes No [] If yes, describe. SPMUD
- If yes, can the district serve the project? Yes No [] - Service Existing
- Is there sewer service in the area? Yes No [] If yes, what is the distance to the nearest collector line? connected to line in McAllen Street
3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? _____ gpd standard residential, discharge to sewer system

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

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.) standard residential

2. Describe the disposal method of this waste material. City/County/Services

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

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 4,000' ±
What is the name of this facility? Loomis Basin Community 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? Del Oro High School
3001 Taylor Rd. - Placer Elementary School 8650 Horsester Bar Rd

What are the distances to these schools from the project? HS-11,000' ±, Elen. 2,600' ±

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. none

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. none

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

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

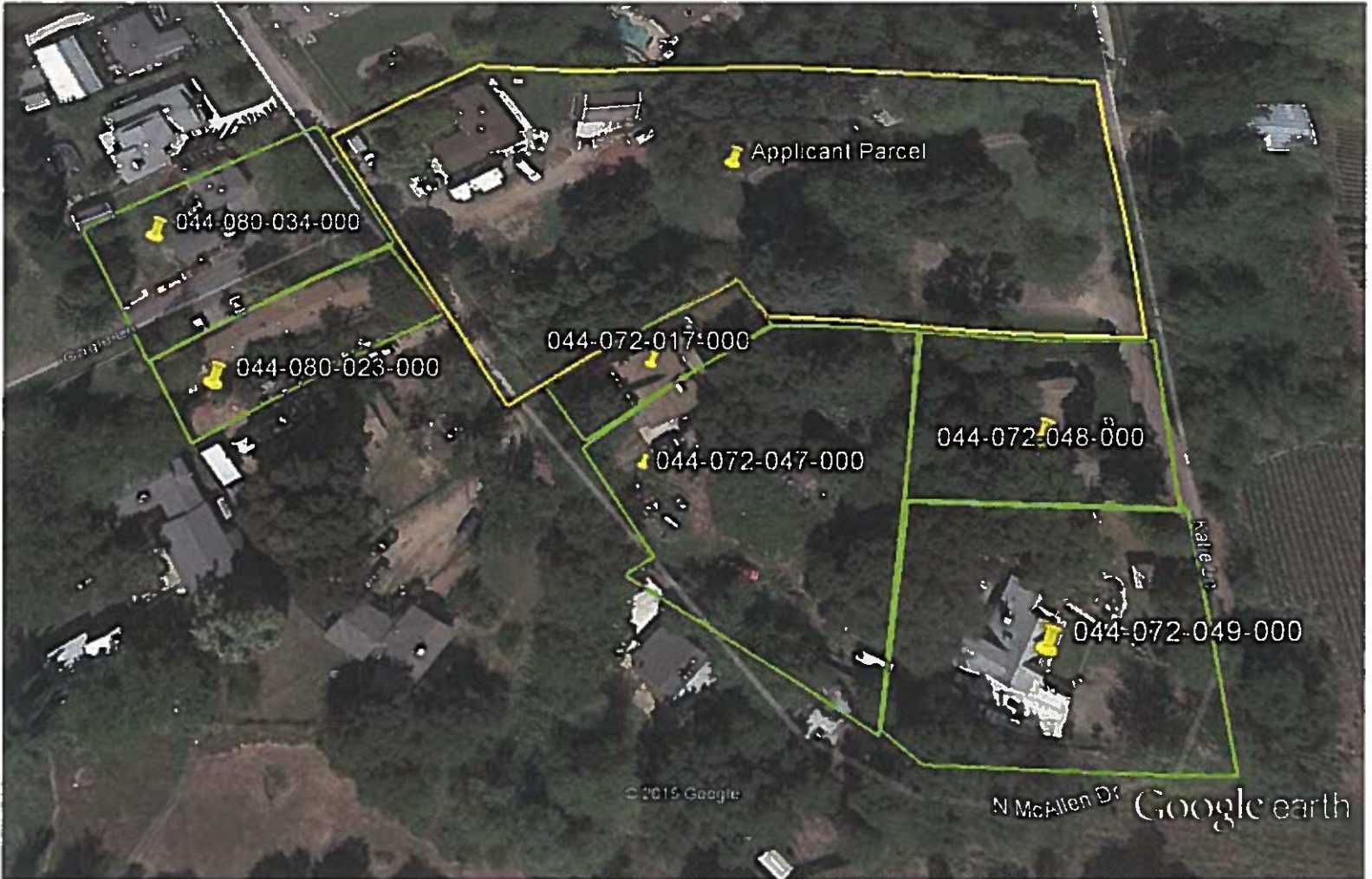
XII. CULTURAL RESOURCES

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? NA

What is the name of this site? 5995 KATIE LANE



Applicant Parcel

044-080-034-000

044-080-023-000

044-072-017-000

044-072-047-000

044-072-048-000

044-072-049-000

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N McAllen Dr

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