

STAFF REPORT

TO: Town of Loomis Planning Commission
FROM: Mary Beth Van Voorhis, Planning Director
DATE: July 26, 2022
RE: #21-14 – TAKAGISHI - MINOR LAND DIVISION – APN: 045-063-058

Recommendation:

1. Hear staff’s presentation, take public comment, and discuss the project; and
2. Adopt Resolution #22-07 approving the Minor Land Division, per the findings in Exhibit A, the Conditions of Approval in Exhibit B, and as depicted in Exhibit C; and
3. Direct staff to file a Notice of Exemption for the project as depicted in Exhibit D.

Issue Statement and Discussion

The applicant proposes a Minor Land Division of APN 045-063-058 to create three parcels:

<u>Parcel Number</u>	<u>Existing Parcel Size (+/-)</u>	<u>Proposed Gross Parcel Size (+/-)</u>
E. 045-063-058	+/- 9.9 acres / 431,244 sq.ft.	
1.		2.91 acres / 127,000 sq.ft. (*Record boundary information)
2.		4.68 acres / 204,000 sq.ft. (*Record boundary information)
3.		2.66 acres / 116,000 sq.ft. (*Record boundary information)
TOTAL	+/- 9.9 acres / 431,244 sq.ft.	10.25 acres / 447,000 sq.ft.

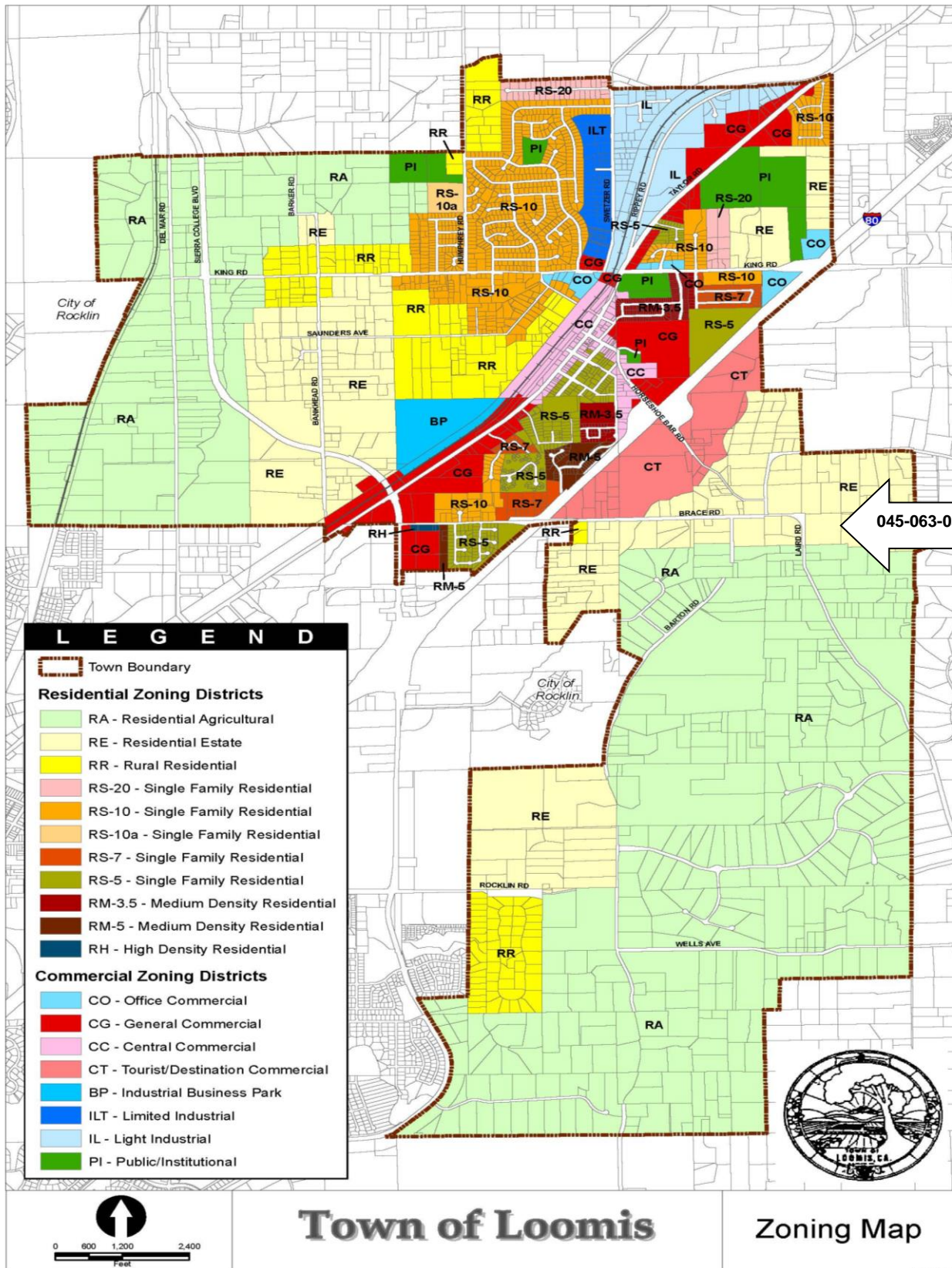
**Record boundary information delineates the deed described lines. Also represents the location of any easement(s).*

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

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

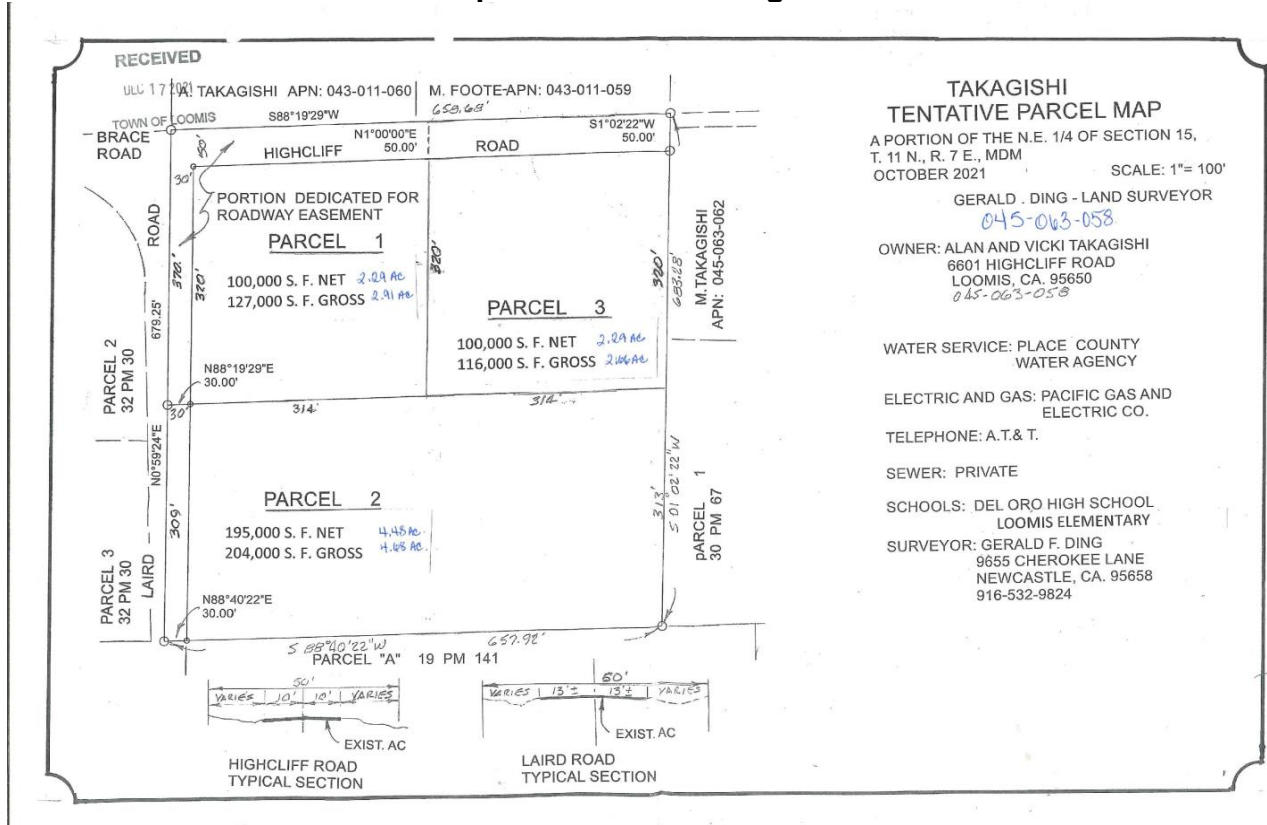
This parcel is surrounded by Residential Estates (2.3 acre minimum parcel size) land use designations on the north, east, and west and Residential Agricultural (4.6 acre minimum parcel size) on the south as shown in **Figure 1**, Zoning Map.

