

## STAFF REPORT

**TO:** Town of Loomis Planning Commission  
**FROM:** Mary Beth Van Voorhis, Planning Director  
**DATE:** September 28, 2021  
**RE:** **#21-13 – VETERINARY DEVELOPMENT COMPANY, LLC  
 VARIANCE / MINOR LAND DIVISION  
 3881 BANKHEAD ROAD, APN: 044-121-040**

### **Recommendation:**

1. Conduct a public hearing and receive public input; and
2. Find the project is exempt pursuant to CEQA Section 15061(b)(3); and
3. Adopt Resolution #22-01 approving variance and minor land division, per the findings in Exhibit A and conditions of approval in Exhibit B and as depicted in Exhibit C.

### **Issue Statement and Discussion**

The Town of Loomis has received Application #21-13 for the division of a +/- 4.67 acre (199,069 sq.ft.) parcel into two parcels respectively +/- 2.30 acres (100,188 +/- sq.ft.) and +/- 2.27 acres (98,881 sq.ft.) along with a minor variance to allow a parcel of less than 2.3 acres in the Residential Estates land use designation. The site is designated Residential Estates in the General Plan and zoned Residential Estates (RE) with a minimum parcel size of 2.3 acres.

The parcel proposed under this lot split proposes no work to be performed other than splitting the parcel. Proposed Parcel 2 will require drilling and installation of a new on-site well and replacement of existing sewer pipe between the dwelling and it's point of connection on Sierra College Blvd. The existing parcel currently has 2 homes. The proposed lot split would result in each parcel having a single residence and access to Bankhead Road at their respective property frontage. No phasing is proposed, no additional work is proposed, no additional improvements are proposed, and there is no new construction proposed beyond the installation of a new well and sewer pipe upgrade on proposed Parcel 2.

The proposed lot configuration (**Figure 1 - Site Plan**) provides substantial setback distance for each residence between the structures and the property lines. Both parcels are currently served by a single, existing, well with PCWA irrigation water service. Each parcel has sanitary sewer services provided by SPMUD.



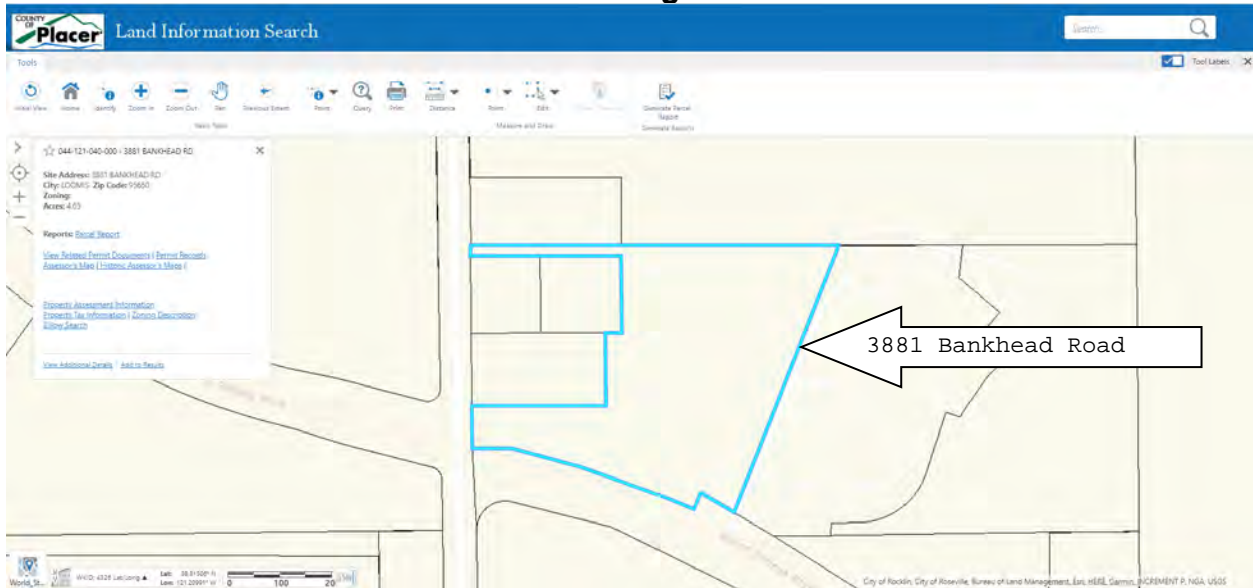


The applicants parcel resides in the Residential Estate zone and adjacent parcels, located in the same zoning designation, are under 1-acre in size. These parcels include:

- Parcel 044-121-041 - 3867 Bankhead Road = 0.8318 acres in size
- Parcel 044-121-046 – 3855 Bankhead Road = 0.4599 acres in size
- Parcel 044-121-047 – 3857 Bankhead Road = 0.5359 acres in size
- Parcel 044-121-049 – 3847 Bankhead Road = 1.00 acre in size

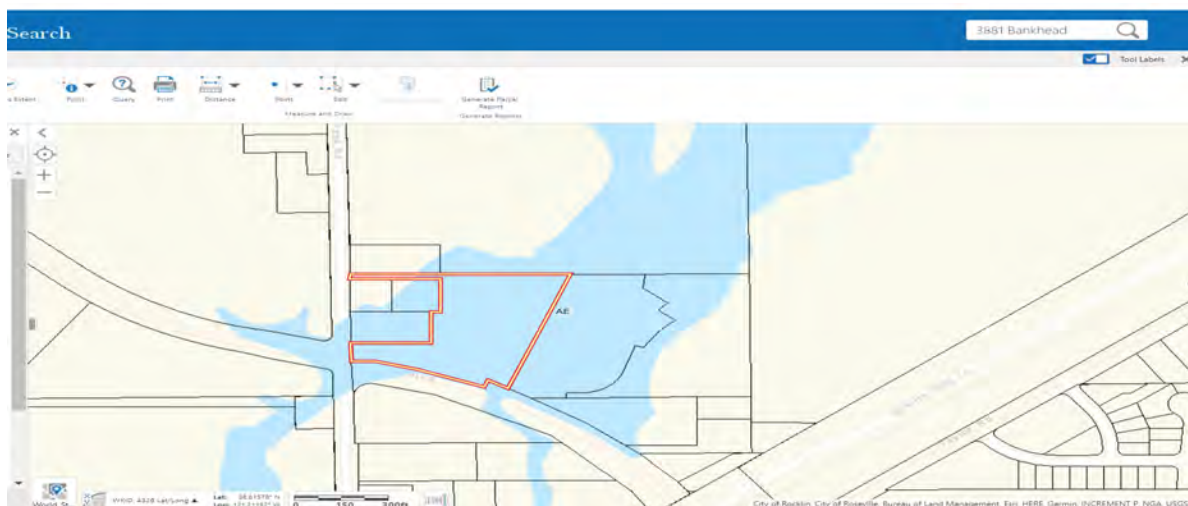
**Site:** 3881 Bankhead Road, Loomis, California 95650 - APN 044-121-040 as shown in **Figure 2**.

