

STAFF REPORT

TO: Town of Loomis Planning Commission
FROM: Christy Consolini, Planning Director
DATE: September 26, 2023
**RE: #22-06 – GRADY - MINOR LAND DIVISION – 5350 SAUNDERS AVENUE
 APN: 045-063-058**

RECOMMENDATION:

1. Conduct a public hearing and receive public input; and
2. Adopt the recommended Notice of Exemption as per the requirements of the California Environmental Quality Act (CEQA); and
3. Adopt Resolution #23-02 approving the Minor Land Division (#22-06) subject to the findings in Exhibit A, the recommended Conditions of Approval in Exhibit B, and as depicted in Tentative Parcel Map Exhibit C.

ISSUE STATEMENT AND DISCUSSION

The applicants, Timothy and Donna Grady, trustees of the Grady Family Trust, propose a Minor Land Division of APN 044-060-002 at 5350 Saunders Avenue to create two parcels:

	<u>Parcel Number</u>	<u>Existing Parcel Size (+/-)</u>	<u>Proposed Gross Parcel Size (+/-)</u>
E.	044-060-002	+/- 10.18 acres / 443,354 sq.ft.	
1.			2.70 acres / 117,392 sq.ft.
2.			7.49 acres / 325,962 sq.ft.
	TOTAL	+/- 10.18 acres / 443,354 sq.ft.	10.18 acres / 443,354 sq.ft.

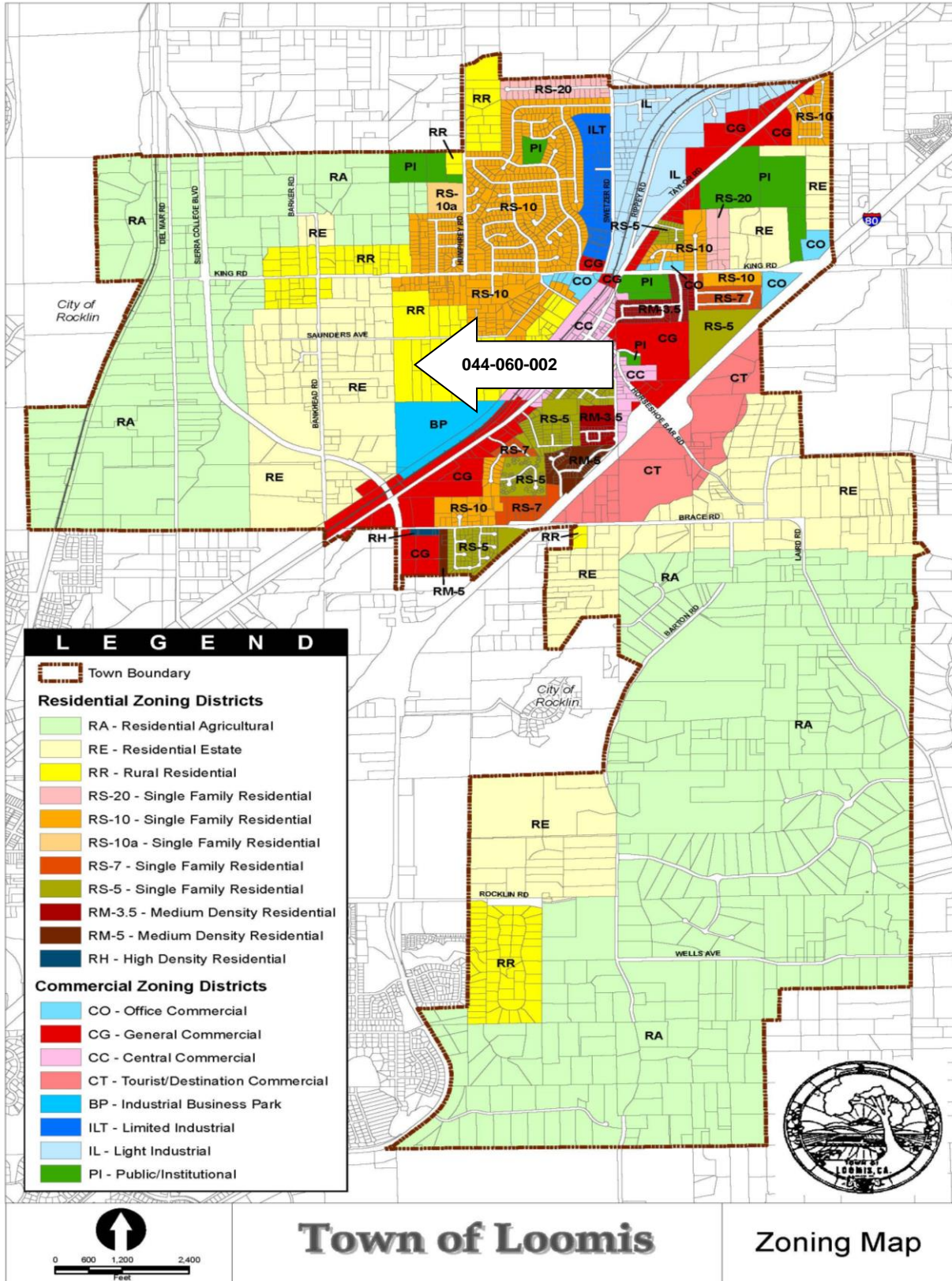
Surrounding Land Uses and Zoning: Surrounding General Plan designations and zoning are as follows:

	<u>General Plan Designation</u>	<u>Zoning Designation</u>
Site -	Rural Residential	Rural Residential
North -	Rural Residential	Rural Residential
East -	Rural Residential	Rural Residential
West -	Residential Estates	Residential Estates
South -	Business Park	Industrial Business Park

This parcel is surrounded by Rural Residential (1.0 acre minimum parcel size) land use designations on the north and east, Residential Estate (2.3 acre minimum parcel size) on the west, and Business Park to the south as shown in **Figure 1**, Zoning Map. The property is currently developed with a single-family residence and detached accessory dwelling unit on proposed Parcel 2. An existing driveway crosses through proposed Parcel 1 to proposed Parcel 2. The land division will allow for an additional single-family home on Parcel 1, which includes the existing driveway, but is otherwise vacant. No zoning or general plan change is proposed.

The proposed parcel configuration of APN 044-060-002, Loomis, California 95650 is shown in **Figure 2**.