Figure 1
Zoning Map



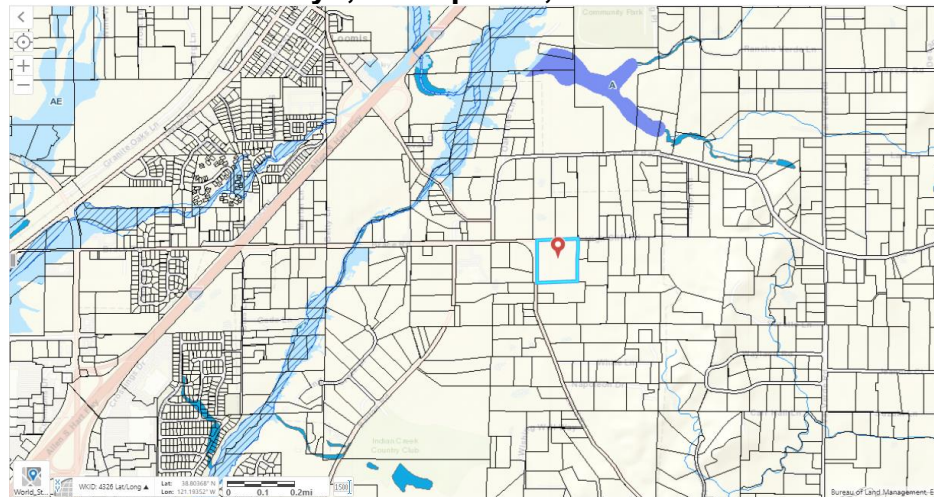
The proposed parcel configuration of APN 045-063-058, Loomis, California 95650 is shown in **Figure 2**.

Figure 2
Proposed Parcel Configuration



Existing adjacent Floodways, Floodplains, and Wetlands are depicted in **Figure 3**. As shown, there are no adjacent waterways in relation to this parcel.

Figure 3
Floodways, Floodplains, and Wetlands



Improvements/Utilities/Service Systems:

Sewer – Existing septic (SPMUD service not available within ½ mile of site)

Water – Placer County Water Agency (PCWA) and Existing On-Site Well

Drainage – Placer County Flood Control District

Gas/Electric – PG&E

Application #21-14 was referred to outside agencies for comment on March 2, 2022 with their replies due not later than March 18, 2022. The following agencies replied, and their requirements are included as conditions of approval of this project:

Placer County Environmental Health

Pacific Gas & Electric

Placer County Water Agency

South Placer Fire Protection District

South Placer Municipal Utilities District

United Auburn Indian Council

Placer County Sheriff's Office (no comment)

Environmental Review:

This application is exempt from the California Environmental Quality Act (CEQA) Guidelines as per Section 15315 "Minor Land Divisions", Class 15 consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Therefore, staff respectfully recommends approval of the attached Notice of Exemption indicating the project is exempt under Section 15061(b)(3).

RECOMMENDATION: Hear staff report, take public comment, and adopt Resolution #22-07 approving a minor land division, per the findings in Exhibit A, the Conditions of Approval in Exhibit B, and as depicted in Exhibit C.

ATTACHMENTS:

- A. Resolution #22-07 with Findings, Conditions of Approval, and Project Depiction
- B. Planning Application #21-14 Takagishi Minor Land Division
- C. Comments Received
- D. Notice of Exemption

NOTE: Notice published in Loomis News on July 16, 2022 and mailed to adjacent property owners within 300' on July 15, 2022.

**TOWN OF LOOMIS
PLANNING COMMISSION
RESOLUTION NO. 22-07**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A MINOR LAND DIVISION FOR ASSESSOR PARCEL NUMBER (APN) 045-063-058, ALAN TAKAGISHI.

WHEREAS, Alan Takagishi, the applicant, has proposed to subdivide the exiting 9.9 +/- acre, APN 045-063-058 into three parcels: Parcel 1 = 2.91 acres, Parcel 2 = 4.68 acres, and Parcel 3 = 2.66 acres, such application being identified as #21-14; and

WHEREAS, on July 26, 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 #21-14 Takagishi Minor Land Division; and

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of July 26, 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 +/- 9.9-acre parcel into three separate parcels, Parcel 1 = 2.91 acres, Parcel 2 = 4.68 acres, and Parcel 3 = 2.66 acres. The Minor Land Division is exempt from the California Environmental Quality Act (CEQA) Guidelines as per Section 15315 "Minor Land Divisions", Class 15 consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.
3. The project, #21-14 Takagishi - 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 26th day of July, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Greg Obranovich, Chairman

Sarah Jennings, Planning Secretary

FINDINGS
#21-14 Takagishi – APN 045-0663-058
Minor Land Division

Minor Land Division

Notice of Exemption – Minor Land Division

The project consists of the division of an existing +/- 9.9 acre vacant parcel into three parcels of: Parcel 1 = 2.91 acres, Parcel 2 = 4.68 acres, and Parcel 3 = 2.66 acres.

This application is exempt from the California Environmental Quality Act (CEQA) Guidelines as per Section 15315 “Minor Land Divisions”, Class 15 consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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 an existing +/- 9.9 acre parcel into: Parcel 1 = 2.91 acres, Parcel 2 = 4.68 acres, and Parcel 3 = 2.66 acres. All three newly created parcels would be consistent with the General Plan and Zoning designations of Rural Estate (RE), 2.3-acre minimum lot size.
2. The design and improvement of the proposed division is consistent with the General Plan because adequate infrastructure and services are readily available to the parcels and can be made available to serve the demand for services generated by the division including water, sanitary sewer, and roadways.
3. The site is physically suitable for primary and secondary single family residential units and there are no environmental constraints.
4. The site is physically suitable for the proposed density of development and are consistent with the Residential Estate 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.
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.

**CONDITIONS OF APPROVAL
#21-14 – Takagishi Minor Land Division**

This Minor Land Division is approved for the division of a +/- 9.9-acre parcel, APN 045-063-058, per the following conditions. This approval expires on July 26, 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 “Takagishi Tentative Parcel Map” as prepared by Gerald F. Ding, consisting of one sheet, dated “October 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. _____ 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.
6. _____ The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans.

GENERAL PLANNING

7. _____ 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.).
8. _____ 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.
9. _____ No request for a Parcel Map, pursuant to this map, shall be approved until all conditions are completed and accepted by the Town, acceptable to the Town Attorney, for those conditions not completed, as has been submitted.
10. _____ Applicant shall pay the \$50.00 Notice of Exemption filing fee and file the Notice of Exemption within five (5) business days with the Placer County Clerk to start a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. If a Notice of Exemption is not filed, a 180 day statute of limitations will apply.

AGENCIES

11. _____ The property owner shall coordinate with PG&E on any future development plans which occur within PG&E easements.
12. _____ If future develop occurs on the Project site the applicant shall be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate their future proposed development.
13. _____ For modifications or future service connections contact PG&E Service Planning Department at: <https://www.pge.com/cco/>.
14. _____ Before any digging or excavations, contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencement of work.
15. _____ South Placer Municipal Utility District (District) states that there are no District facilities within a half of a mile of the parcel to provide service. To initiate service, contact the District directly at 916-786-8555 x317. The applicant shall meet all requirements and conditions of the District for service.
16. _____ Placer County Water Agency (PCWA). Owner/applicant shall meet all requirements of PCWA. The Agency does not reserve water for prospective customers and in no way confers any right or entitlement to receive water service in the future. The Agency makes commitments for service only upon execution of a facilities agreement or Agency approved infill application, and the payment of all fees and charges required by the Agency.

17. _____ Treated water can be available from the Agency's 12-inch treated water main located in Laird Road for Parcels 1 & 2 of the future parcel split. In order to obtain service, an infill water meter service request must be made with the Agency's Customer Service Department. A completed board application will be required at the time of the request. To receive service, all fees including Water Connection Charges and installation cost must be paid.
18. _____ Treated water can also be made available to Parcel 3 from an Agency treated water main; however, since there is no water main that fronts the parcel, a variance in the Agency's main line extension policy is required in order to obtain service from the water main in Laird Road. A private pipe will then need to be installed in an easement from the meter location to the parcel. To receive service, all fees including Water Connection Charges and installation cost must be paid. Contact Customer Services at (530) 823-4850 for the required forms and fees.
19. _____ United Auburn Indian Community (UAIC). Owner/applicant shall meet all Requirements of UAIC. The following conditions of approval are intended to minimize impacts to existing or previously undiscovered Tribal Cultural Resources (TCRs), archaeological, or cultural resources for any future ground disturbing activities. These conditions are a binding and enforceable agreement that the actions below shall be conditions of approval of the project, and those conditions will be fully enforceable by the lead agency, or another agency designated by the lead agency.
20. _____ If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074).
21. _____ The Tribal Representative will make recommendations for further evaluation and treatment as necessary. Tribal Representatives act as a representative of their Tribal government and are qualified professionals that have the authority and expertise to identify sites or objects of cultural value to Native American Tribes and recommend appropriate treatment of such sites or objects.
22. _____ If human remains, or suspected human remains, are discovered the appropriate laws shall be followed, starting with immediately calling the County Coroner, who will make determinations on the nature of the find.
23. _____ Preservation in place is the preferred option for mitigation of TCRs under UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. When avoidance is infeasible, the preferred treatment by UAIC is to record the resource, minimize handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location nearby where they will not be subject to future impacts.