**Figure 2**  
**Parcel Configuration**



Existing adjacent Floodways, Floodplains, and Wetlands are depicted in **Figure 3**.

**Figure 3**  
**Floodways, Floodplains, and Wetlands**



**Existing Access:** Existing, independent, access from Bankhead Road for each newly created parcel.

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

	<u>General Plan Designation</u>	<u>Zoning Designation</u>
<b>North -</b>	Residential Estates	Residential Estates
<b>East -</b>	Residential Estates	Residential Estates
<b>South -</b>	Residential Estates	Residential Estates
<b>West -</b>	Residential Estates	Residential Estates

**Improvements/Utilities/Service Systems:**

**Sewer** – South Placer Municipal Utility District (SPMUD)

**Water** – Existing Well on Proposed Parcel 1 serves both Parcels (new well required for Proposed Parcel 2)

**Irrigation Water** – Placer County Water Agency (PCWA)

**Drainage** – Placer County Flood Control District

**Gas/Electric** – PG&E

**Comments Received:**

The application package was distributed to affected agencies on December 14, 2021. The following agencies replied:

1. Placer County Water Agency – “Parcel is over 1,000’ from existing facilities”
2. South Placer Fire - ”No comments or conditions”
3. Pacific Gas & Electric – “No effect to existing facilities or easements”
4. United Auburn Indian Council (Auburn Rancheria) – “No specific concerns”
5. South Placer Municipal Utility District – (refer to comment letter attached)
6. Town of Loomis Engineer, Merrill Buck – (refer to comment letter attached)

Agency specific comments and concerns are included as Conditions of Approval of this project and included in Attachment C.

**Environmental Review:**

Typically, minor land divisions of a property into four or fewer parcels are Categorically Exempt from environmental review under the California Environmental Quality Act (“CEQA”), Section 15315, Title 4 of the California Code of Regulations (Class 15 - Minor Land Divisions). However, the Class 15 exemption requires that such a minor land division conform with all applicable General Plan and zoning requirements, that no variances or exceptions are necessary, that all services and access to the proposed parcels to local standards are available, that the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope of greater than 20 percent. The project applicant is requesting to split a 4.67-acre parcel into two separate parcels, Parcel 1 would be 2.3 acres, and Parcel 2 would be 2.27 acres. Therefore, the Minor Land Division requested by the project applicant requires a variance and thereby does not qualify for the Class 15 exemption.

Despite the Class 15 exemption being inapplicable in this case, this Project is nevertheless exempt from environmental review under CEQA under Section 15061(b)(3), Title 4 of the California Code of Regulations. Under Section 15061(b)(3), "A Project is exempt from CEQA if: (1) The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Staff finds that this project does not have potential for causing a significant effect on the environment since the applicant does not propose any improvement, modification, or development of the two existing residences on the property. Therefore, staff respectfully recommends approval of the attached Notice of Exemption indicating the project is exempt under Section 15061(b)(3).

## **VARIANCE REQUEST**

(To allow a parcel smaller than 2.3-acre minimum size in RE Zone)

**Variance findings allowing a parcel smaller than 2.3-acre minimum size in RE Zone:** Required findings must be made by the Review Authority if the variance is to be approved. The required findings are listed below:

13.62.060 - Variance and minor variance.

**Findings and Decision.** The review authority may approve a variance or minor variance, with or without conditions, only after first making all of the following findings, as applicable.

### **1. General Findings.**

- a.** 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 title denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district.
- b.** 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;
- c.** The variance is consistent with the general plan and any applicable specific plan.

**RECOMMENDATION:** Hear staff report, take public comment, and adopt Resolution #22-01 approving minor land division and variance, per the findings in Exhibit A and conditions of approval in Exhibit B.

### **ATTACHMENTS:**

- A. Resolution #22-01
- B. Planning Application #21-13 Veterinary Development Co. LLC  
Minor Land Division and Variance
- C. Comments Received
- D. Notice of Exemption

NOTE: Notice published in Loomis News on January 14, 2022 and mailed to adjacent property owners within 300' on January 14, 2022.

**RESOLUTION NO. 22-01**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A MINOR LAND DIVISION AND VARIANCE FOR 3881 BANKHEAD ROAD; ASSESSOR PARCEL NUMBER (APN) 044-121-040.

**WHEREAS**, SGI Companies, the applicant, has proposed to subdivide the +/- 4.67 acre (199,069 sq.ft.) APN 044-121-040 into two parcels, Parcel 1 would be +/- 2.30 acres (+/- 100,188 sq.ft.) and Parcel 2 would be +/- 2.27 acres (+/- 98,881 sq.ft.), such application being identified as #21-13; and

**WHEREAS**, on January 25, 2022, 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 #21-13 Veterinary Development Company, LLC Land Division; and

**NOW THEREFORE**, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of January 25, 2022, did resolve as follows:

1. The proposed Project is consistent with the goals policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
2. The proposed Project consists of a request for a Minor Land Division (MLD) to split a 4.67-acre parcel into two separate parcels (Parcel 1 would be 2.3 acres and Parcel 2 would be 2.27 acres) as well as a Variance to allow for "Parcel 2" to be less than 2.3 acres in size within the Residential Estates (RE) Zone. The MLD would normally be Categorically Exempt under the California Environmental Quality Act (CEQA), Section 15315 Minor Land Divisions, Class 15; however, since the proposed Project requires a Variance the MLD cannot be considered Categorically Exempt under CEQA. If a project can be found to have "No Possible Significant Effects" then such a project may be considered exempt and a "Notice of Exemption" may be filed.
3. The project, #21-13 Veterinary Development Company LLC - Minor Land Division, is hereby approved per the findings set forth in Exhibit A, the conditions set forth in Exhibit B and as depicted in Exhibit C.