Figure 1
Zoning Map



The land division results in parcels that are approximately 2.7 acres (Parcel 1) and 7.5 acres (Parcel 2) in size. The minimum lot size area for the RR zone is 1.0 acre, with a minimum lot width of 135 feet and a minimum lot depth and frontage of 100 feet. Project #22-06 complies with these requirements and the proposed division is consistent with the Rural Residential land use designation of the General Plan and Rural Residential zoning applicable to the parcel.

Proposed Parcel 2 is the existing Grady residence with a 4,421 square foot single-family dwelling and 960 square foot attached garage and a 1,205 square foot accessory dwelling unit, with a 747 square foot garage. This equates to 2.2% total lot coverage (maximum 20%) on Proposed Parcel 2. Proposed Parcel 1 is primarily vacant land, with scattered trees, an existing gated driveway and public utility facilities and easements along the western and northern perimeters of the property. The intention of the land division is to allow for a future single-family dwelling on Proposed Parcel 1. The land division proposes a 20-foot-wide private access and utility easement in the footprint of the existing driveway to maintain access to Proposed Parcel 2.

The application proposes no new structures at this time. Future development would be subject to the appropriate permits with the Town, County, utility providers, and state and federal agencies, as applicable.

Existing adjacent floodways are depicted in **Figure 3**. As shown, FEMA Flood Zone AE is located on this parcel. There is sufficient area within Proposed Parcel 1 that is located outside of the floodplain, thereby allowing for future development to occur on Proposed Parcel 1 while avoiding new development within the floodplain areas. New development on the property may be subject to the Town's Flood Protection ordinance, requirements of the Placer County Flood Control and Water Conservation District, and requirements of state and federal agencies such as the Federal Emergency Management Agency (FEMA).

Improvements/Utilities/Service Systems:

- Sewer** – Existing and Future SPMUD sewer lateral
- Water** –Existing and Future On-Site Wells
- Drainage** – Placer County Flood Control District
- Gas/Electric** – PG&E

Agency Review:

Application #22-06 was referred to outside agencies for comment on August 3, 2023 with their replies due not later than August 18, 2023. The following agencies replied, and their requirements, along with those of Town Engineering (UNICO) are included as conditions of approval of this project (Attachment A, Exhibit B). Agency comment letters are provided in Attachment C:

- | | |
|--|---|
| Placer County Environmental Health | South Placer Municipal Utilities District |
| Pacific Gas & Electric | Shingle Springs Band of Miwok Indians |
| Placer County Water Agency | Placer County Flood Control District |
| South Placer Fire Protection District (no comment) | |

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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).

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



ATTACHMENTS:

- A. Resolution #23-02 with Findings (Exhibit A), Conditions of Approval (Exhibit B), and Tentative Parcel Map (Exhibit C)
- B. Planning Application #22-06 Grady Minor Land Division
- C. Comments Received
- D. Notice of Exemption

NOTE: Notice published in Loomis News on September 14, 2023 and mailed to adjacent property owners within 300' on September 15, 2023.

**TOWN OF LOOMIS
PLANNING COMMISSION
RESOLUTION NO. 23-02**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A MINOR LAND DIVISION FOR ASSESSOR PARCEL NUMBER (APN) 0454-060-002, DONNA AND TIMOTHY GRADY, TRUSTEES OF THE GRADY FAMILY TRUST.

WHEREAS, Donna and Timothy Grady, trustees of the Grady Family Trust, the applicants, have proposed to subdivide the existing 10.18 +/- acre, APN 044-060-002 into two parcels: Parcel 1 = 2.695 acres and Parcel 2 = 7.488 acres, such application being identified as #22-06; and

WHEREAS, on September 26, 2023, the Planning Commission conducted a public hearing of application #22-06 for the property at 5350 Saunders Avenue (APN 044-060-002), at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission of the Town of Loomis 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 #22-06 Grady 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 September 26, 2023, did resolve as follows:

1. The proposed Project consists of a request for a Minor Land Division (MLD) to split a +/- 10.18-acre parcel into two separate parcels, Parcel 1 = 2.695 acres and Parcel 2 = 7.488 acres and is consistent with the goals policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
2. The proposed Project for a minor land division is exempt from the California Environmental Quality Act (CEQA) Guidelines as per Section 15315 "Minor Land Divisions", Class 15 because the project 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, #22-06 Grady - 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 September, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Tim Onderko, Chairman

Sarah Jennings, Planning Secretary

FINDINGS
#22-06 Grady – Minor Land Division
5350 Saunders Ave. APN 044-060-002

Minor Land Division

Notice of Exemption – Minor Land Division

The project consists of the division of an existing +/- 10.18 acre parcel with an existing primary residence and an accessory dwelling unit into two parcels of: Parcel 1 = 2.695 acres and Parcel 2 = 7.483 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 +/- 10.18-acre parcel into two parcels of: Parcel 1 = 2.695 acres and Parcel 2 = 7.483 acres. The newly created parcels would be consistent with the General Plan Land Use Designation and Zoning Ordinance designation of Rural Residential (RR), 1.0-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 private wells, sanitary sewer, and roadways.
3. The site is physically suitable for primary and secondary single family residential units and although there are floodplains within the parcels, there is adequate area outside of the floodplains on proposed Parcels 1 and 2 to avoid environmental constraints.
4. The site is physically suitable for the proposed density of development and is consistent with the Rural Residential 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, as well as the conditions of approval, staff has determined that “No possible significant effect” would occur with implementation of the land division. Staff therefore recommends that a Notice of Exemption (NOE) be filed for the Minor Land Division request associated with this Project.

**CONDITIONS OF APPROVAL
#22-06 Grady – Minor Land Division
5350 Saunders Ave. APN 044-060-002**

This Minor Land Division, application #22-06, is approved for the division of a +/- 10.18-acre parcel, APN 044-060-002, into two parcels (Parcel 1 - 2.70 acres and Parcel 2 - 7.49 acres) per the following conditions. This approval is valid for the term of two years and will expire on September 26, 2025, unless extended by the Planning Commission in accordance with the provisions outlined in Municipal Code Chapter 14.20.180. A request for extension shall be filed not less than thirty (30) days before the map is to expire and shall state the reasons for requesting the extension.