24. _____ Work at the discovery location cannot resume until all necessary investigation and culturally appropriate treatment of the discovery have been satisfied.

25. _____ Placer County Environmental Health Department (PCEHD). The following conditions shall be met prior to approval of the Final Map:

- _____ Provide a Phase I Environmental Site Assessment which has been performed in accordance with ASTM Standard E 1527-13. The assessment shall discuss and evaluate past land uses such as mining, agricultural, industrial, or commercial uses that may have occurred on or near the project site causing possible contamination of persistent materials of public health or environmental concern. The results of this assessment may trigger the need for a Phase II Site Assessment.
- Conduct a Health Site Evaluation (Soils Testing) under permit with Environmental Health to develop Minimum Useable Sewage Disposal Areas (MUSDAs) for each of the proposed parcels (Parcel 1-3). The site evaluation shall be conducted by a qualified septic system consultant who shall submit to Environmental Health a site evaluation report for review and approval.
 - It is advised that the applicant complete the soils testing prior to proceeding forward with any other requirements. This area of the county has high groundwater which can sometimes limit or completely prevent a parcel from being able to define a usable sewage disposal area. Specifically, it could be difficult to find a passable area on proposed parcel 2 based on the low-lying topography and presence of two drainage swales.
- If any boundary line of the existing parcel is within 600 feet of a public water supply, then the applicant shall submit a will-serve requirements letter, for treated water service to each proposed parcel (Parcel 1-3).
- In the event that treated water is deemed unavailable then a well shall be drilled, under permit with Environmental Health, on each proposed parcel (Parcel 1-3). The licensed well driller will need to submit the Department of Water Resources 'Well Completion Report' for the newly constructed wells. This report shall indicate a minimum well yield of 1 GPM for each well.
- Submit to Environmental Health, for review and approval, a water quality analysis report from each well (Parcel 1-3). The reports shall be prepared by an environmental laboratory that is certified through California's Environmental Laboratory Accreditation Program (ELAP). Each well shall be tested, at a minimum, for the following:
 - Bacteriology: Total Coliform & E. Coli with Chlorine Residual Reporting
 - CA Primary Drinking Water Standards, Title 22 - Inorganics
 - Aluminum, Antimony, Arsenic, Barium, Beryllium, Cadmium, Chromium (Total), Fluoride (F), Mercury, Nickel, Nitrate (N), Nitrite

- (N), Perchlorate, Selenium, Thallium
- CA Secondary Drinking Water Standards, Title 22
 - Alkalinity (Bicarbonate, Carbonate, Hydroxide), Calcium, Chloride, Color, Copper, Foaming Agents, Hardness, Iron, Magnesium, Manganese, Odor, pH, Silver, Sodium, Specific Conductance, Sulfate, TDS, Turbidity, Zinc

26. _____ South Placer Fire Protection District (SPFPD). The applicant shall provide the following:

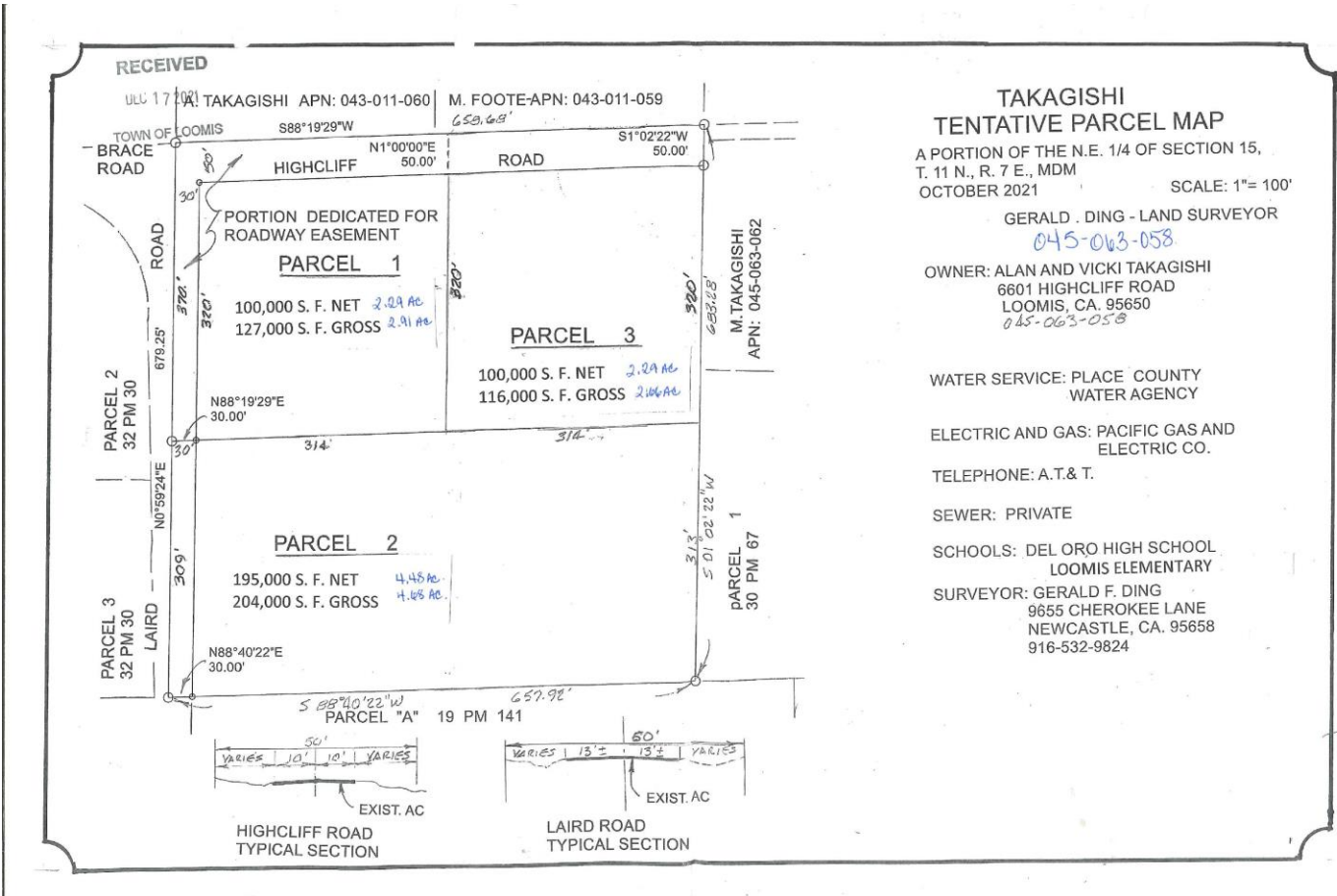
Driveways

Driveways for access to one and two family dwellings, shall conform to the following criteria as applicable:

1. Driveways serving one parcel with no more than five structures shall be a minimum of twelve (12) feet in width. The chief may require up to a twenty (20) foot wide driveway when more than five structures exist.
2. Roadways serving more than one parcel, but less than five parcels, shall be a minimum twenty (20) feet in width. Roadways serving five parcels or more shall be no less than 24 feet in width.
3. Vertical clearance shall be a minimum of fifteen (15) feet.
4. When the driveway exceeds 150 feet in length, provide a turnout at the midpoint. For driveways not exceeding 400 feet in length, the turnout may be omitted if full sight distance is maintained. If the driveway exceeds 800 feet in length, turnouts shall be no more than 400 feet apart.
5. When a driveway exceeds 300 feet in length, a turnaround shall be provided no greater than 50 feet from the structure.
6. The driveway must be provided with an all-weather surface capable of supporting a 75,000 lb. vehicle loading. When the road grade exceeds ten (10) percent, the road shall be surfaced with asphalt or concrete.

