



**PLANNING COMMISSION
STAFF REPORT
May 28, 2013 Meeting**

REQUEST

Placer Investors I, LLC, the owner/applicant, requests Minor Land Division (MLD) approval to subdivide a 0.4629-acre (20,164 sq.ft.) residential parcel located at 3487 Margaret Drive, APN: 044-044-006. The request is to subdivide the 20,164 sq.ft. residential parcel into two (2) residential parcels (New parcel 1 – 10,000 sq.ft.; Parcel 2 – 10,164 sq.ft.). The property is zoned Single Family Residential – 10,000 sq.ft. lot minimum (RS-10) and designated "Residential-Medium Density" in the General Plan. The proposed project, if granted Minor Land Division approval, is consistent with the General Plan and Zoning Ordinance. This project is Categorically Exempt under CEQA Section 15315.

BACKGROUND

The parcel proposed to be subdivided was approved by Placer County and was recorded in July of 1975 (Book K of Maps, Page 57 - attached). There is currently a single family dwelling on the property (proposed parcel 2). There is a 10-foot wide Multi-Purpose Easement lying adjacent to all roads surrounding the project parcel (Margaret Drive and Craig Court). The easement is over, on, across and under the land and consists of nonexclusive easements for the following purposes:

- A. Poles and underground and overhead anchors, guys, wires, conduits and appurtenances thereto for electric and communication services.
- B. Drainage, earth slopes, and erosion control, and all appurtenances thereto, and for clearing sight distances affecting the traveled way.
- C. To trim and remove trees, limbs and brush.

PROJECT DESCRIPTION

Site: The site is located on 0.4629-acres north of King Road with a zoning designation of RS-10.

Existing Use: Single-Family Residential. The existing residence will be located on the 10,164 sq.ft. lot.

Proposed New parcel 1: The proposed New parcel 1 meets the Town’s minimum lot size requirements for the RS-10 (Single-Family Residential -10,000 sq.ft. lot minimum) zoning district. The proposed new parcel also meets the minimum width and depth and setback standards of the RS-10 zoning district.

Future Development on Proposed New parcel 1: The applicant is proposing a special condition of approval be included to limit the future single-family residence to one-story in order to blend into the existing homes in the neighborhood. This would eliminate any potential concern about privacy that a two-story home would create. Staff has included such a condition in Exhibit B.

Access: Vehicular access to the existing home’s garage (existing proposed parcel 2) is located off of Craig Court. Access to proposed New parcel 1 will also come off of Craig Court.

NOTE: Staff is recommending that vehicular ingress and egress be restricted along the 15-foot portion of New parcel 1 that is adjacent to Margaret Drive. This is due to safety concerns based on the location of the King Road and Margate Drive intersection.

Surrounding Uses and Zoning: Surrounding uses are as follows:

- North** – Existing Single Family Residential (RS-10 zoning)
- East** – Existing Single Family Residential (RS-10 zoning)
- South** - Existing commercial/office uses (Office Commercial zoning)
- West** – Existing Single Family Residential (RS-10 zoning)

Improvements/Utilities/Service Systems:

No roadway or sidewalk improvements are necessary for this proposed project. All public services are along New parcel 1’s Craig Court frontage.

Sewer: South Placer Municipal Utility District (SPMUD) provides service to the existing single family residence and proposed New parcel 1 is eligible for sewer service.

Water: Placer County Water Agency (PCWA) provides service to the single family residence and potable water can be made available to the proposed New parcel 1.

Gas/Electric: Pacific Gas & Electric (PG&E) provides service to the single family residence and gas and electric service can be made available to the proposed New parcel 1.

Trees: The project site includes 14 trees of 6 inches or greater (DBH). They are: 5 oaks (12”, 14”, 14”, 18”, and 20” dbh); 1 fir; 1 elm; 1 cedar; 1 grapefruit; and 5 apple trees. The apple and grapefruit trees will be removed to allow for the construction of a single-family

residence on New parcel 1 (not protected species, no tree removal permit required). All oak trees on site will be preserved.

Environmental Review:

This project, the creating of 4 lots or less in an urbanized area, is proposed for approval through the issuance of a Notice of Exemption under the California Environmental Quality Act, Section 15315 (Minor Land Divisions).

ISSUES

Restricting Access from Margaret Drive: Staff is recommending as a condition of approval that no vehicular access be allowed along the 15-foot wide portion of New parcel 1 that is adjacent to Margaret Drive. This is due to safety concerns based on the location of the King Road, Margaret Drive, Webb Street 4-way intersection.