GENERAL CONDITIONS

1. _____ The owner shall be responsible to ensure all of the below conditions of this permit approval are binding on all successors-in-interest (e.g. by incorporating them into the standard provisions of any sale, lease and/or rental agreement, etc.).
2. _____ Owner shall comply with all applicable provisions of the Town of Loomis Municipal Code.
3. _____ The Project shall proceed only in accordance with approved plans on file in the Planning Department, the conditions contained herein and the Town of Loomis Municipal Code. Approval of this Project, subject to 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.
4. _____ The Project shall be implemented substantially in accordance with the plan entitled "Tentative Parcel Map 5350 Saunders Ave." as prepared by Andrew Hammond of Element Engineering, Inc., consisting of one sheet, dated "September 2023", except as may be modified by the conditions stated herein.
5. _____ When submitting for Plan Check, the owner must provide to the Planning Department a copy of the final conditions of approval with a cover letter specifying how and where the revised plans address each of the conditions. Plan Check by the Planning Department and 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).
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.
8. _____ The owner shall have prepared for recordation in the Placer County Recorder's Office a legal description and exhibit map of the property as required by the State Subdivision Map Act.

GENERAL PLANNING

9. _____ 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.).
10. _____ 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.
11. _____ The applicant shall submit to the Town a Final Parcel map for review along with payment of the parcel map review fee and evidence of completion of or compliance with these conditions of approval.
12. _____ No request for a final Parcel Map, pursuant to this map, shall be approved until all conditions are completed and accepted by the Town, acceptable to the Town Attorney, for those conditions not completed, as has been submitted.
13. _____ All survey monuments must be set prior to the recordation of the Parcel Map. In the event any monuments are to be set after the recordation of the Parcel Map, a certificate must be placed on the Parcel Map stating a specific date by which the monuments shall be set by, and the applicant must furnish to the town engineer a cash bond as defined in 14.40.080 of the Town of Loomis Municipal Code.
14. _____ The Applicant shall provide a Parcel Map Guarantee, issued by a title company, showing proof of all parties having fee title interest of the land being subdivided and that record access exists for the benefit of the parcel being divided from such parcel to a State, County, or Town of Loomis maintained road.
15. _____ Situs addressing shall be coordinated with the Town of Loomis.
16. _____ No request for a Residential Building Permit on proposed Parcel 1, shall be approved until the Parcel Map has been recorded.
17. _____ Future development of the property shall comply with the Town of Loomis Municipal Code, Title 11 Building and Construction, Chapter 11.08 Flood Damage Prevention. Future dwelling units and structures shall be built two feet above the Base Flood Elevation (BFE). The BFE shall be determined using the FEMA Flood Insurance Study, Flood Insurance Rate Map (FIRM) and/or hydraulic analysis for the property. The owner shall meet and maintain all requirements of the Town of Loomis Municipal Code Chapter 11.08 Flood Damage Prevention.

18. _____ The Applicant shall provide to the Town elevation certificates. The applicant shall record with Placer County a Non-conversion Agreement for Construction within a Flood Hazard Area as a deed restriction on the Parcel Map.
19. _____ If proposed fill and/or structures are to be placed within the FEMA regulatory floodplain/floodway, resulting in a rise in the BFE, a no-rise certification will need to be submitted and approved by the Placer County Floodplain Administrator to ensure no increase in the BFE will occur.
20. _____ All grading shall conform to the Town Grading Ordinance (Municipal Code Section 12), and/or as approved by the Town Engineer. All grading shall be performed so that post-development runoff flows do not exceed predevelopment flows. The applicant shall meet all requirements of the Placer County Flood Control and Water Conservation District.
21. _____ As applicable, the owner shall prepare and install erosion and sediment control on any/all disturbed areas during all demolition and construction activities per the State Water Resources Handbook.
22. _____ No construction work shall begin prior to 7:00 a.m. nor occur after 7:00 p.m. Monday through Friday nor prior to 8:00 a.m. or after 5:00 p.m. on Saturday, and there shall be no work on Sundays or holidays.
23. _____ For any new construction the owner shall obtain all necessary permits and pay all required development fees as may be required prior to building permit issuance.
24. _____ 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

25. _____ The property owner shall coordinate with PG&E on any future development plans which occur within PG&E easements.
26. _____ If future development 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.
27. _____ For modifications or future service connections contact PG&E Service Planning Department at: <https://www.pge.com/cco/>.
28. _____ Before any digging or excavations, contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencement of work.
29. _____ South Placer Municipal Utility District (SPMUD) requires all on-site public and private sewer facilities to be designed and constructed to the SPMUD's standards. The owner shall comply with all SPMUD requirements.