* * * * *

Site Plan



Application #21-14



TOWN OF LOOMIS
 DEC 17 2021
 6140 Horseshoe Bar Rd, Suite K
 Loomis, CA 95650
 (916) 652-1840 FAX (916) 652-1847

RECEIVED

For Town Use
 File Number 21-14
 Application Fee(s) 2495 -
 Receipt # _____ Date 12/17/21
 Date Received 12/17/21
 Paid \$ 2495

PLANNING DEPARTMENT

Planning Application

1. Project Title: TAKAGISHI MINOR SUBDIVISION

2. Street Address/ Location: _____

3. APN(s): 045-063-058 Acreage: 10.0' (9.9 AC)
 Zoning: Res Estates (RE) General Plan Designation: RE
 Current Site Use: VACANT
 Surrounding Land Use(s): RESIDENTIAL

4. Property Owner: TAKAGISHI FAMILY TRUST
 Address: 6601 HIGHCLIFF RD. LOOMIS, CA 95650
City State Zip
 Telephone: 916-698-4801 email: _____

5. Project Applicant: ALAN TAKAGISHI
 Address: ABOVE
City State Zip
 Telephone: _____ email: _____

6. Project Engineer/Architect: GERALD F DING - LAND SURVEYOR
 Address: 9165 CHEROKEE LANE NEWCASTLE CA 95658
City State Zip
 Telephone: 916-532-9824 email: JERRYDING34@HOTMAIL.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 type="checkbox"/> Variance
<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 <u>P.G. & E.</u>	Natural Gas <u>P.G. & E.</u>
Fire Protection <u>SOUTH PLACER</u>	Water/Well <u>PCWA - WELL</u>
Sewer/Septic <u>PRIVATE</u>	Telephone <u>ATT.</u>

High School DEL RO Elem. School LOOMIS
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 0
Date of list 2021 No problems identified X
Type of problem 0
I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.
Dated _____ 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.) DIVIDE 10.0 ACRES INTO 3 PARCELS

12. Owner Authorization:
I hereby authorize _____, 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) Alan Takagishi Printed Name(s) ALAN TAKAGISHI 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) Alan Takagishi Printed Name(s) ALAN TAKAGISHI 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 Alan Takagishi Printed Name(s) ALAN TAKAGISHI Date _____
Date _____

To: Town of Loomis
3665 Taylor Rd.

To whom it may concern;

The Town of Loomis zoning ordinance allows the subdivision of large parcels into smaller parcels, therefore it is our intent to divide our ten acre parcel into three 2.3 acre net parcels.

Respectfully,

Alan Takagishi

Alan Takagishi

Owner of APN: 043-110-060.

6661 High Cliff Rd.

I. LAND USE AND PLANNING TOWN OF LOOMIS

1. Project Name (same as on Planning Application) Takagishi Minor Subdivision
2. What is the general land use category for the project? Residential/Agricultural RE
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? 3 parcels
4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes [] No [X]
If yes, show on the site plan and describe. _____
5. Is adjacent property in common ownership? Yes [X] No [] If yes, Assessor's Parcel Number (s) and acreage(s). D43-110-060 (local High CHH) 5 Acres
6. Describe previous land use(s) of the site over the last 10 years. Abandoned Pear Orchard
7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes [] No [X]
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? 5-10 _____
2. Will the project displace or require the relocation of any residential units? Yes [] No [X] 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 [X] Destroy [] Describe _____
5. Will the proposed project displace any currently productive use? Yes [] No [X] 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 [X] If yes, describe. _____

2. Will grading on the site be required? Yes [] No [X] 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 [X] 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 [X] If yes, describe location(s), type(s), height(s), etc. _____

5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion.
NONE PROPOSED, BEST PRACTICES MEASURES.
6. Will blasting be required during project construction? Yes [] No [X] If yes, describe. _____

7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes [] No [X] If yes, describe. _____

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes [] No [X] 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 [X] If yes, describe. _____

3. If water will be diverted, does the project applicant have an appropriate or riparian water right? Yes [] No [X] If yes, describe. _____

4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. SECRET RAVINE 0.5 MILES WEST.

5. What area/percentage of the project site is presently covered by impervious surface? 4.5%
 What will be the area/percentage of impervious surface coverage after development? 4.5%
6. Will any runoff from the project site enter any off-site body of water? Yes [X] No [] If yes, identify the destination of the runoff. SECRET RAVINE 0.5 MILES WEST

7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes [] No [X] If yes, identify/describe the materials/contaminants present in this runoff. _____

8. Will the project result in the physical alteration of a body of water? Yes [] No [X] If yes, describe.

9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [] No [X]
If yes, describe.

10. Are there any areas of the project site that are subject to flooding or inundation? Yes [] No [X] If yes, describe.

11. Will the project alter existing drainage channels and/or drainage patterns? Yes [] No [X] If yes, describe.

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [] No [X] If yes, describe.

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

Construction emissions - Extent and duration of site grading activities: NONE

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

Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses:
LOCAL RESIDENTIAL VEHICLES ONLY

3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [] No [X] If yes, describe (may require the results from specific air quality studies).

4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [] No [X] If yes, describe.

5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions?
NONE

6. Will vegetation be cleared from the project? Yes [] No [X] If yes, describe the method of disposal.

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

1. Does the project front on a local roadway? Yes [] No [] If yes, what is the name of the roadway?
corner of Laird Rd & Hinchiff Rd.
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? _____
(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). TO BE DETERMINED.

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). ADDITIONAL TRIPS FOR THREE NEW 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. WILD BLACKBERRY GROWTH, OAK TREES WHICH HAVE REPLACED THE ABANDONED PEAR TREES.

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes [] No [X] If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. _____

3. Briefly describe wildlife typically found in the area. LOCAL DEER AND SMALL ANIMALS AND RODENTS.

4. Describe changes to site habitat(s) resulting from development of the project. LOCAL HABITAT WILL BE SLIGHTLY DIMINISHED

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 [] If yes, describe. _____

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

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

1. Will the proposed project involve the handling, storage or transportation of hazardous materials?
Yes [] No [X]

If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [] No [X]
If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

1. Is the project located near a major noise source? Yes [] No [X] If yes, describe. _____

2. Describe the noise that will be generated by this project, both during construction and following project development. HOME CONSTRUCTION AND MINOR INCREASE IN VEHICULAR TRAFFIC.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). LOOMIS FIRE DISTRICT FACILITY WITHIN ONE MILE.

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). FIRE HYDRANT 600 FEET WEST

3. Describe the fire hazard and fire protection needs created as a result of project development. _____
FIRE HAZARD AND PROTECTION FOR THREE NEW RESIDENCES

4. Describe the on-site fire protection facilities proposed with this project. PUBLIC FIRE HYDRANTS

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? FRONTAGE ON LAIRD ROAD
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. 2 - 3 DRIVEWAY PARKING SPACES PER RESIDENSE WITH FRONTAGE VEHICULAR ACCESS FROM PUBLIC OR PRIVATE ROADS
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) (12) FOUR RESIDENTS PER

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). NO LIMITATINS ANTICIPATED
2. Describe the security protection that will be provided on the site, if any. NONE
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. NONE

WATER

1. Is the project within a public domestic water system district or service area? Yes [X] No [] If yes, describe the district/area. _____
2. Can the district serve the project? Yes [X] No []
3. What will be the water source(s) for the project? PLACER COUNTY WATER AGENCY
4. What is the estimated usage and peak usage of the project? 400 gpd/ 80 gpd
5. Are there any existing or abandoned wells on the site? Yes [] No [X] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [X] No [] If yes, describe the method(s) and quantities (gpd). _____
2. Is the project located within a sewer district? Yes [X] No [] If yes, describe. S P MUD

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

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

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? _____ gpd _____

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

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

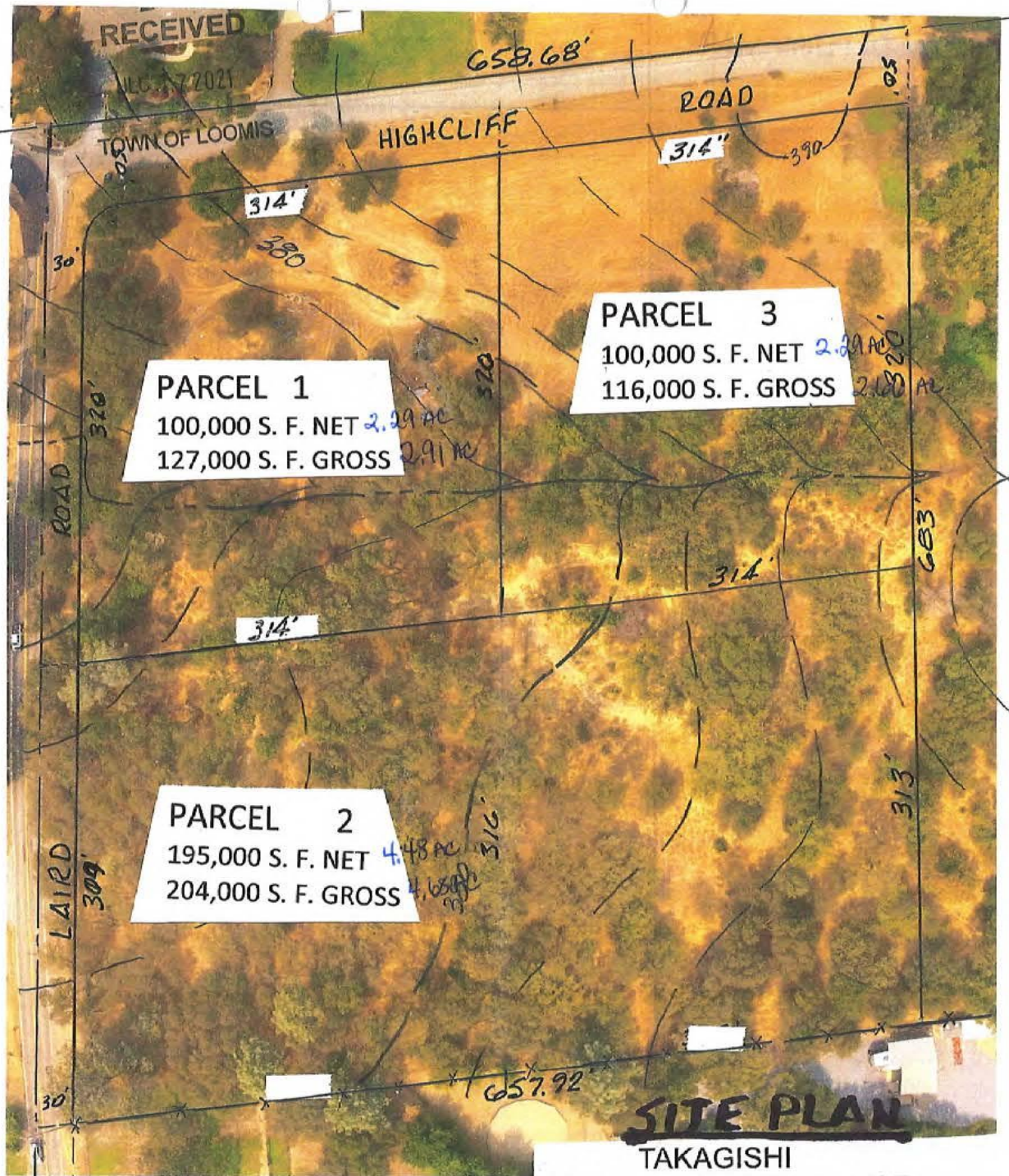
XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes [] No [X] If yes, describe.