ADOPTED this 25<sup>th</sup> day of January, 2022, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

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Greg Obranovich, Chairman

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Sarah Jennings, Planning Secretary

**FINDINGS**  
**#21-13 Veterinary Development Company LLC**  
**3881 Bankhead Road (APN 044-121-040)**  
**Variance/Minor Land Division**

Minor Land Division

Notice of Exemption – Minor Land Division

The project consists of the division of a 4.67 acre parcel occupied by two single family residential units into two residential parcels. Parcel 1 will be 2.3 acres in size, and Parcel 2 will be 2.27 acres in size. The project is not Categorically Exempt under CEQA Section 15315 Minor Land Divisions, Class 15.

1. This proposed minor land division, together with the provisions for its design and improvement, is not consistent with the Town of Loomis General Plan and the Zoning Ordinance in that the division would require a variance to ensure that Parcel 2 (2.27 acre) would conform to the standards of the General Plan and Zoning Ordinance.

Based on the need for a variance the Minor Land Division would not be Categorically Exempt under CEQA Section 15315 Minor Land Divisions, Class 15 and a Notice of Exemption cannot be issued.

Minor Land Division Analysis

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

1. The proposed project includes the division of a 4.67 acre parcel into Parcel 1, approximately 2.3 acres in size, and Parcel 2, approximately 2.27 acres in size. Parcel 1 would be consistent with the General Plan and Zoning designations of Residential Estates, 2.3-acre lot minimum (RE). Parcel 2 will require a variance as it will be smaller than the 2.3-acre minimum required by the RE Zoning designation. Issuance and approval of the variance would deem the proposed project consistent with the Town's General Plan and Zoning Ordinance.

2. The design of the proposed division is consistent with the General Plan because adequate infrastructure and services are currently in the direct frontage of the property, and will be available to serve the demand for services generated by the division including water, sanitary sewer and roadways. Note: Installation of a new well for Proposed Parcel 2 is required.

3. The site is physically suitable for the primary and secondary single family residential unit currently occupying the parcel in that it meets the size requirements and there are no environmental constraints.

4. The site is physically suitable for the proposed density of development in that the existing primary and secondary single family residential unit is consistent with the allowed zoning density.



5. The design of the division will not cause substantial environmental damage, or injure fish or wildlife, or their habitat, in that the division is of an existing residential parcel which is already occupied by a primary and secondary single-family residential unit and no construction will occur with the proposed action.

6. The design of the division will not cause serious public health problems since water, sewer, sheriff, fire, and solid waste services will continue to be adequately provided to the project.

7. The design of the division will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed project.

Based on analysis provided above and in the attached Environmental Review Application for the request of the Minor Land Division, staff has determined that "No possible significant effect" would occur with implementation of the Project. Staff therefore recommends that a Notice of Exemption (NOE) be filed for the Minor Land Division request associated with this Project.

**VARIANCE: (allowing a parcel smaller than 2.3-acre minimum size in RE Zone):**

- a.** 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 title denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district. The proposed Project is located adjacent to and near parcels that are within the Residential Estate (RE) Zone that are less than 2.3-acres in size. The following parcels surrounding the proposed Project are smaller than 2.3 acre in size in the Residential Estate (RE) Zone:
- Parcel 044-121-041 - 3867 Bankhead Road = 0.8318 acres in size
  - Parcel 044-121-046 – 3855 Bankhead Road = 0.4599 acres in size
  - Parcel 044-121-047 – 3857 Bankhead Road = 0.5359 acres in size
  - Parcel 044-121-049 – 3847 Bankhead Road = 1.00 acre in size
- b.** 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; Granting the variance gives the property owner the same standards that neighbors developed their residential units/parcels to.
- c.** The variance is consistent with the general plan and any applicable specific plan. Yes. The site is fully landscaped; each parcel has access ways to their respective public roadway frontage on Bankhead Road. No construction is proposed or required for this land division other than a new well for Proposed Parcel 2. As a result of each parcel having full services and complete/existing onsite improvements, this request consists of a land subdivision without any other activities that would be inconsistent with the Town of Loomis General Plan.

Based on analysis provided above for the request of the Variance staff has determined the Project is consistent with the findings to issue a Variance. Staff therefore recommends that the requested Variance for a parcel less than 2.3-acres in size being permitted in the RE Zone be approved.

**CONDITIONS OF APPROVAL**  
**#21-13 – Veterinary Development Company**  
**3881 Bankhead Road (APN 044-121-040)**  
**Minor Land Division/Variance**

This Minor Land Division and Variance is approved for the division of a 4.67-acre parcel, APN 044-121-040, 3881 Bankhead Road, per the following conditions. The approval expires on January 25, 2024, unless extended by the Planning Commission.

GENERAL CONDITIONS

1. \_\_\_\_\_ Owner shall comply with all applicable 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. \_\_\_\_\_ The Project shall be implemented substantially in accordance with the plan entitled “6881 Bankhead Road, Town of Loomis, CA” as prepared by SGI Companies, consisting of two sheets, dated and received “October 26, 2021”, 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 the 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 future construction (if applicable).
5. \_\_\_\_\_ If the applicant chooses to develop new structures on the parcels, prior to the issuance of any Building Permits on either the existing or the new parcel, the owner shall ensure that all existing and future structures, inclusive of the existing outbuildings onsite, shall comply with the Town’s setback regulations.
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, set aside, void, or annul, an approval of the Planning Commission, or Town Council concerning the subdivision that is the subject of this application and which is brought within the time period specified in Section 66499.37 of the Subdivision Map Act.

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.