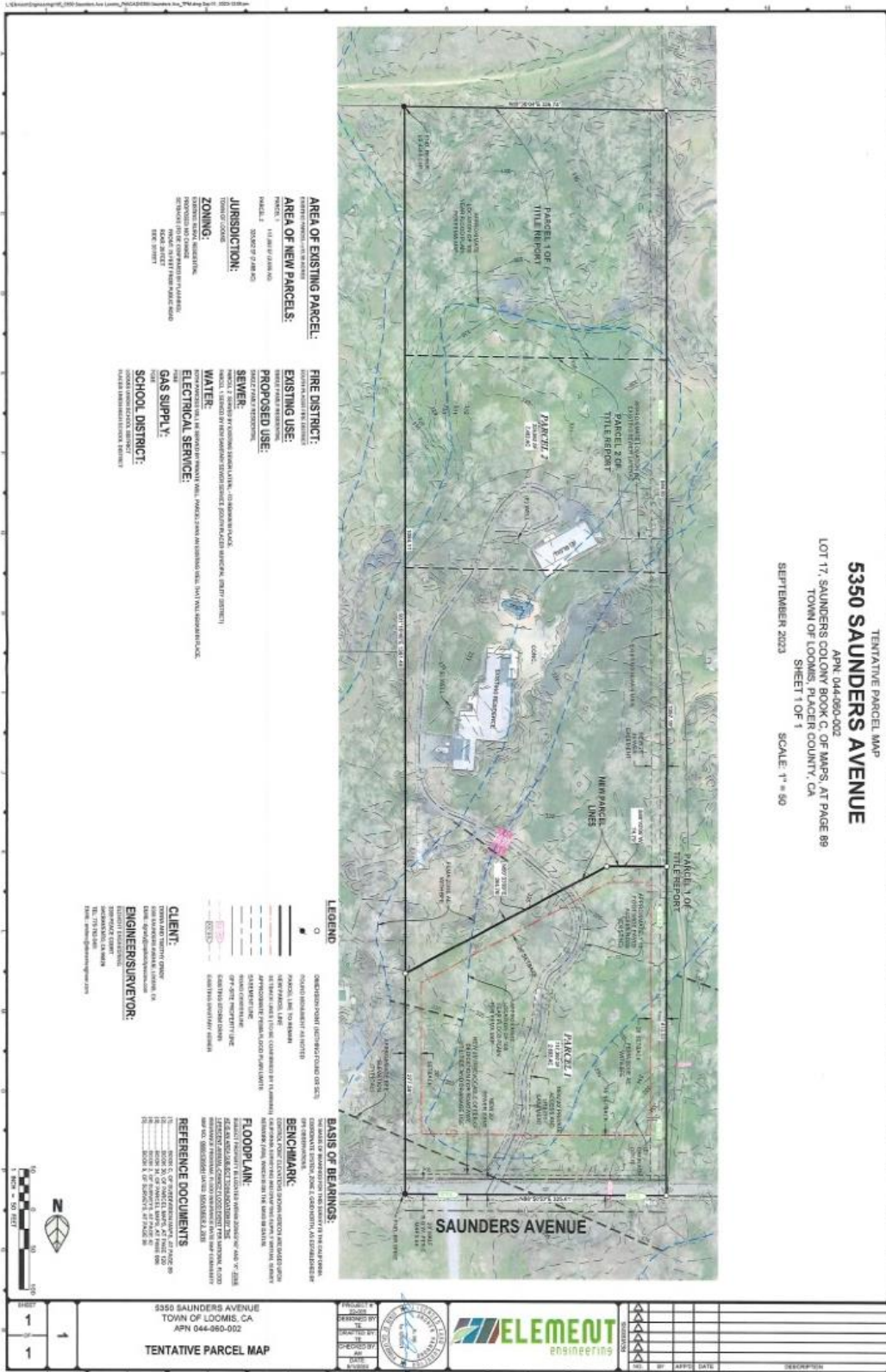
30. _____ Prior to development or site modifications, contact SPMUD for a sewer permit, including information regarding sewer permitting processes and fees, which is required for all onsite work.
31. _____ Each parcel and building shall have its own independent sewer lateral. A new lateral connection to the existing sewer line along the west side of the parcel or within Bankhead Road is required. Any new lateral connections to the existing sewer line along the west side of the parcel is required to be located at a manhole. A residential pump system may be required depending on the topography and the depth of the existing sewer line.
32. _____ Property line sewer cleanouts shall be installed at the edge of the right-of-way and/or easement to delineate public versus private infrastructure.
33. _____ A two-way sewer cleanout shall be located within two feet of the building.
34. _____ Access to SPMUD's facilities within the existing 10-foot sewer easement and sewer line along the western property line shall be maintained at all times.
35. _____ Additional sewer easement of a 20-foot minimum total width shall be dedicated by a separate grant of sewer easement in coordination with SPMUD.
36. _____ Minimum separation between utility laterals is required. Sewer and storm drain shall be 5-feet from outside of the pipe/structure to the outside of the pipe/structure. The minimum separation between water and sewer is 10 feet from outside of pipe/structure to outside of pipe/structure.
37. _____ The owner shall schedule a meeting with SPMUD staff to discuss the project and determine specific requirements prior to issuance of a will-serve letter for sewer service.
38. _____ Should the owner pursue treated water service onsite rather than private wells, the owner or their representative shall schedule a meeting with Placer County Water Agency (PCWA) staff to discuss the request and to determine specific PCWA requirements. There is no treated water service to the property and the nearest treated water main is located approximately 500 feet east of the site. A variance in PCWA's main line extension policy would be required to obtain service from the nearest water main, with a private pipe installed in an easement from the meter location to the parcel with all fees and costs paid by the owner.
39. _____ Shingle Springs Band of Miwok Indians. If during the progress of the project new information or human remains are found, Shingle Springs Band of Miwok Indians requests the owner contact Kara Perry, Director of Site Protection at (530) 488-4049 or kperry@ssband.org to discuss the process to protect the artifacts.
40. _____ Placer County Flood Control and Water Conservation District (PCFCWCD). Per Town of Loomis Municipal Code Chapter 11.08.170, the lowest floor, including basement, for new residential construction shall be elevated at least two feet above the Base Flood Elevation (BFE). The BFE shall be obtained from the FEMA Flood

Insurance Study profile for the Sucker Ravine Overflow Channel No. 2.

41. _____ Additional floodplain determination and analysis may be required. During building and grading permitting processes, additional survey information shall be obtained in relation to flood hazards to determine existing grades at the structure or grading location. Floodproofing of structures may be required.
42. _____ Placer County Environmental Health Department (PCEHD). The following conditions shall be met:
- Parcel 1 shall connect to South Placer Municipal Utility District for sewer service in accordance with the district's requirements.
 - Prior to building permit issuance for any structure with plumbing on parcel 1, a well shall be drilled by a licensed well driller under permit with Environmental Health. The Department of Water Resources 'Well Completion Report' submitted by the driller shall indicate a minimum yield of 1 gpm. Prior to final of the building permit, a passing bacteria test report with a non-detected chlorine residual from a California certified ELAP laboratory is required. Connection to treated water from Placer County Water Agency can be pursued in lieu of drilling a well.
 - Approval of the tentative map does not guarantee the availability of groundwater on parcel 1. Capacity, and quality of groundwater cannot be deemed adequate until the actions in the above condition are completed.

* * * * *

Exhibit C Tentative Parcel Map



**Attachment B
Application #22-06**



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

For Town Use
File Number _____
Application Fee(s) _____
Receipt # _____ Date _____
Date Received _____
Paid \$ _____

PLANNING DEPARTMENT

Planning Application

1. Project Title: GRADY PROPERTY SPLIT / GRADY LOT SPLIT
2. Street Address/ Location: 5350 + 5360 SAUNDERS AVE Loomis, CA 95650
3. APN(s): 044 060 002 000 Acreage: 10
Zoning: RR General Plan Designation: _____
Current Site Use: RESIDENCE
Surrounding Land Use(s): VACANT
4. Property Owner: TIMOTHY A GRADY AND DONNA M GRADY
ITES of the GRADY FAMILY TRUST
Address: 5350 SAUNDERS AVE Loomis CA 95650
Telephone: 916 806 0080 email: DGRADY@CAPITOLCITYESCROW.COM
5. Project Applicant: DONNA + TIM GRADY
Address: 5350 SAUNDERS AVE Loomis CA 95650
Telephone: 916 806 0080 email: DGRADY@CAPITOLCITYESCROW.COM
6. Project Engineer/Architect: ELEMENT ENGINEERING
Address: PO BOX 681 LINCOLN CA 95648
Telephone: ANDREW HAMMOND AND TAYLOR ELZE email: 775-7625461 AND 707-356-9668
7. What actions, approvals or permits by the Town of Loomis does the proposed project require?