2. What is the nearest archaeological, historical or paleontological site? GRIFFITH QUARRY

What is the name of this site? _____



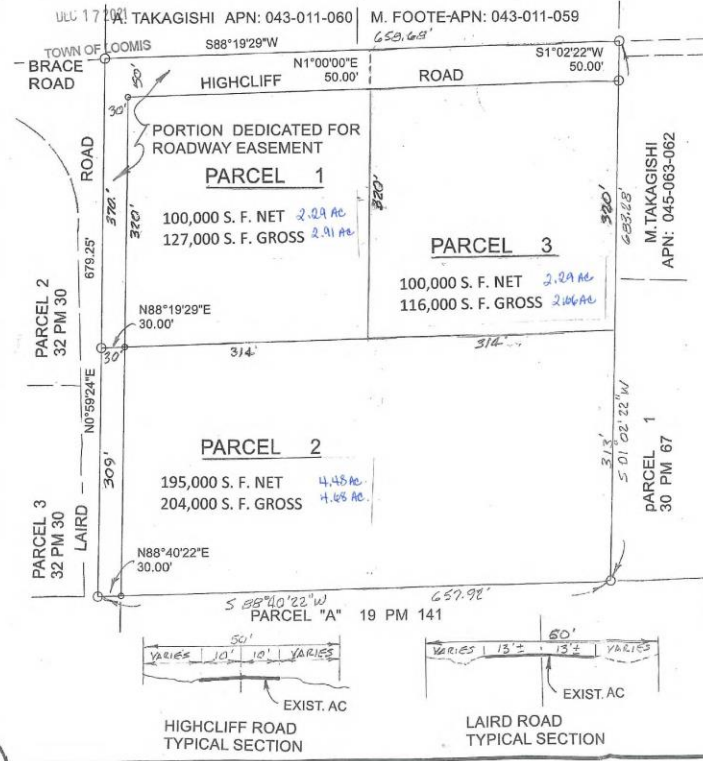
CONTOUR INTERVAL = 2 FT.

SURVEYOR: GERALD F. DING
9655 CHEROKEE LANE
NEWCASTLE, CA. 95658
916-532-9824

A PORTION OF THE N.E. 1/4 OF SECTION 15,
T. 11 N., R. 7 E., MDM
OCTOBER 2021

SCALE: 1"= 100'

RECEIVED



TAKAGISHI TENTATIVE PARCEL MAP

A PORTION OF THE N.E. 1/4 OF SECTION 15, T. 11 N., R. 7 E., MDM
OCTOBER 2021 SCALE: 1"= 100'

GERALD . DING - LAND SURVEYOR

045-063-058

OWNER: ALAN AND VICKI TAKAGISHI
6601 HIGHCLIFF ROAD
LOOMIS, CA. 95650
045-063-058

WATER SERVICE: PLACE COUNTY WATER AGENCY

ELECTRIC AND GAS: PACIFIC GAS AND ELECTRIC CO.

TELEPHONE: A.T. & T.

SEWER: PRIVATE

SCHOOLS: DEL ORO HIGH SCHOOL
LOOMIS ELEMENTARY

SURVEYOR: GERALD F. DING
9655 CHEROKEE LANE
NEWCASTLE, CA. 95658
916-532-9824

Comments Received

Mary Beth Van Voorhis

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Tuesday, March 22, 2022 11:56 AM
To: Mary Beth Van Voorhis
Subject: Request for comments - Application #21-14 Lot Line Adjustment - APN 045-063-058, Loomis, CA 95603
Attachments: No_Impact_with_Response_3-22-2022.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



March 22, 2022

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

Re: High Cliff Road 21-14
6001 High Cliff Road, Loomis, CA

Dear Mary Beth Van Voorhis,

Thank you for providing PG&E the opportunity to review your proposed plans for High Cliff Road 21-14 dated March 2, 2022. 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/cc/>.

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.

Sincerely,

PG&E Plan Review Team
Land Management

Mary Beth Van Voorhis

From: Josh Lelko <jlelko@spmud.ca.gov>
Sent: Thursday, March 3, 2022 3:24 PM
To: Mary Beth Van Voorhis
Cc: Carie Huff
Subject: RE: Request for comments - Application #21-14 Lot Line Adjustment - APN 045-063-058, Loomis, CA 95603
Attachments: SPMUD Facilities Map - APN 045-063-058.pdf

Good afternoon Mary Beth,

Thank you for contacting the District regarding the Lot Line Adjustment for APN 045-063-058, Loomis. While this parcel resides within the District's boundary, there are no District facilities within a half of a mile of the parcel to provide service. Attached is a map of the area. The District has no comments on the lot line adjustment at this time.

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 | W: 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.

From: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Sent: Wednesday, March 2, 2022 3:12 PM
To: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Subject: Request for comments - Application #21-14 Lot Line Adjustment - APN 045-063-058, Loomis, CA 95603

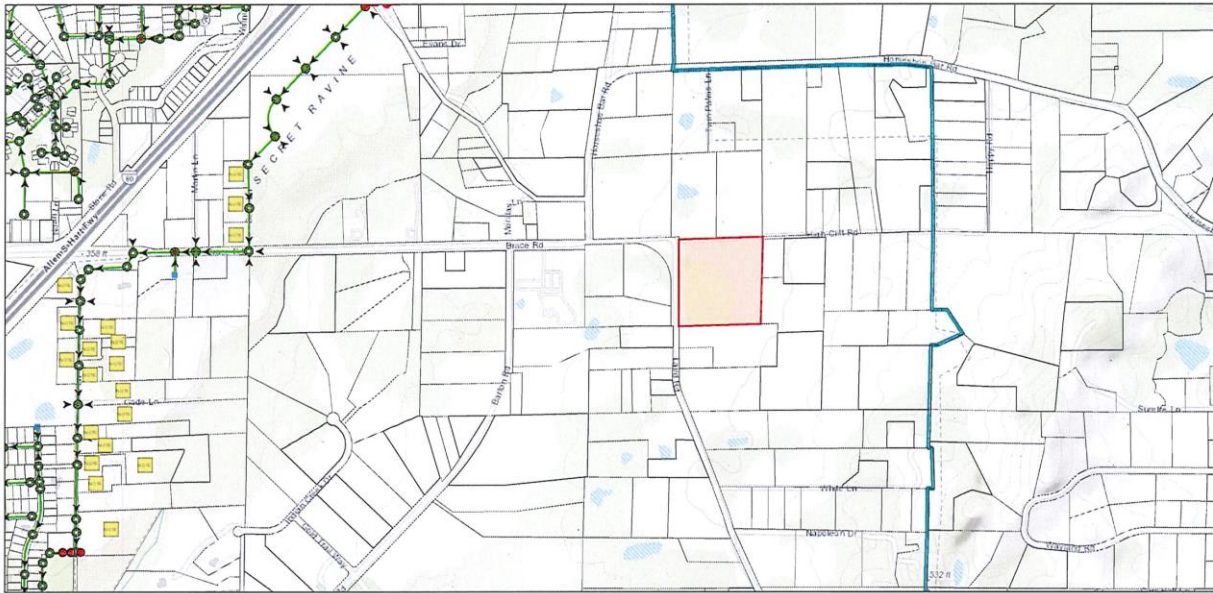
Good afternoon Agency Representatives,
Please find attached, for your review and comment, Application #21-14 for a Minor Land Division at APN 045-063-058, Loomis, CA 95650.