## GENERAL PLANNING

8. \_\_\_\_\_ 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.).
9. \_\_\_\_\_ 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.
10. \_\_\_\_\_ No request for a Parcel Map, pursuant to this tentative map, shall be approved until all conditions are completed and accepted by the Town, acceptable to the Town Attorney, for those conditions not completed, as has been submitted.

## AGENCIES

11. \_\_\_\_\_ The property owner shall coordinate with PG&E on any future development plans which occur within existing PG&E facilities or impacts to easement rights.
12. \_\_\_\_\_ The property owner shall meet and maintain all requirements of PG&E.
13. \_\_\_\_\_ South Placer Municipal Utility District (District) requires the design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner.
14. \_\_\_\_\_ All work shall conform to the Standard Specifications of South Placer Municipal Utility District. Improvement plans shall be submitted to the District for review and approval.
15. \_\_\_\_\_ Additional District comments/requirements:
- a. There is an existing 12-inch sewer trunk line located within a sewer easement along the southern edge of Proposed Parcel 2 and the northwest corner of Proposed Parcel 1. Access to the District's facilities shall be maintained at all times.
  - b. Additional easement width to provide a minimum total of 20 feet wide easement over the existing sewer facilities is required. The final width will be determined based on size and depth of pipe. Note that the 20-feet includes vertical clearance (no building overhangs shall encroach into the easement). Additional field investigation is required to locate the existing sewer facilities, so the easements are accurately reflected on the parcel map.
  - c. The District require that trees, large shrubs, fences, and permanent structures not be located within sewer easements.
  - d. All-weather access over existing and proposed District facilities is required. All-weather access is defined as 3-inches of AC on 8-inches of AB per the District's

Standards and Specifications.

- e. There is an existing private sewer force line service proposed Parcel 1 that traverses proposed Parcel 2. A private easement is required to allow for the maintenance and repair of the private sewer line.
- f. The District's Sewer Code requires each parcel to have its own sewer lateral and be independently served. It is not clear on the map how Parcel 2 is currently sewered. Additional field investigation is required to determine the existing configuration and to determine what, if any, improvements are required. A new lateral may be required to be installed for service to proposed Parcel 2 per the District's Sewer Code.
- g. All on-site private sewer facilities shall be designed and constructed to the District's Standards and Specifications.
- h. Additional requirements may be required as design information is provided.

16. \_\_\_\_\_ Prior to District issuing a will-serve letter for sewer service, the owner and/or owner's representative shall schedule a meeting with District staff in order to discuss the project and to determine specific requirements.

17. \_\_\_\_\_ Owner/applicant shall meet all requirements of Placer County Environmental Health Department related to installation of a new well for Proposed Parcel 2. Contact Laura Rath directly, [lrath@placer.ca.gov](mailto:lrath@placer.ca.gov) or (530) 745-2355.

18. \_\_\_\_\_ Town Engineer: The Circulation Element of the General Plan shows the portion of Sierra College Blvd. fronting the tentative parcel map (from Taylor Road to the northern Town Limits) as being programmed under the Placer County Transportation Planning Agency (PCTPA) 2035 Regional Transportation Plan (RTP) for future widening from 2 lanes to 4 lanes with turn lanes, bike lanes, sidewalks, and a median island which would require a minimum right-of-way width of 82-feet. The parcel being subdivided appears to "pinch in" to Sierra College Blvd. Owner/developer shall show that the property line is at least half that distance (41-feet) from the current centerline of Sierra College Blvd., and that a future width roadway section of 82-feet can be built within the existing right-of-way. If not, the owner/developer shall prepare plats and legal descriptions and record an Irrevocable Offer of Dedication to the Town of Loomis for a right-of-way easement along the frontage of the property, as appropriate, to remove the pinch point and allow for the construction of the future 82-foot wide roadway.





Application #21-13



TOWN OF LOOMIS

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

For Town Use

File Number 21-13

Application Fee(s) 2405  
 Receipt # 204102 Date 10/26/2021  
 Date Received 10/26/2021  
 Paid \$ 4795 1735 = 6530

PLANNING DEPARTMENT

Planning Application **RECEIVED**

1. Project Title: 3881 Bankhead Rd. OCT 20 2021

2. Street Address/ Location: 3881 Bankhead Rd TOWN OF LOOMIS

3. APN(s): 044-121-040-000 Acreage: 4.57 Ac.

Zoning: RE - Residential Estate General Plan Designation: RE - Residential Estate

Current Site Use: Residential

Surrounding Land Use(s): Residential

4. Property Owner: Veterinary Development Company, LLC

Address: 3901 Sierra College Blvd. Loomis CA 95650  
City State Zip

Telephone: 916-789-0822 email: rick.frey@outlook.com

5. Project Applicant: Sgi Companies

Address: 9001 Foothills Blvd. Roseville CA 95747  
City State Zip

Telephone: 916-789-0822 email: roconnor@sgicompanies.com, qfronval@sgicompanies.com

6. Project Engineer/Architect: N/A No improvements proposed, Timothy Blair (Licensed Surveyor)

Address: 9001 Foothills Blvd. Roseville CA 95747  
City State Zip

Telephone: 916-789-0822 email: tblair@sgicompanies.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 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 checked="" type="checkbox"/> Variance - <u>minor 1735</u> |
| <input type="checkbox"/> Lot Line Adjustment         | <input type="checkbox"/> Zoning Amendment (Rezone)               |
| <input type="checkbox"/> Other _____                 |  |

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

9. Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)

Electricity PG&E Natural Gas PG&E  
Fire Protection South Placer Fire Protection District Water/Well Well  
Sewer/Septic South Placer MUD-5 Telephone AT&T  
High School Del Oro High School Elem. School H Clarke Powers Elementary School  
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 2021 and find: Regulatory identification number

Date of list No problems identified X  
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 08/18/2021 Applicant SGI Companies

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.)

This project is to split an existing parcel. There is no work to be performed other than splitting the parcel. On the parcel currently exists 2 homes. We are proposing a split of the parcel that would result in each parcel having a single residence and access to Bankhead road at the frontage. The existing Parcel is approx. 4.57 acres. The proposed parcel split will result in the northern most proposed parcel to have 2.3 acres, and the southernmost 2.27. No Pasing is required, the duration is contingent and wholly the amount of time to receive approval as there is no other work proposed. no improvements are proposed, there will be no construction, surrounding land is all residential.