<input type="checkbox"/> Appeal <input type="checkbox"/> Certificate of Compliance <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Design Review <input type="checkbox"/> Development Agreement <input type="checkbox"/> Environmental Review <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Hardship Mobile Home Permit <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Other _____	<input type="checkbox"/> Miscellaneous Permit <input type="checkbox"/> Planned Development <input type="checkbox"/> Second Unit Permit <input type="checkbox"/> Sign Review <input type="checkbox"/> Tentative Review <input type="checkbox"/> Minor Land Division <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Amendment (Rezone)	<u>* ANDREW@elementENGINEER.COM</u>
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8. Does the proposed project need approval by other governmental agencies?
 Yes no If yes, which agencies? _____
9. Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)

Electricity <u>PG&E</u>	Natural Gas _____
Fire Protection <u>LOOMIS</u>	Water/Well <u>WELL</u>
Sewer/Septic <u>SPNUO</u>	Telephone <u>ATT</u>

High School DEL ORO Elem. 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 _____ and find: Regulatory identification number _____
Date of list _____ No problems identified _____
Type of problem _____
I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.
Dated _____ 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.)

SPLITTING off 1 APPROX 22+ ACRE
PARCEL IN THE FRONT OF THE PROPERTY
NORTH

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)

Printed Name(s)

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)

Donna M Grady DONNA M GRADY 7-31-23
Date
Timothy A Grady TIMOTHY A GRADY 7-31-23
Date

14. Applicant and/or Owner Acknowledgment:

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

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

Printed Name(s)

Donna M Grady DONNA M GRADY 7-31-23
Date
Timothy A Grady TIMOTHY A GRADY 7-31-23
Date

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) GRADY LOT SPLIT
2. What is the general land use category for the project? Residential
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? 2 LOTS
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.
10 ACRES w/ 2 DWELLINGS
2 NEW LOTS VACANT LAND
5. Is adjacent property in common ownership? Yes No If yes, Assessor's Parcel Number (s) and acreage(s). ON ONE SIDE NW 074 060002000
6. Describe previous land use(s) of the site over the last 10 years.
10 ACRES RESIDENCE & GRANNY GRADIER
7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes No
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed.

II. POPULATION AND HOUSING

1. How many new residents will the project generate? 1-2
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
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). Automotive development
- 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. _____
6. Will blasting be required during project construction? Yes No If yes, describe. _____
7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes No If yes, describe. _____

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes No If yes, name/describe the body of water and show on the site plan. _____
2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes No If yes, describe. _____
3. If water will be diverted, does the project applicant have an appropriative or riparian water right? Yes No If yes, describe. N/A
4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. Sucker Creek
5. What area/percentage of the project site is presently covered by impervious surface? _____
What will be the area/percentage of impervious surface coverage after development? _____
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. POSSIBLY
11. Will the project alter existing drainage channels and/or drainage patterns? Yes [] No [] If yes, describe. _____

V. AIR QUALITY

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

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [] No [] If yes, describe. _____
2. Describe the following emissions sources related to project development:
 Construction emissions - Extent and duration of site grading activities: _____
 Stationary source emissions - Are woodstoves proposed in residential projects? Yes [] No []
 Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: _____
3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [] No [] If yes, describe (may require the results from specific air quality studies). _____
4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [] No [] If yes, describe. _____
5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions? _____
6. Will vegetation be cleared from the project? Yes [] No [] If yes, describe the method of disposal. Very little

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?
SAUNDERS
- 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. POSSIBLY
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). _____
7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). 1 Residence
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. 2 car Garage
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. OAK TREES

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

3. Briefly describe wildlife typically found in the area. _____
TURKEYS - GEESE - SKUNKS

4. Describe changes to site habitat(s) resulting from development of the project. N/A

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes [] No [] If yes, describe. _____

6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes [] No [] If yes, describe. _____

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes [] No [] If yes, describe. _____

8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes [] No [] If yes, describe (type, acreage, etc.). _____
TOP CORNER

9. If yes, will project development affect these wetland areas? Yes [] No [] If yes, describe. _____

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

VIII. HAZARDOUS MATERIALS

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

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

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

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

If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [] No []

If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

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

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

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

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). _____
LOOMIS - 1 mile

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

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

4. Describe the on-site fire protection facilities proposed with this project. _____

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? ADJACENT SAUNDERS AVE
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. N/A
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No [] If yes, describe. _____
8. Estimate the number of persons on-site (residents or employees/visitors) currently 3-4 spots additional

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). Gate
2. Describe the security protection that will be provided on the site, if any. Noted / Camera
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. _____

WATER

1. Is the project within a public domestic water system district or service area? Yes [] No [] If yes, describe the district/area. _____
2. Can the district serve the project? Yes [] No []
3. What will be the water source(s) for the project? _____
4. What is the estimated usage and peak usage of the project? _____ gpd/_____ gpd
5. Are there any existing or abandoned wells on the site? Yes [] No [] If yes, describe (location, depth, yield, contaminants, etc.) 2 wells on the 10 acres

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [] No [] If yes, describe the method(s) and quantities (gpd). _____
2. Is the project located within a sewer district? Yes [] No [] If yes, describe. _____
 If yes, can the district serve the project? Yes [] No []
- Is there sewer service in the area? Yes [] No [] If yes, what is the distance to the nearest collector line? _____
3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? _____ gpd _____

4. Will there be any unusual characteristics associated with project wastewater? Yes [] No [] If yes, describe any special treatment processes that may be necessary for these wastes. _____

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [] No []

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) _____

2. Describe the disposal method of this waste material. _____

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

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? _____
What is the name of this facility? _____

2. Are any park or recreation facilities proposed as part of the project? Yes [] No [] If yes, describe. _____

SCHOOLS

1. What are the nearest elementary and high schools to the project? DufORO

What are the distances to these schools from the project? 2 miles

XI. AESTHETICS

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

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

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

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

XII. CULTURAL RESOURCES

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

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

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

What is the name of this site? _____

Comments Received

From: [Jeff Ingolia](#)
To: [Sarah Jennings](#)
Cc: [Katrina Hoop](#)
Subject: RE: Agency Referral Package - Application #22-06 - Minor Land Division - 044-060-002 (5350 and 5360 Saunders Ave)
Date: Thursday, August 3, 2023 11:41:34 AM
Attachments: [image001.png](#)

Hi Sarah-

Thank you for sending this our way... the South Placer Fire District has no comments or conditions for this minor land division.