As indicated on the attachment, comments on this project are due by Friday, March 18, 2022. Please let me know if you are unable to respond within this time frame.

Thank you,
Mary Beth

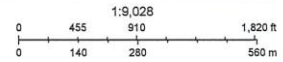
Mary Beth Van Voorhis
Town of Loomis, Planning Director
3665 Taylor Road, PO Box 1330, Loomis, CA 95650
(916) 824-1514 - mvanvoorhis@loomis.ca.gov

SPMUD Facilities



3/3/2022, 3:07:47 PM

- | | | |
|---------------------------------|--------------------------|------------------------------------|
| Notes | Gate, Key | Sanitary Pipe Inventory |
| Portable Flow Monitor Locations | Other SPMUD Utility Line | Gravity Line - Operational - SPMUD |
| Blocked Access Features | Electrical Line | Force Main - Operational - SPMUD |
| Ballast, Key | Water Line | Gravity Line - Proposed - SPMUD |
| Gate, Garage Door Opener | Other SPMUD Utility Box | Force Main - Proposed - SPMUD |
| Gate, Gate Code | Pull Box | Gravity Line - Inactive - SPMUD |
| | Water Valve | |



Eric and Luke, Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Curtis, Curtis Little

Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METINASA, EPA, USDA | Curtis Little | City Of Rocklin | Curtis | Eric and Luke | SPMUD Staff

Mary Beth Van Voorhis

From: Kaela Roumage <kroumage@pcwa.net>
Sent: Thursday, March 3, 2022 10:25 AM
To: Mary Beth Van Voorhis
Cc: Robert Helweg; Richard Wirth; Sharon Eriksen; Daryl Hensler; Ken Yunk; Kirsty Buland; Ann Reed; Valerie Wood; Nicole Stevenson
Subject: Water Availability for Takagishi Parcel
Attachments: 045-063-058.pdf

Good morning,
Attached is the Water Availability for the Takagishi Parcel. If you have any further questions, please reach out to Richard Wirth rwirth@pcwa.net or Robert Helweg at rhelweg@pcwa.net.
Kind regards,

Kaela Roumage
Office Assistant
Engineering Services Division
[Placer County Water Agency](http://www.pcwawater.com)
Phone: (530) 450-7040
kroumage@pcwa.net





PLACER COUNTY WATER AGENCY
SINCE 1957
BUSINESS CENTER PHONE
144 Ferguson Road 530.823.4850
MAIL 800.464.0030
P.O. Box 6570 WWW.PCWA.NET
Auburn, CA 95604

March 3, 2022
File No.: WA/Loomis
Map No.: 30-A-15

Mary Beth Van Voorhis
Town of Loomis, Planning Director
3665 Taylor Road, Loomis, CA 95650

SUBJECT: Takagishi Parcel Map

Dear Ms. Van Voorhis:

Thank you for the opportunity to review and comment on the Takagishi Parcel Map review. This letter is written in response to your Request for Comment dated March 2, 2022, and is intended to provide a preliminary design review of the plans and documents provided with the request from the Town regarding the proposed development located at 6601 Highcliff Road, Loomis; APN 045-063-058. The Agency does not reserve water for prospective customers and this letter in no way confers any right or entitlement to receive water service in the future. The Agency makes commitments for service only upon execution of a facilities agreement or Agency approved infill application, and the payment of all fees and charges required by the Agency.

Treated water can be available from the Agency's 12-inch treated water main located in Laird Road for Parcels 1 & 2 of the future parcel split. In order to obtain service, an infill water meter service request must be made with the Agency's Customer Services Department. A completed board application will be required at the time of the request. To receive service, all fees including Water Connection Charges and installation cost must be paid.

Treated water can also be made available to Parcel 3 from an Agency treated water main; however, since there is no water main that fronts the parcel, a variance in the Agency's main line extension policy is required in order to obtain service from the water main in Laird Road. A private pipe will then need to be installed in an easement from the meter location to the parcel. To receive service, all fees including Water Connection Charges and installation cost must be paid. Please contact Customer Services at (530) 823-4850 for the required forms and fees.

Z:\Engineering Files\Pre-Dev.(WA) Letters\045-063-058 WA.docx

All water availability is subject to the limitations described above and the prior use by existing customers. If you have any questions, please call me at the Engineering Department at (530) 823-4886.

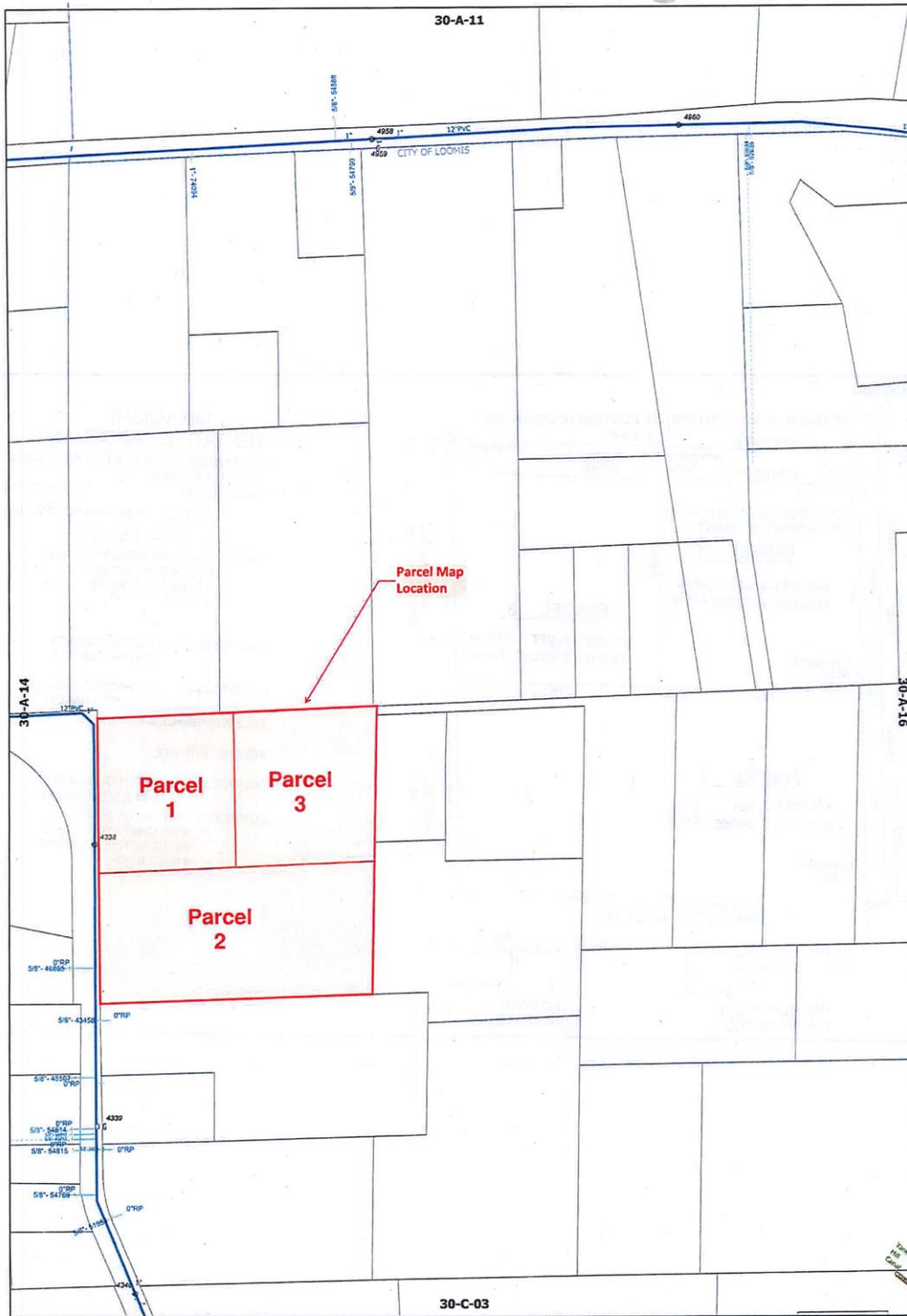
Sincerely,



Richard Wirth
Assistant Engineer

RW:kr

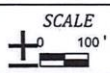
pc: Daryl Hensler
Ken Yunk
Field Services
Customer Service
Enc: Map No. 30-A-15
Parcel Map



Penryn Tank - HGL 643'

This map and associated databases are a compilation from various P.C.W.A., City, County, State and other sources, and may or may not be accurate, current or otherwise reliable. It is intended to be used for general reference purposes only. This is not a surveyable. P.C.W.A. is not responsible for any errors or inaccuracies that may be contained herein.