12. Owner Authorization:

I hereby authorize SGI Companies, 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)

Richard E. Frey

Richard E. Frey

10/11/21

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)

Richard E. Frey

Richard E. Frey

10/11/21

Date

Date



**14. Applicant and/or Owner Acknowledgment:**

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

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

*Richard E. Ealey*

Printed Name(s)

Richard E. Ealey

10/11/21

Date

Date

LETTER OF TRANSMITTAL



**SGI COMPANIES**

SGI Civil • SGI 3D • Surveyors Group, Inc.  
 9001 FOOTHILLS BLVD., STE. 170  
 ROSEVILLE, CALIFORNIA 95747  
 TO: Town of Loomis  
 Planning Department  
 3665 Taylor Road  
 Loomis, CA 95650

DATE 10-26-21	JOB NO. VDC 21-52
RE: Tentative Parcel Map Application 3881 Bankhead Rd. Loomis, CA	
<p><b>RECEIVED</b></p> <p>OCT 26 2021</p> <p><b>TOWN OF LOOMIS</b></p>	

WE ARE SENDING YOU:  ATTACHED  UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS  
 SHOP DRAWINGS  PRINTS  PLANS  SAMPLES  SPECIFICATIONS  
 COPY OF LETTER  CHANGE ORDER  First Tentative Parcel Map Submittal

COPIES	DATE	NO.	DESCRIPTION
1	5-28-19	11 pgs.	Planning Application
1	5-28-19	9 pgs.	Environmental Review Application
1	5-28-19	1 rpt.	Current Preliminary Title Report
1	5-28-19	1 sht.	24 x 36 Tentative Parcel Map of 3881 Bankhead Rd.
1	5-28-19	1 pg.	11 x 17 reduced copy of Tentative Parcel Map
1	5-28-19	2 pgs.	Mailing Labels & copy
1	5-28-19	1 sht.	18 x 26 300' Radius Map
1	5-28-19	1 ck.	Check in the amount of \$2,495.00 for application fee for MLD

THESE ARE TRANSMITTED AS CHECKED BELOW:

- FOR APPROVAL  APPROVED AS SUBMITTED  RESUBMIT \_\_\_\_\_ COPIES FOR APPROVAL  
 FOR YOUR USE  APPROVED AS NOTED  SUBMIT \_\_\_\_\_ COPIES FOR DISTRIBUTION  
 AS REQUESTED  RETURNED FOR CORRECTIONS  RETURN \_\_\_\_\_ CORRECTED PRINTS  
 FOR REVIEW AND COMMENT  \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO:

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE.

SIGNED:

RECEIVED

OCT 26 2021

TOWN OF LOOMIS  
PLANNING DEPARTMENT

TOWN OF LOOMIS  
ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

- 1. Project Name (same as on Planning Application) 3881 Bankhead Road.
- 2. What is the general land use category for the project? RE – Residential Estate  
(residential, commercial, industrial, etc.)
- 3. What are the number of units or gross floor area proposed? 0 - Neither Proposed
- 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.  
Existing: 2 driveways to frontage, shed, 2 buildings, a pond system with a headwall, and a well.
- 5. Is adjacent property in common ownership? Yes  No  If yes, Assessor's Parcel Number (s) and acreage(s).  
APN: 044-121-075-000, Acreage: 8.77
- 6. Describe previous land use(s) of the site over the last 10 years.  
RE – Residential Estate
- 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?  
0, Existing homes will not change and there is no land development proposed.
- 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 N/A, Neither
- 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.  
Small pond with vegetation on the Northeast tapering off to the Southeast of the site within site plan, shown on 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.  
While there is a body of water within the bounds of our site plan, no changes to existing site topography or construction is proposed.
3. If water will be diverted, does the project applicant have an appropriative or riparian water right? Yes  No  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.  
Other than the pond onsite, Antelope Creek approx. 2,300' East
5. What area/percentage of the project site is presently covered by impervious surface? Approx. 13,128.15'  
What will be the area/percentage of impervious surface coverage after development? N/A, none proposed.
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 [ 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 [ X ] No [ ] If yes, describe. Sierra College Boulevard

2. Describe the following emissions sources related to project development:

Construction emissions - Extent and duration of site grading activities: N/A, None Proposed

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:  
N/A, none proposed

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?  
N/A, No Proposed work to be performed.

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?  
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. \_\_\_\_\_
  
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). N/A  
\_\_\_\_\_
  
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. Trees on and around the site, very low grass on the majority of the site, pond with vegetation within.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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. N/A  
\_\_\_\_\_  
\_\_\_\_\_
4. Describe changes to site habitat(s) resulting from development of the project. N/A, No development proposed.  
\_\_\_\_\_  
\_\_\_\_\_
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.). \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. If yes, will project development affect these wetland areas? Yes [ ] No [ X ] If yes, describe. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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 [ ]  
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.
2. Describe the noise that will be generated by this project, both during construction and following project development. N/A, No construction or development proposed

**X. PUBLIC SERVICES**

**FIRE AND EMERGENCY MEDICAL SERVICES**

1. Describe the nearest fire protection facilities (location, distance, agency). South Placer Fire Protection District – 4,500'
2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). Fire hydrant – 25' – Planter box – Front of building - PCWA
3. Describe the fire hazard and fire protection needs created as a result of project development. N/A, no development proposed.
4. Describe the on-site fire protection facilities proposed with this project. N/A, no development proposed.



5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? N/A
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. 1 existing driveway to Bankhead road at existing frontage for each proposed parcel, respectively.
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) There are 2 existing single family homes on this site.

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). 1 existing driveway to Bankhead road at existing frontage for each proposed parcel, respectively. North Proposed parcel driveway has an existing gate
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. N/A

WATER

1. Is the project within a public domestic water system district or service area? Yes [ X ] No [ ] If yes, describe the district/area. PCWA
2. Can the district serve the project? Yes [ X ] No [ ]
3. What will be the water source(s) for the project? N/A
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 [ X ] No [ ] If yes, describe (location, depth, yield, contaminants, etc.) Existitng well approx. 130' from existing Northern property line, and approx. 284' from the existing East Property line. Unknown depth, yield, and contaminants of well.