Sincerely,



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

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



August 3, 2023

Sarah Jennings
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Ref: Gas and Electric Transmission and Distribution

Dear Sarah Jennings,

Thank you for submitting the Application #22-06 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING.**"
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



August 16, 2023

Christy Consolini
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Re: Application #22-06
5350 & 5360 Saunders Ave

Dear Christy Consolini,

Thank you for providing PG&E the opportunity to review the proposed plans for Application #22-06 dated 8/3/2023. Our review indicates the 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 the design, we ask that you resubmit the plans to the email address listed below.

If the project requires 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 pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

Public

MEMORANDUM

DATE: August 17, 2023
TO: Town of Loomis Planning
FROM: Danielle Pohlman, REHS
SUBJECT: 22-06 Grady Minor Land Division; APN 044-060-002, EH COAs

Environmental Health has completed its review of the above-mentioned application and has the following recommended conditions of approval:

1. Parcel 1 shall connect to South Placer Municipal Utility District for sewer service in accordance with the district's requirements.
2. Prior to building permit issuance for any structure with plumbing on parcel 1, a well shall be drilled by a licensed well driller under permit with Environmental Health. The Department of Water Resources 'Well Completion Report' submitted by the driller shall indicate a minimum yield of 1 gpm. Prior to final of the building permit, a passing bacteria test report with a non-detected chlorine residual from a California certified ELAP laboratory is required. Connection to treated water from Placer County Water Agency can be pursued in lieu of drilling a well.
3. Environmental Health's approval of the tentative map does not guarantee the availability of groundwater on parcel 1. Capacity, and quality of groundwater cannot be deemed adequate until the actions in the above condition are completed.



SOUTH PLACER MUNICIPAL UTILITY DISTRICT

August 17, 2023

Christy Consolini, Planning Director
Town of Loomis
3665 Taylor Road
PO Box 1330
Loomis, CA 95650

Subject: Application #22-06 Minor Land Division (SB9)
5350 and 5360 Saunders Avenue
APN 044-060-002

Dear Christy,

Thank you for the opportunity to comment on the minor land division of 5350 and 5360 Saunders Avenue in Loomis.

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 South Placer Municipal Utility District's (the District's) Standard Specifications and Improvement Standards for Sanitary Sewers (Standards). 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 preliminary plans submitted with the application and comments are below:

- a. All on-site public and private sewer facilities shall be designed and constructed to the District's Standards.
- b. A sewer permit is required for all onsite work. Please contact the District for information regarding the sewer permitting process and all relevant fees.
- c. Each parcel/building shall have its own independent sewer lateral. A new lateral connection to the existing sewer line along the west side of the parcel or within Bankhead Road is required. Any new lateral connections to the existing sewer line along the west side of the parcel is required to be located at a manhole. Note that a residential pump system may be required depending on the topography and the depth of the existing sewer line.
- d. Property line cleanouts shall be installed at the edge of the right-of-way and/or easement to delineate public versus private infrastructure.
- e. A two-way cleanout shall be located within two feet of the building.

5807 SPRINGVIEW DRIVE • ROCKLIN, CALIFORNIA 95677 • PHONE (916) 786-8555 • FAX (916) 785-8553

- f. There is an existing 10-foot sewer easement and sewer line located along the western property line. Access to District facilities shall be maintained at all times.
- g. Additional sewer easement (20-feet minimum total width) shall be dedicated by a separate grant of sewer easement. Please contact the District for additional information.
- h. Minimum separation between utility laterals is required. Sewer and storm drain shall be 5-feet from outside of pipe/structure to outside of pipe/structure. The minimum separation between water and sewer is 10-feet from outside of pipe/structure to outside of pipe/structure.
- i. A sewer permit is required for all onsite work. Please contact the District for information regarding the sewer permitting process and all relevant fees.
- j. 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 Standards 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 if you have any questions or need additional information.

Sincerely,


Carle Huff, P.E.
District Engineer

SPMUD Facilities



8/17/2023, 8:11:03 AM

<ul style="list-style-type: none"> Portable Flow Meter Locations Blocked Access Features Subvalv_Key Curb, Combination Lock Gate, Garage Door Operator Gate, Gate Code Gate, Key Parcel 	<ul style="list-style-type: none"> Other SPMUD Utility Line Electrical Line Water Line Other SPMUD Utility Box Full Box Water Valve Sanitary Sewer Services SPMUD - Operational SPMUD - Double Ways 	<ul style="list-style-type: none"> SPMUD - Proposed SPMUD - Inactive SPMUD - Abandoned Private - Inactive Private - Proposed Private - Operational Flower Union High School District - Operational SPMUD - Maintenance Pending 	<p style="text-align: center;">1:2,257</p> <p>Curie Poudre County Assessor's Office Curie LSA City of Rockville, Bureau of Land Management, Carl, HERE, Garmin, INCREMENT P, USGS, EPA, USDA</p> <p style="text-align: right;">SPMUD Staff</p>
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PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Ken Grehm, Executive Director
Brad Brewer, District Manager

August 18, 2023

Christy Consolini
Planning Director
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

RE: Application #22-06 – Minor Land Division 5350 and 5360 Saunders Ave.

Christy:

We have reviewed the application package dated August 3, 2023 and have the following comments:

- a) The FEMA Flood Insurance Study (FIS) and floodplain mapping dated 11/2/18 for Sucker Ravine and Sucker Ravine Overflow Channel No. 2, which flow within this site, should be considered as the most current best available information as this development moves forward. Please have the applicant depict the floodplain limits on the Tentative Map (TM) sheets consistent with the FEMA Flood Insurance Rate Map (FIRM) dated 11/2/18. We noted that the floodplain limits currently shown on TM sheets appear to be inconsistent with this FEMA mapping. For instance, the existing residential structure located at 5350 Saunders Ave is shown to be within the FEMA Zone AE Special Flood Hazard Area (SFHA) per FEMA FIRM Panel No. 06061C0954H. However, this structure is shown to be outside of the SFHA on the TM sheets, which is incorrect. Please have the applicant revise the depicted floodplain limits as needed and confirm the revised limits are consistent with the referenced FEMA information.
- b) Please have the applicant note the specified Finished Flood Elevation within the Notes section on TM Sheet 1 is inconsistent with the Town of Loomis Flood Damage Prevention Municipal Code Chapter 11.08.170. This referenced code states that the lowest floor, including basement, for new residential construction shall be elevated at least two feet above the Base Flood Elevation (BFE). Additionally, we recommend the applicant obtain the BFE from the FIS profile for the Sucker Ravine Overflow Channel No. 2, which is more accurate than interpolating from the FIRM. We recommend using most the upstream corner of the proposed structure(s) and corresponding BFE of approximately 335.4 feet.