Placer County Water Agency

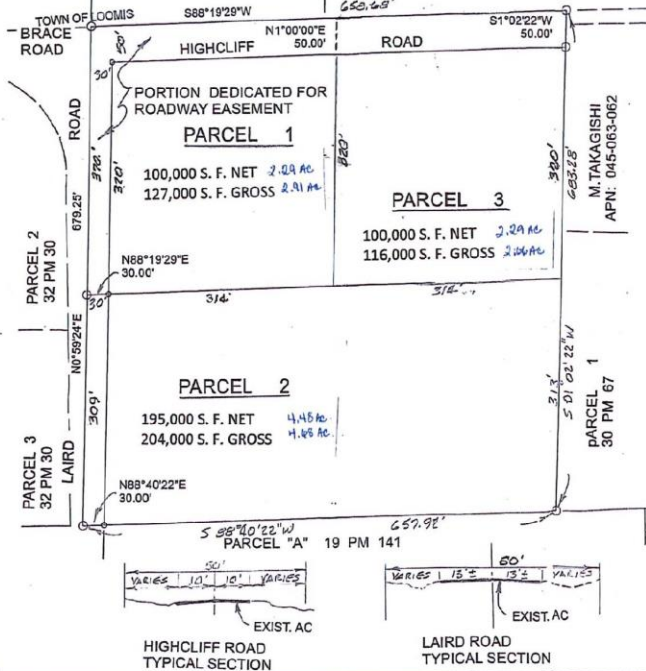


LAIRD ROAD AREA
LOOMIS

DRAWING NO.				
30-A-15				
NO.	DATE REV.	REVISION DESCRIPTION	CHK.	DATE DRAWN: 01/01/22
0	1/1/2022	NEW MAP	SED	

RECEIVED

U/L 17 TAKAGISHI APN: 043-011-060 M. FOOTE-APN: 043-011-059



TAKAGISHI TENTATIVE PARCEL MAP
 A PORTION OF THE N.E. 1/4 OF SECTION 15,
 T. 11 N., R. 7 E., MDM
 OCTOBER 2021 SCALE: 1"= 100'
 GERALD . DING - LAND SURVEYOR
 045-063-058

OWNER: ALAN AND VICKI TAKAGISHI
 6601 HIGHCLIFF ROAD
 LOOMIS, CA. 95650
 045-063-058

WATER SERVICE: PLACE COUNTY WATER AGENCY
 ELECTRIC AND GAS: PACIFIC GAS AND ELECTRIC CO.
 TELEPHONE: A.T.&T.
 SEWER: PRIVATE
 SCHOOLS: DEL ORO HIGH SCHOOL
 LOOMIS ELEMENTARY
 SURVEYOR: GERALD F. DING
 9655 CHEROKEE LANE
 NEWCASTLE, CA. 95658
 916-532-9824

Mary Beth Van Voorhis

From: Anna Starkey <astarkey@auburnrancheria.com>
Sent: Monday, March 14, 2022 3:45 PM
To: Mary Beth Van Voorhis
Subject: Application #21-14 - Lot Line Adjustment (Alan Takagishi, 6601 High Cliff Road)
Attachments: Conditions_of_Approval.pdf

Good afternoon,
Thank you for the notification for the project referenced above. Our review did not show any specific cultural sensitivity directly in or adjacent to the parcel.

Please include the attached conditions of approval for the treatment of any unanticipated discoveries of indigenous cultural items.

Thank you,
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 | www.auburnrancheria.com

Nothing in this e-mail is intended to constitute an electronic signature for purposes of the Electronic Signatures in Global and National Commerce Act (E-Sign Act), 15, U.S.C. §§ 7001 to 7006 or the Uniform Electronic Transactions Act of any state or the federal government unless a specific statement to the contrary is included in this e-mail.

Tribal Cultural Resources Conditions of Approval

The following conditions of approval are intended to minimize impacts to existing or previously undiscovered Tribal Cultural Resources (TCRs), archaeological, or cultural resources for any future ground disturbing activities. These conditions are a binding and enforceable agreement that the actions below shall be conditions of approval of the project, and those conditions will be fully enforceable by the lead agency, or another agency designated by the lead agency.

If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074).

The Tribal Representative will make recommendations for further evaluation and treatment as necessary. Tribal Representatives act as a representative of their Tribal government and are qualified professionals that have the authority and expertise to identify sites or objects of cultural value to Native American Tribes and recommend appropriate treatment of such sites or objects.

If human remains, or suspected human remains, are discovered the appropriate laws shall be followed, starting with immediately calling the County Coroner, who will make determinations on the nature of the find.

Preservation in place is the preferred option for mitigation of TCRs under UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. When avoidance is infeasible, the preferred treatment by UAIC is to record the resource, minimize handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location nearby where they will not be subject to future impacts.

Work at the discovery location cannot resume until all necessary investigation and culturally appropriate treatment of the discovery have been satisfied.



United Auburn Indian Community

Mary Beth Van Voorhis

From: DoNotReply@auburnrancheria.com
Sent: Wednesday, March 2, 2022 3:17 PM
To: Mary Beth Van Voorhis
Subject: Application #21-14 - Lot Line Adjustment Notification Confirmation
Attachments: Thank you for consulting with the UAIC.pdf



The United Auburn Indian Community thanks you for your commitment to consultation for the following project:

Application #21-14 - Lot Line Adjustment

You will find a copy of your consultation submission attached for your records.

Our Tribal Historic Preservation Department will review the project and respond as soon as possible. If you need to speak with someone regarding the project or your submission, please contact the Tribal Office at (530) 883-2390.

The United Auburn Indian Community is now accepting electronic consultation requests and project notifications. To learn more, [click here](#).

**This is an automated email. Replies to this address will not be received.

Nothing in this e-mail is intended to constitute an electronic signature for purposes of the Electronic Signatures in Global and National Commerce Act (E-Sign Act), 15, U.S.C. §§ 7001 to 7006 or the Uniform Electronic Transactions Act of any state or the federal government unless a specific statement to the contrary is included in this e-mail.



Thank you for consulting with the UAIC
Please complete one form for each notification.

How to submit a consultation notification or project update:

1. One form must be completed for each project.
2. Forms cannot be saved and completed at a later time.
3. Include all relevant project information.
4. Upload file attachments. Multiple files can be attached.
5. Submit form.
6. You will receive a submission receipt via email when submission is complete. UAIC prefers our online submission form over certified or hard copy letters.

Contact the Tribal Office at (530) 883-2390 for questions or concerns. Ask for Tribal Historic Preservation or use the [contact form located on our website](#).

Contact Information

Consulting on: Town of Loomis
 Behalf of*: Lead Agency, Consulting Firm, Tribe

Mailing Address: Street Address
 PO Box 1330
 Address Line 2
 3665 Taylor Road
 City: Loomis State / Province / Region: CA
 Postal / Zip Code: 95650

Point of Contact for Consultation*: Mary Beth Van Voorhis
 Primary Contact Name

Point of Contact Email*: mvanvoorhis@loomis.ca.gov

Second Point of Contact: Yes
 Is there more than one point of contact for this project?

Regulatory

Consulting Under*: This project fall under the following regulatory requirements:
 Federal State of California Federal and State
 Other
 Town of Loomis

Project Notification Information

Project Name*: Application #21-14 - Lot Line Adjustment
 Please include Name and Reference Number (if applicable)

- This is a ***
- New Project
 - Public Hearing
 - Notice of Availability (NOA)
 - Other
 - Notice of Preparation (NOP)
 - Existing Project
 - Request for Information

Project Description The Town of Loomis has received application for a Lot Line Adjustment of one parcel owned by:
 Alan Takagishi 6601 HIGH CLIFF ROAD, LOOMIS, CA 95650

The parcel is within the Residential Estates (RE) Land Use and Zoning Designations, 2.3 acre minimum lot size. The 9.9 acre parcel is vacant/unimproved.

This application proposes a Lot Line Adjustment of APN 045-063-058 to create three parcels

Parcel Number Existing Parcel Size (+/-) Proposed Gross Parcel Size (+/-)
 E. 045-063-058 +/- 9.9 acres / 431,244 sq.ft.
 1. 2.91 acres / 127,000 sq.ft. (*Record boundary information)
 2. 4.68 acres / 204,000 sq.ft. (*Record boundary information)
 3. 2.66 acres / 116,000 sq.ft. (*Record boundary information)
 TOTAL +/- 9.9 acres / 431,244 sq.ft. 10.25 acres / 447,000 sq.ft.

*Record boundary information delineates the deed described lines. Also represents the location of any easement(s).

This parcel surrounded by Residential Estates land use designations on the north, east, and west and Residential Agricultural on the south.
 Please include a brief project description

Location APN 045-063-058, Loomis, CA 95650
 Please include county, city, and address (if available)

Project Documents

Documents uploaded to this form are secure and only accessible by the Tribal Historic Preservation team

Notification Attach notification letters or announcement
 Agency Referral Package 03022022.pdf 1.77MB
 50mb maximum upload size (per file)

Reports Attach project reports, project descriptions, or supporting documents
 50mb maximum upload size (per file)

Location Map Attach maps and location files. Shape files are preferred
 File extensions allowed: pdf, jpg, png, kmz, lpk, dbf, prj, shp, abn, sbx, xml, shx, cpg.
 NOTE: 50mb maximum upload size (per file).