RECOMMENDATION: That the Planning Commission take public testimony, ask questions of staff and/or the applicant, and approve Resolution #13-03 approving the Margaret Drive Minor Land Division with the recommended findings in Exhibit A and the recommended conditions of approval in Exhibit B.

ATTACHMENTS:

1. Application #13-06
2. Draft resolution, findings, and conditions of approval
3. Tentative Parcel Map dated and received May 2, 2013
4. Owner/applicant letter to neighbors RE neighborhood meeting
5. Book K of Maps, Page 57

~~6.~~

NOTE:

Notice published in paper 5/16/13 and mailed 5/16/08

MAY 02 2013

Att. 1



TOWN OF LOOMIS

3665 Taylor Rd.
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number #13-06
Application Fee(s) 2495-
Receipt # 20913 Date 5/2/13
Date Received 5/2/13
Paid \$ 2495-

PLANNING DEPARTMENT

Planning Application

- Project Title: Margaret Drive Parcel Map
- Street Address/ Location: 3487 Margaret Drive, Loomis
- APN(s): 044-044-006 Acreage: 0.4629 acs.
Zoning: RS10 General Plan Designation: Residential-Medium Density
Current Site Use: residential
Surrounding Land Use(s): residential
- Property Owner: Placer Investors I, LLC
Address: P.O. Box 1200 Loomis CA 95650
City State Zip
Telephone: 916 660 1720 email: todd@lowelldevelopment.com
- Project Applicant: Same as owner
Address: 1504 Eureka Road, Suite 110, Roseville CA 95661
City State Zip
Telephone: _____ email: _____
- Project Engineer/Architect: T LA Engineering + Planning, Inc.
Address: 1504 Eureka Road, Suite 110, Roseville CA 95661
City State Zip
Telephone: 916 786 0685 email: _____

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 PG+E Natural Gas PG+E
Fire Protection Loomis Fire Protection Dist Water/Well PCWA
Sewer/Septic SPMUD Telephone AT+T, Wave Broadband

High School Placer Union Elem. School Loomis Union
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 as of 5-1-13 Cortese and find: Regulatory identification number _____

Date of list 5-1-13 List No problems identified

Type of problem none

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated 5-1-13 Applicant Todd Lowell

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.)

Subdivide 3487 Margaret Drive into two parcels.
See cover letter

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) Todd Lowell Printed Name(s) Todd Lowell Date 5-1-13

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) Todd Lowell Printed Name(s) Todd Lowell Date 5-1-13

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 Todd Lowell Printed Name(s) Todd Lowell Date 5-1-13

Date

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Margaret Drive Parcel Map
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
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. _____
5. Is adjacent property in common ownership? Yes No If yes, Assessor's Parcel Number (s) and acreage(s). _____
6. Describe previous land use(s) of the site over the last 10 years. residential
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? 3
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 Create local construction jobs
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). Minor grading for residential construction, not expected to exceed 1 foot
- 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. Very low erosion potential. Straw wattles will be used if grading work between October - April
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. _____
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. Williams Road
5. What area/percentage of the project site is presently covered by impervious surface? 10%
What will be the area/percentage of impervious surface coverage after development? 22%
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. Secret Ravine
7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes No If yes, identify/describe the materials/contaminants present in this runoff. _____

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

- 9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [] No []
If yes, describe. _____
- 10. Are there any areas of the project site that are subject to flooding or inundation? Yes [] No [] If yes,
describe. _____
- 11. Will the project alter existing drainage channels and/or drainage patterns? Yes [] No [] If yes,
describe. _____

V. AIR QUALITY

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

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

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

Construction emissions - Extent and duration of site grading activities: Only due residential construction

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

Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses:
Normal residential 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?
Use will conform with current emission standards

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

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?
Craig Ct
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. Possible driveway on Margaret Drive
6. Describe any frontage improvements to the local roadway(s). None
7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). 9 ADT, at regular commute times
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. Driveway and 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. Native and non-native grasses, old apple trees, and a cedar tree and a 20-inch oak tree, 4 other oak trees, an elm tree and a fir tree. 14 trees on site

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes No If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. 5 of the old apple trees will be removed. These represent 30% of trees on site.

3. Briefly describe wildlife typically found in the area. Squirrels, birds and wildlife otherwise found in Sunrise Loomis neighborhood

4. Describe changes to site habitat(s) resulting from development of the project. None

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.).