Please call me at (530) 745-7541 if you have any questions regarding these comments.

A handwritten signature in blue ink, appearing to read "Brad Brewer".

Brad Brewer, MS, PE, CFM, QSD/P
District Manager

t:\dpw\fd\development review\letters\loomis\cn 23-14 app 22-6 saunders ave mld.docx

3091 County Center Drive, Suite 220 / Auburn, CA 95603 / Tel: (530) 745-7592



PLACER COUNTY WATER AGENCY
www.pcwa.net
Customer Service: (530) 823-4850
144 Ferguson Road Auburn, CA 95609
Fax: (530) 823-4850
P.O. Box 6570 Auburn, CA 95609
www.pcwa.net

August 21, 2023
File No.: PD/Loomis
Map No.: 25-B-11

Christy Consolini
Town of Loomis Planning Director
3665 Taylor Road
Loomis, CA 95650

SUBJECT: Application #22-06 – Grady Minor Land Division, 5360 Saunders Avenue

Dear Ms. Consolini:

Thank you for the opportunity to review and comment on the Grady Minor Land division design review. This letter is written in response to your Request for Comment dated August 21, 2023 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 APN 044-060-002 in Loomis, California. 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 and the payment of all fees and charges required by the Agency. All water availability is subject to the limitations described below and the prior use by existing customers.

Prior to issuing a Water Availability letter, the owner and/or the owner's representative will need to schedule a meeting with Agency Staff to discuss the project and determine specific Agency requirements.

There is no Agency treated water service to the above-mentioned parcel. The nearest treated water main is located approximately 500 feet east of the parcel in Saunders Avenue. Treated water can be made available to the above-mentioned parcel from this 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 one of these water mains. 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.

If you have any questions, please call me at the Engineering Department at (530) 823-4886.

Sincerely,

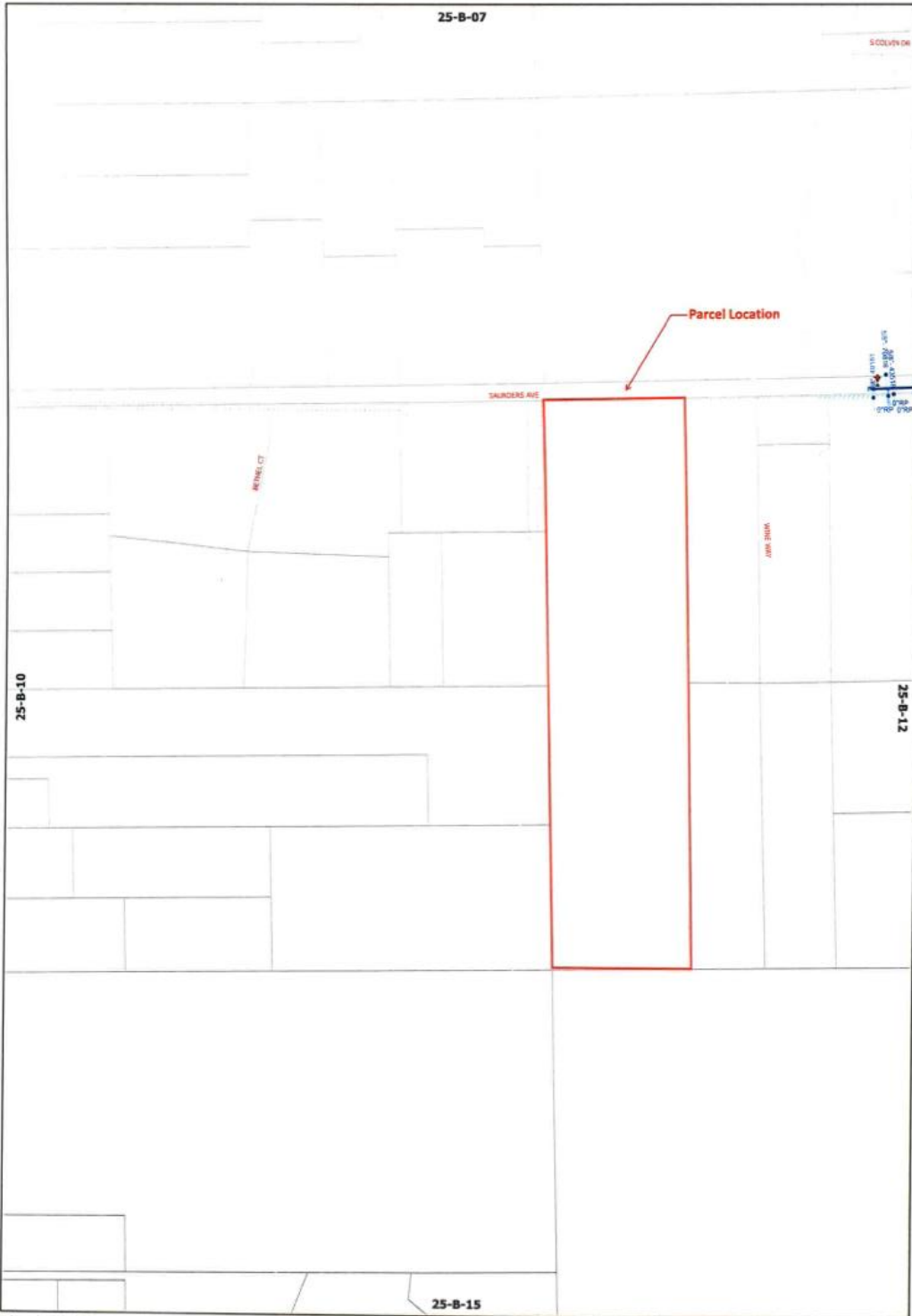


Richard Wirth
Assistant Engineer

RW:sn

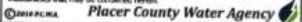
pc: Daryl Hensler
Ken Yunk
Field Services
Customer Service

Enc: Map No. 25-B-11



Loomis - HGL 559'

This map and associated databases are a compilation from various PC, 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 survey deliverable. PC, W.A., is not responsible for any errors or omissions that may be contained herein.