Send Submission Receipt To

Primary Contact Secondary Contact Different Email

***This form submission page is offered for the convenience of consulting agencies, developers, and their respective consultants. UAIC reviews all submissions received, but makes no guarantee that submission via this online form satisfies any particular consultation or notice requirement that exists under state or federal law.

Mary Beth Van Voorhis

From: Danielle Pohlman <DPohlman@placer.ca.gov>
Sent: Friday, March 25, 2022 8:42 AM
To: Mary Beth Van Voorhis
Subject: REVISED REQUIREMENTS - Town of Loomis 21-14 High Cliff Road Lot Line Adjustment/Minor Land Division APN 045-063-058
Attachments: Town of Loomis 21-14 High Cliff Rd MLD EH MEMO.docx
Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mary Beth,

It came up that the previous memo did not require a Phase 1 environmental assessment. This is something we require for all parcel splits so I have revised the original memo to add this requirement. Sorry about the delay in getting this revision to you.

Sincerely,

Danielle Pohlman

Registered Environmental Health Specialist
Placer County | Health & Human Services | Environmental Health
Direct Line (530) 745-2390 | Main Line (530) 745-2300 | FAX (530) 745-2370
DPohlman@placer.ca.gov | <http://www.placer.ca.gov/departments/environmental-health>
3091 County Center Drive, Suite 180 Auburn, CA 95603



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MEMORANDUM

DATE: March 25, 2022
TO: Mary Beth Van Voorhis, Town of Loomis
FROM: Danielle Pohlman, REHS
SUBJECT: 21-14 High Cliff Road Lot Line Adjustment/MLD; APN 045-063-058
Revised Memo

Environmental Health has reviewed the above-mentioned application and has the following conditions which shall be met prior to approval:

1. Provide a Phase I Environmental Site Assessment which has been performed in accordance with ASTM Standard E 1527-13. The assessment shall discuss and evaluate past land uses such as mining, agricultural, industrial, or commercial uses that may have occurred on or near the project site causing possible contamination of persistent materials of public health or environmental concern. The results of this assessment may trigger the need for a Phase II Site Assessment.
2. Conduct a Health Site Evaluation (Soils Testing) under permit with Environmental Health to develop Minimum Useable Sewage Disposal Areas (MUSDAs) for each of the proposed parcels (Parcel 1-3). The site evaluation shall be conducted by a qualified septic system consultant who shall submit to Environmental Health a site evaluation report for review and approval.
 - o It is advised that the applicant complete the soils testing prior to proceeding forward with any other requirements. This area of the county has high groundwater which can sometimes limit or completely prevent a parcel from being able to define a usable sewage disposal area. Specifically, it could be difficult to find a passable area on proposed parcel 2 based on the low-lying topography and presence of two drainage swales.
3. If any boundary line of the existing parcel is within 600 feet of a public water supply, then the applicant shall submit a will-serve requirements letter, for treated water service to each proposed parcel (Parcel 1-3).

Environmental Health ▪ 3091 County Center Drive, Suite 180 ▪ Auburn, CA 95603
(530) 745-2300 Office ▪ (530) 745-2370 fax ▪ environmentalhealth@placer.ca.gov
Tahoe Administration Building, 775 North Lake Blvd, Suite 203, P.O. Box 1909, Tahoe City, CA
96145 Office: (530) 581-6240 Fax (530) 581- 6242 envhealthtahoe@placer.ca.gov

MEMORANDUM

4. In the event that treated water is deemed unavailable then a well shall be drilled, under permit with Environmental Health, on each proposed parcel (Parcel 1-3). The licensed well driller will need to submit the Department of Water Resources 'Well Completion Report' for the newly constructed wells. This report shall indicate a minimum well yield of 1 GPM for each well.
5. Submit to Environmental Health, for review and approval, a water quality analysis report from each well (Parcel 1-3). The reports shall be prepared by an environmental laboratory that is certified through California's Environmental Laboratory Accreditation Program (ELAP). Each well shall be tested, at a minimum, for the following:
 - o Bacteriology: Total Coliform & E. Coli with Chlorine Residual Reporting
 - o CA Primary Drinking Water Standards, Title 22 - Inorganics
 - Aluminum, Antimony, Arsenic, Barium, Beryllium, Cadmium, Chromium (Total), Fluoride (F), Mercury, Nickel, Nitrate (N), Nitrite (N), Perchlorate, Selenium, Thallium
 - o CA Secondary Drinking Water Standards, Title 22
 - Alkalinity (Bicarbonate, Carbonate, Hydroxide), Calcium, Chloride, Color, Copper, Foaming Agents, Hardness, Iron, Magnesium, Manganese, Odor, pH, Silver, Sodium, Specific Conductance, Sulfate, TDS, Turbidity, Zinc

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Mary Beth Van Voorhis

From: Jeff Ingolia <jingolia@southplacerefire.org>
Sent: Wednesday, March 2, 2022 5:13 PM
To: Mary Beth Van Voorhis
Cc: Katrina Hoop
Subject: RE: Request for comments - Application #21-14 Lot Line Adjustment - APN 045-063-058, Loomis, CA 95603

Hi Mary Beth-

The South Placer Fire Protection District has the following comment to be added:

Driveways

Driveways for access to one and two family dwellings, shall conform to the following criteria as applicable:

1. Driveways serving one parcel with no more than five structures shall be a minimum of twelve (12) feet in width. The chief may require up to a twenty (20) foot wide driveway when more than five structures exist.
2. Roadways serving more than one parcel, but less than five parcels, shall be a minimum twenty (20) feet in width. Roadways serving five parcels or more shall be no less than 24 feet in width.
3. Vertical clearance shall be a minimum of fifteen (15) feet.
4. When the driveway exceeds 150 feet in length, provide a turnout at the midpoint. For driveways not exceeding 400 feet in length, the turnout may be omitted if full sight distance is maintained. If the driveway exceeds 800 feet in length, turnouts shall be no more than 400 feet apart.
5. When a driveway exceeds 300 feet in length, a turnaround shall be provided no greater than 50 feet from the structure.
6. The driveway must be provided with an all-weather surface capable of supporting a 75,000 lb. vehicle loading. When the road grade exceeds ten (10) percent, the road shall be surfaced with asphalt or concrete.

Thank You!



Jeff Ingolia
Division Chief / Fire Marshal
South Placer Fire District
6900 Eureka Road
Granite Bay, CA 95746

916 791-7059 jingolia@southplacerefire.org
Proudly Serving Granite Bay, Loomis, and SE Newcastle

From: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Sent: Wednesday, March 2, 2022 3:12 PM
To: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Subject: Request for comments - Application #21-14 Lot Line Adjustment - APN 045-063-058, Loomis, CA 95603

Good afternoon Agency Representatives,
Please find attached, for your review and comment, Application #21-14 for a Minor Land Division at APN 045-063-058, Loomis, CA 95650.

As indicated on the attachment, comments on this project are due by Friday, March 18, 2022. Please let me know if you are unable to respond within this time frame.

Mary Beth Van Voorhis

From: Brian Silva <BSilva@placer.ca.gov>
Sent: Wednesday, March 2, 2022 3:15 PM
To: Mary Beth Van Voorhis
Subject: RE: Request for comments - Application #21-14 Lot Line Adjustment - APN 045-063-058, Loomis, CA 95603

The Sheriff's Office has no concerns.

Brian Silva, Lieutenant
Placer County Sheriff's Office
South Placer Substation Commander
916 652-2410 Desk
530 308-1101 Cell
bsilva@placer.ca.gov



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From: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Sent: Wednesday, March 2, 2022 3:12 PM
To: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Subject: [EXTERNAL] Request for comments - Application #21-14 Lot Line Adjustment - APN 045-063-058, Loomis, CA 95603

Good afternoon Agency Representatives,
Please find attached, for your review and comment, Application #21-14 for a Minor Land Division at APN 045-063-058, Loomis, CA 95650.

As indicated on the attachment, comments on this project are due by Friday, March 18, 2022. Please let me know if you are unable to respond within this time frame.

Thank you,
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

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
2954 Richardson Drive
Auburn, CA 95603

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

Project Title: Minor Land Division – Application #21-14 – Takagishi
APN 045-063-058, Loomis, CA 95650

Project Applicant: Alan Takagishi – 6601 High Cliff Road, Loomis, CA 95650
Project Location - Specific: APN 045-063-058, (southwest corner of High Cliff & Larid Road) Loomis, CA 95650

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

Description of Nature, Purpose and Beneficiaries of Project:

Minor Land Division - APN 045-063-058

Owner: Takagishi Family Trust – 6601 High Cliff Road, Loomis, CA 95650

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));
[X] Categorical Exemption. State type and section number: #15315 – Minor Land Divisions – Exemption.
Statutory Exemptions. State code number:

Reasons why project is exempt:

Section 15315 "Minor Land Divisions". Class 15 consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Revised 2011