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [ ] No [ X ] If yes, describe the method(s) and quantities (gpd). \_\_\_\_\_
2. Is the project located within a sewer district? Yes [ X ] No [ ] If yes, describe. South Placer MUD-5

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

Is there sewer service in the area? Yes [ X ] No [ ] If yes, what is the distance to the nearest collector line? Unknown location.



3. Describe the signage and/or lighting proposed by the project. Only the signage required of us notifying nearby properties. See Radius Map Exhibit.

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? N/A, no work is proposed. Maidu Museum and Historic Site  
\_\_\_\_\_

What is the name of this site? N/A, no work is proposed  
\_\_\_\_\_

# Comments Received

## Mary Beth Van Voorhis

**From:** Richard Wirth <rwirth@pcwa.net>  
**Sent:** Wednesday, December 15, 2021 7:49 AM  
**To:** Mary Beth Van Voorhis  
**Cc:** Robert Helweg  
**Subject:** RE: Referral Package - Application #21-13 Minor Land Division/Minor Variance - 3881 Bankhead Road (APN 044-121-040)

Hello Mary:  
That parcel is over 1000' from any Agency facilities. Service by us is unlikely. Let me know if you need a letter stating it.  
-Richard

Happy Holidays!

**Richard Wirth**  
Assistant Engineer  
Placer County Water Agency  
P.O. Box 6570, Auburn, CA 95604  
Technical Services | Engineering Division  
TEL: 530.823.2035 | FAX: 530.823.4884

044-121-040-000

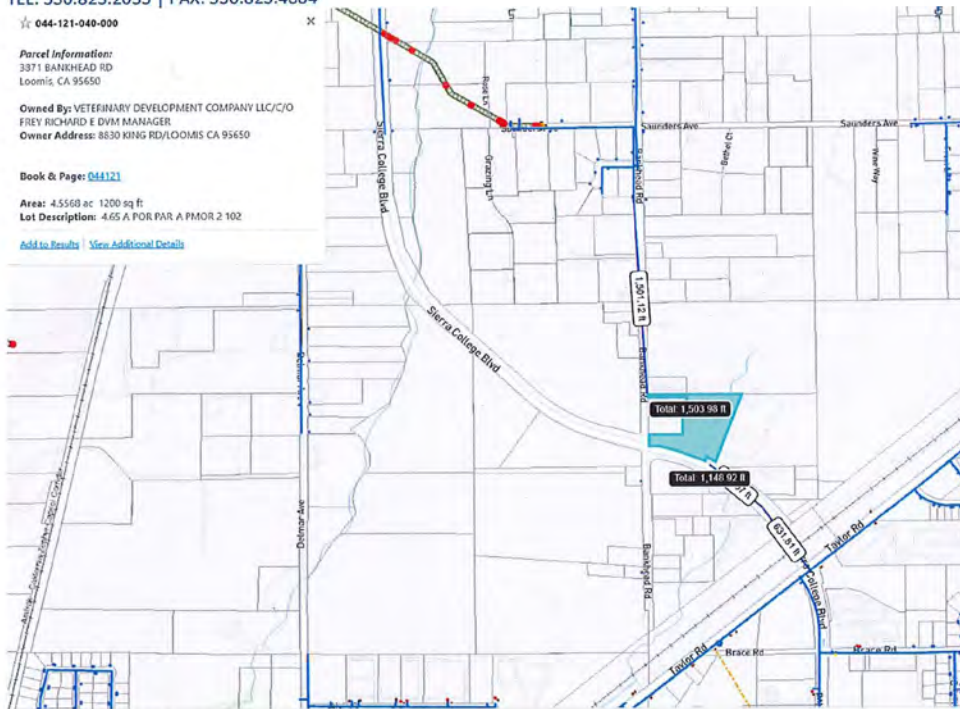
**Parcel Information:**  
3371 BANKHEAD RD  
Loomis, CA 95650

**Owned By:** VETERINARY DEVELOPMENT COMPANY LLC/C/O  
FREY RICHARD E DVM MANAGER  
**Owner Address:** 8830 KING RD/LOOMIS CA 95650

**Book & Page:** 044121

**Area:** 4.5568 ac 1200 sq ft  
**Lot Description:** 4.65 A, POR PAR A PMOR 2 102

[Add to Results](#) | [View Additional Details](#)



**From:** Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>  
**Sent:** Tuesday, December 14, 2021 4:59 PM  
**To:** Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>

1

**Subject:** Referral Package - Application #21-13 Minor Land Division/Minor Variance - 3881 Bankhead Road (APN 044-121-040)

[NOTICE: This message originated outside of PCWA -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good afternoon Agency Representatives,

Please find attached, for your review and comment, our Application #21-13 for Minor Land Division/Minor Variance @ 3881 Bankhead Road (APN 044-121-040).

Do not hesitate to contact me if you have any questions or require any additional information.

THANK YOU,  
Happy Holidays,  
Mary Beth

*Mary Beth Van Voorhis*  
*Town of Loomis, Planning Director*  
*3665 Taylor Road, PO Box 1330, Loomis, CA 95650*  
*(916) 824-1514 - [mvanvoorhis@loomis.ca.gov](mailto:mvanvoorhis@loomis.ca.gov)*  
*Town Hall Public Office Hours: Monday through Friday -- 8:00 am to 5:00 p.m.*

**Mary Beth Van Voorhis**

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**From:** Jeff Ingolia <jingolia@southplacerefire.org>  
**Sent:** Monday, December 20, 2021 2:03 PM  
**To:** Mary Beth Van Voorhis  
**Cc:** Katrina Hoop  
**Subject:** RE: Referral Package - Application #21-13 Minor Land Division/Minor Variance - 3881 Bankhead Road (APN 044-121-040)

Hello Mary Beth-

I hope all is well with you and the family as the holidays are quickly approaching! Thank you for the opportunity to review the Minor Land Division attached... as there is no construction work associated with this lot split currently the South Placer Fire District has no comments or conditions.

Have a Merry Christmas!