**SAUNDERS AVE. AREA
LOOMIS**

DRAWING NO.		25-B-11
NO.	DATE REV.	REVISION DESCRIPTION
0	1/1/2023	NEW MAP
NO.	DATE DRAWN	FILE NO./JZ

TENTATIVE PARCEL MAP
5350 SAUNDERS AVENUE
 SUBDIVISION NO. PXX-XXX

APN: 044-066-002
 LOT 17, SAUNDERS COLONY BOOK C, OF MAPS, AT PAGE 89
 LOKUIS, PLACER COUNTY, CA
 SHEET 1 OF 2
 AUGUST 2023 SCALE: 1" = 50'



AREA OF EXISTING PARCEL:
 EXISTING PARCEL: 044-066-002
 EXISTING AREA: 10.00 ACRES
 EXISTING ZONING: R-100
 EXISTING USE: RESIDENTIAL SINGLE-FAMILY

AREA OF NEW PARCELS:
 PARCEL 1: 3.33 ACRES
 PARCEL 2: 3.33 ACRES
 PARCEL 3: 3.34 ACRES

JURISDICTION:
 PLACER COUNTY, CALIFORNIA
 PLACER COUNTY HEALTH CARE DISTRICT

ZONING:
 PROPOSED ZONING: R-100
 EXISTING ZONING: R-100

FIRE DISTRICT:
 EXISTING FIRE DISTRICT: PLACER COUNTY FIRE DISTRICT

EXISTING USE:
 EXISTING USE: RESIDENTIAL SINGLE-FAMILY

PROPOSED IMPROVEMENTS:
 PROPOSED IMPROVEMENTS: NEW BUILDINGS, PARKING LOTS, ACCESS ROADS

SEWER:
 EXISTING SEWER: PLACER COUNTY SEWER SYSTEM

WATER:
 EXISTING WATER: PLACER COUNTY WATER SYSTEM

ELECTRICAL SERVICE:
 EXISTING ELECTRICAL SERVICE: PLACER COUNTY ELECTRICAL SERVICE

GAS SUPPLY:
 EXISTING GAS SUPPLY: PLACER COUNTY GAS SUPPLY

SCHOOL DISTRICT:
 EXISTING SCHOOL DISTRICT: PLACER COUNTY SCHOOL DISTRICT

LEGEND

○ BENCHMARK
 ○ EXISTING STRUCTURE
 ○ EXISTING UTILITY
 ○ EXISTING TREE
 ○ EXISTING FENCE
 ○ EXISTING SIGN
 ○ EXISTING DRIVEWAY
 ○ EXISTING DRIVEWAY CURB

— PROPOSED PARCEL LINE
 — PROPOSED UTILITY LINE
 — PROPOSED DRIVEWAY
 — PROPOSED DRIVEWAY CURB
 — PROPOSED SIGN
 — PROPOSED DRIVEWAY CURB

— EXISTING UTILITY LINE
 — EXISTING DRIVEWAY
 — EXISTING DRIVEWAY CURB
 — EXISTING SIGN
 — EXISTING DRIVEWAY CURB

— PROPOSED FLOODPLAIN
 — EXISTING FLOODPLAIN

BASIS OF BEARINGS:
 ALL BEARINGS ARE TRUE BEARINGS
 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

BENCHMARK:
 BENCHMARK: PLACER COUNTY BENCHMARK

FLOODPLAIN:
 FLOODPLAIN: PLACER COUNTY FLOODPLAIN

REFERENCE DOCUMENTS:
 REFERENCE DOCUMENTS: PLACER COUNTY ZONING ORDINANCE, PLACER COUNTY SUBDIVISION MAP ACT

CLIENT:
 CLIENT: SAUNDERS COLONY BOOK C

ENGINEER/SURVEYOR:
 ENGINEER/SURVEYOR: ELEMENT ENGINEERING

NOTES:
 1. THIS TENTATIVE PARCEL MAP IS FOR INFORMATIONAL PURPOSES ONLY.
 2. THIS TENTATIVE PARCEL MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 3. THIS TENTATIVE PARCEL MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.

1	5350 SAUNDERS AVENUE TOWN OF LOKUIS, CA APN 044-066-002	TENTATIVE PARCEL MAP			<table border="1"> <tr> <th>NO.</th> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REV.	DATE	DESCRIPTION				
NO.	REV.	DATE	DESCRIPTION										
2													

August 21, 2023

Christy Consolini
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Re: Minor Land Division #22-06 (Donna and Tom Grady, 5350 and 5360 Sanders Ave)

Dear Mrs. Consolini:

Thank you for the opportunity to provide our feedback on the Minor Land Division #22-06. The following are comments intended to be added as conditions on behalf of the Town of Loomis Surveyor.

1. All survey monuments must be set prior to the recordation of the Parcel Map. In the event any monuments are to be set after the recordation of the Parcel Map, a certificate must be placed on the Parcel Map stating a specific date by which the monuments shall be set by, and the applicant must furnish the town engineer a cash bond as defined in 14.40.080 of the Loomis, Municipal Code.
2. Provide a Parcel Map Guarantee, issued by a title company, showing proof of all parties having fee title interest of the land being subdivided and that record access exists for the benefit of the parcel being divided from such parcel to a State, County or Town of Loomis maintained road.
3. Situs addressing shall be coordinated with the Town of Loomis.

We value our working relationship with the Town of Loomis and look forward to assisting you with this project. Please don't hesitate to contact me to setup a meeting or with any questions or clarifications.

Sincerely,



Adam R. Bishop, PLS
Senior Land Surveyor
110 Blue Ravine Rd. Suite 101
Folsom, CA 95630

Notice of Exemption

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: #22-06 Grady Minor Land Division 5350 Saunders Ave.

Project Applicant: Timothy and Donna Grady, 5350 Saunders Ave., Loomis, CA 95650

Project Location - Specific:
5350 Saunders Ave., Loomis, CA 95650 (APN 044-060-002)

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

Description of Nature, Purpose and Beneficiaries of Project:
Minor land division of an existing 10.18 acre Rural Residential parcel to become two parcels of +/- 2.695 and 7.483 acres.

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 Division
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
The project is for the division of property within an urbanized area zoned for residential use into two parcels. 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

Lead Agency
Contact Person: Christy Consolini Area Code/Telephone/Extension: 916-652-1840X21

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