**Jeff Ingolia**  
Division Chief / Fire Marshal  
South Placer Fire District  
6900 Eureka Road  
Granite Bay, CA 95746  
916 791-7059 [jingolia@southplacerefire.org](mailto:jingolia@southplacerefire.org)  
*Proudly Serving Granite Bay, Loomis, and SE Newcastle*

**From:** Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>  
**Sent:** Tuesday, December 14, 2021 4:59 PM  
**To:** Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>  
**Subject:** Referral Package - Application #21-13 Minor Land Division/Minor Variance - 3881 Bankhead Road (APN 044-121-040)

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Do not hesitate to contact me if you have any questions or require any additional information.

THANK YOU,  
Happy Holidays,  
Mary Beth

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Town of Loomis, Planning Director  
3665 Taylor Road, PO Box 1330, Loomis, CA 95650  
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Town Hall Public Office Hours: Monday through Friday - 8:00 am to 5:00 p.m.

**Mary Beth Van Voorhis**

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**From:** PGE Plan Review <PGEPlanReview@pge.com>  
**Sent:** Thursday, January 6, 2022 10:01 PM  
**To:** Mary Beth Van Voorhis  
**Subject:** Referral Package - Application #21-13 Minor Land Division/Minor Variance - 3881 Bankhead Road (APN 044-121-040)  
**Attachments:** No\_Impact\_with\_Response\_1-6-2022.pdf

Dear Mary Beth Van Voorhis,

Attached is our response to your proposed project.

Thank you,



Pacific Gas and Electric Company  
Plan Review Team  
(877) 259-8314  
Email: [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com)



January 6, 2022

Mary Beth Van Voorhis  
Town of Loomis  
3665 Taylor Road  
PO Box 1330  
Loomis, CA 95650

Re: Bankhead Road Division 21-13  
3881 Bankhead Road, Loomis, CA

Dear Mary Beth Van Voorhis,

Thank you for providing PG&E the opportunity to review your proposed plans for Bankhead Road Division 21-13 dated December 14, 2021. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management



**Mary Beth Van Voorhis**

---

**From:** Anna Starkey <astarkey@auburnrancheria.com>  
**Sent:** Monday, January 10, 2022 2:08 PM  
**To:** Mary Beth Van Voorhis  
**Subject:** Application #21-13 Minor Land Division/Minor Variance - 3881 Bankhead Road (APN 044-121-040)

Dear Ms. Van Voorhis,

Thank you for the notification and opportunity to comment on the project referenced above. We have reviewed the project location in our database and did not identify any culturally sensitive areas, including sacred lands or areas of oral history. Therefore we do not have any specific concerns regarding this project but appreciate the opportunity to comment.

Kind regards,  
Anna Starkey

*Please submit all project notifications through our online form. **Bookmark this link!***  
<https://auburnrancheria.com/programs-services/tribal-preservation/submit-agency-notification/>



**Anna M. Starkey, MA, RPA**  
Cultural Regulatory Specialist  
Tribal Historic Preservation Department | UAIC  
10720 Indian Hill Road  
Auburn, CA 95603  
Direct Line: (916) 251-1565 | Cell: (530) 863-6503  
[astarkey@auburnrancheria.com](mailto:astarkey@auburnrancheria.com) | [www.auburnrancheria.com](http://www.auburnrancheria.com)

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**Mary Beth Van Voorhis**

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**From:** Josh Lelko <jlelko@spmud.ca.gov>  
**Sent:** Tuesday, January 11, 2022 10:39 AM  
**To:** Mary Beth Van Voorhis  
**Cc:** Carie Huff  
**Subject:** RE: Referral Package - Application #21-13 Minor Land Division/Minor Variance - 3881 Bankhead Road (APN 044-121-040)  
**Attachments:** Request for Comment Letter - 3881 Bankhead - 2022-01-11.pdf; SPMUD Facilities Map 3881 Bankhead.pdf

Good morning Mary Beth,

Attached is the District's Comments regarding the minor land division of 3881 Bankhead Road as well as a map of the parcel.

Please have the applicant contact the District to coordinate a time to locate the facilities in the field.

Thank you for your patience and please feel free to contact me if you have any questions.

Thank you,  
Josh

**Josh Lelko** | Engineering Technician  
**South Placer Municipal Utility District** | Technical Services Department  
5807 Springview Drive, Rocklin, CA 95677  
T: (916) 786-8555 x317 | E: [jlelko@spmud.ca.gov](mailto:jlelko@spmud.ca.gov) | W: [www.spmud.ca.gov](http://www.spmud.ca.gov)  
Our Mission: [Protect](#) | [Provide](#) | [Prepare](#)

*E-mail correspondence with the South Placer Municipal Utility District (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.*

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**From:** Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>  
**Sent:** Thursday, January 6, 2022 4:31 PM  
**To:** Josh Lelko <jlelko@spmud.ca.gov>  
**Cc:** Carie Huff <chuff@spmud.ca.gov>  
**Subject:** RE: Referral Package - Application #21-13 Minor Land Division/Minor Variance - 3881 Bankhead Road (APN 044-121-040)

Thanks for the update Josh. Greatly appreciated.  
I'll look forward to receipt next week.  
Welcome to 2022!!!!  
Mary Beth

---

**From:** Josh Lelko <[jlelko@spmud.ca.gov](mailto:jlelko@spmud.ca.gov)>  
**Sent:** Thursday, January 6, 2022 4:14 PM  
**To:** Mary Beth Van Voorhis <[mvanvoorhis@loomis.ca.gov](mailto:mvanvoorhis@loomis.ca.gov)>  
**Cc:** Carie Huff <[chuff@spmud.ca.gov](mailto:chuff@spmud.ca.gov)>

**Subject:** RE: Referral Package - Application #21-13 Minor Land Division/Minor Variance - 3881 Bankhead Road (APN 044-121-040)

Good afternoon Mary Beth,

The District will have comments to you early next week regarding 3881 Bankhead Road MLD. Unfortunately, the review is not complete and Carie is out of the office.

I apologize for any inconvenience.

Thank you,  
Josh

**Josh Lelko**

**SPMUD**

T: (916) 786-8555 x317

*E-mail correspondence with the South Placer Municipal Utility District (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.*

**From:** Mary Beth Van Voorhis <[mvanvoorhis@loomis.ca.gov](mailto:mvanvoorhis@loomis.ca.gov)>

**Sent:** Tuesday, December 14, 2021 4:59 PM

**To:** Mary Beth Van Voorhis <[mvanvoorhis@loomis.ca.gov](mailto:mvanvoorhis@loomis.ca.gov)>

**Subject:** Referral Package - Application #21-13 Minor Land Division/Minor Variance - 3881 Bankhead Road (APN 044-121-040)

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Do not hesitate to contact me if you have any questions or require any additional information.

THANK YOU,  
Happy Holidays,  
Mary Beth

*Mary Beth Van Voorhis  
Town of Loomis, Planning Director  
3665 Taylor Road, PO Box 1330, Loomis, CA 95650  
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Town Hall Public Office Hours: Monday through Friday - 8:00 am to 3:00 p.m.*



**SOUTH PLACER  
MUNICIPAL UTILITY DISTRICT**

January 11, 2022

Town of Loomis  
Planning Department  
6140 Horseshoe Bar Road, Suite K  
Loomis, CA 95650

Attention: Mary Beth Van Voorhis, Planning Director

Subject: #21-13 Veterinary Development Company, LLC  
Variance/Minor Land Division  
3881 Bankhead Road, Loomis, CA 95650 (APN 044-121-040)

Dear Mary Beth,

Thank you for the opportunity to comment on the 3881 Bankhead Road Minor Land Division to allow for APN 044-121-040 with the two existing houses each to reside on separate parcels.

The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of South Placer Municipal Utility District (the District). Improvement plans shall be submitted to the District for review and approval. A copy of the District's facility map has been provided for your use.

The District has reviewed the tentative parcel map submitted with the application and comments have been provided on the enclosed set of plans along with those noted below:

- a. There is an existing 12-inch sewer trunk line located within a sewer easement along the southern edge of the proposed Parcel 2 and the northwest corner of Parcel 1. Access to the District's facilities shall be maintained at all times.
- b. Additional easement width to provide a minimum total 20 feet wide easement over the existing sewer facilities is required. The final width will be determined based on size and depth of pipe. Note that the 20-feet includes vertical clearance (no building overhangs shall encroach into the easement). Additional field investigation is required to locate the existing sewer facilities, so the easements are accurately reflected on the parcel map.
- c. The District requires that trees, large shrubs, fences, and permanent structures not be located within sewer easements.

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- d. All-weather access over existing and proposed District facilities is required. All-weather access is defined as 3-inches of AC on 8-inches of AB per the District's Standards and Specifications.
- e. There is an existing private sewer force line serving proposed Parcel 1 that traverses proposed Parcel 2. A private easement is required to allow for the maintenance and repair of the private sewer line.
- f. The District's Sewer Code requires each parcel to have its own sewer lateral and be independently served. It is not clear on the map how Parcel 2 is currently sewered. Additional field investigation is required to determine the existing configuration and to determine what, if any, improvements are required. A new lateral may be required to be installed for service to proposed Parcel 2 per the District's Sewer Code.
- g. All on-site private sewer facilities shall be designed and constructed to the District's Standards and Specifications.
- h. Additional requirements may be required as design information is provided.


**Prior to issuing a will-serve letter for sewer service, the owner and/or owner's representative shall schedule a meeting with District staff in order to discuss the project and to determine specific requirements.**

Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at the District's website:

<https://spmud.ca.gov/specifications-and-ordinances>

Please do not hesitate to contact Josh Lelko at (916) 786-8555 extension 317 or [jlelko@spmud.ca.gov](mailto:jlelko@spmud.ca.gov) if you have any questions or need additional information.

Sincerely,

  
Carie Huff, P.E.  
District Engineer



**Mary Beth Van Voorhis**

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**From:** Town Engineer  
**Sent:** Friday, January 14, 2022 6:29 PM  
**To:** Mary Beth Van Voorhis  
**Subject:** RE: Referral Package - Application #21-13 Minor Land Division/Minor Variance - 3881 Bankhead Road (APN 044-121-040)

Hi Mary Beth,  
Here's my only comment on the parcel map review, to address a pinch point on Sierra College at this location.

1. \_\_\_\_\_The Circulation Element of the General Plan shows the portion of Sierra College Boulevard fronting the tentative parcel map (from Taylor Boulevard to the Northern Town Limits) as being programmed under the Placer County Transportation Planning Agencies (PCTPA) 2035 Regional Transportation Plan (RTP) for future widening from 2 lanes to 4 lanes with turn lanes, bike lanes, sidewalks, and a median island. Which would require a minimum right of way width of 82-feet. The parcel being subdivided appears to "pinch in" to Sierra College. Show that the property line is at least half that distance (41-feet) from the current centerline of Sierra College Boulevard, and that a future width roadway section of 82-feet can be built within the existing right of way. If not, then the developer shall prepare plats and legal descriptions and record an Irrevocable Offer of Dedication to the Town of Loomis for a right-of-way easement along the frontage of the property, as appropriate, to remove the pinch point and allow for the construction of the future 82-foot wide roadway.



Merrill Buck  
Loomis Town Engineer  
(916) 824-1518

## Notice of Exemption

Print Form

## 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  
 2854 Richardson Drive  
 Auburn, CA 95603

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

(Address)

Project Title: Variance/Minor Land Division--Application #21-13 – Veterinary Development Company, LLC  
3881 Bankhead Road, Loomis, CA 95650  
(APN 044-121-040)

Project Applicant: SGI Companies, 9001 Foothills Blvd. #170, Roseville, CA 95747 (916) 789-0822

Project Location - Specific: 6881 Bankhead Drive, Loomis, CA 95650 (APN 044-121-040)

Project Location - City: Loomis, CA

Project Location - County: Placer, CA

Description of Nature, Purpose and Beneficiaries of Project:

Variance/Minor Land Division - APN 044-121-040.

Owner: Veterinary Development Company, 3901 Sierra College Blvd., Loomis, CA 95650 (916) 652-5816

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: #15061(b)(3) – Exemption.
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in questions may have a significant effect on the environment, the activity is not subject to CEQA.

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