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. During construction, typical construction noise will be generated. Following completion, none expected.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). Loomis Fire Station, 1/2 mile
2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). Fire hydrant across Craig Ct., approximately 50 feet from site
3. Describe the fire hazard and fire protection needs created as a result of project development. No fire hazard created.
4. Describe the on-site fire protection facilities proposed with this project. N/A

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? Approx. 100 feet to Margaret Drive
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) 3

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). Public street
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. N/A

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? Water line in Craig Ct.
4. What is the estimated usage and peak usage of the project? 250 gpd/ 400 gpd
5. Are there any existing or abandoned wells on the site? Yes [] No [] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [] No [] If yes, describe the method(s) and quantities (gpd). SPMUD
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? Street frontage
3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 250 gpd sewer

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.) Normal household waste
2. Describe the disposal method of this waste material. Recology - weekly pickup
3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Street

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? Star 1/2 mi.
What is the name of this facility? Sunrise Loomis Park
2. Are any park or recreation facilities proposed as part of the project? Yes [] No [] If yes, describe.

SCHOOLS

1. What are the nearest elementary and high schools to the project? Loomis Grammar and Del Oro
What are the distances to these schools from the project? 1/2 mi.

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. Consistency by conforming to 10,000 SF min lot size, which is compatible with neighborhood
2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. Residence will be compatible w/ neighboring styles. Also, will be limited to single-story for neighborhood compatibility.
3. Describe the signage and/or lighting proposed by the project. Normal residential lighting

**TOWN OF LOOMIS
PLANNING DEPARTMENT**

**OPEN SPACE
SUPPLEMENTARY APPLICATION FORM**

Project Name Margaret Drive Parcel Map Project #

Location/Address 3487 Margaret Drive

Zoning RS10 Site Acreage 0.4629 acs.

Brief Description of Project Subdivision into 2 parcels

1. How will the project help preserve
 - Open space? Not affected.
 - Rural character? Property is located in the Sunrise town's neighborhood and will be compatible in use and character.
 - Unique natural features (e.g. wetlands, rock outcroppings, etc.)? None

2. Briefly describe site vegetation (habitat value, native or specimen trees, large oak woodlands, wetlands part of riparian or wildlife corridor, any rare, endangered, federally listed or candidates for listing species). Please attach a copy of any arborist, cultural or special status species studies for your project.

See cover letter.

3. Describe the number, size and condition of any trees to be removed.

5 non-native apple trees in poor-fair condition, 10"-12" diameter will be removed.

4. Briefly describe wildlife typically found in the area (any rare, endangered, federally listed or candidates for listing species.)

Typical Sunrise Loomis wildlife: squirrels, birds. No rare, endangered or listed species on site.

5. Describe changes to site habitat(s) resulting from development of the project.

None

6. Does your project involve any public use or value, including visual access?

No

4. Is landscaping proposed? Yes No If yes, describe. Normal residential landscaping.

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? There are no known historical, archaeological or paleontological sites within one mile of the site.

What is the name of this site? _____

7. Does your project propose to include any open space? If so, what is its size (in square footage and as a percentage of your project area)? Do propose that the open space would be for public or private use. Will open space be proposed through an easement on a private lot or a separate lot? How does any open space you propose "work" with the adjacent property development; is any open space you propose continuous contiguous to development within or outside of your project?

No

8. Does your site contain anything of historic or cultural value? Any unique features (such as rock outcroppings, quarries, etc.)?

No

I hereby acknowledge that I have read this application and state that the information given is correct.

I agree to comply with all Town ordinances and State laws regulating property division.

Date 5-1-13

Signature

Todd Lowell

Printed Name

Todd Lowell

PROCESSING AGREEMENT

Agreement for Payment of Costs of Town of Loomis Application Processing

This is a legally binding agreement. You should read all provisions.

- A. Applicant agrees to pay personnel and related direct, indirect, overhead and overtime costs incurred by Town employees, in such amounts as determined by Town staff (including consultant direct costs and a 30% indirect charge for administering consultant contracts) incurred by Town for review and processing the subject application, even if the application is withdrawn in writing, not approved, approved subject to conditions or modified upon approval. Such costs also include the Town's costs of retaining independent contractors to assist with processing the application. Town's indirect and overhead costs will be applied to the time of Town employees and consultants acting as Town employees. All personnel and related direct, indirect, overhead and overtime rates for Town employees (including consultants acting as Town employees) shall be calculated annually by the Town Manager.
- B. Applicant agrees to make an initial deposit in the amount of \$ ~~0~~^{2,495} at the time this Agreement is signed, and subsequent deposits within 30 days of the date requested by the Town in writing. The Town will not pay interest on deposits. Applicant agrees that that it knowingly and voluntarily waives, extends and continues each of the time limits imposed by California Government Code Section 65943 for the determination of a development application's completeness and the time limits imposed by California Government Code Sections 65950, 65950.1, 65951 and 65952 for the approval or disapproval of development permits for as many days as the applicant delays making a subsequent deposit from the date of written notice requesting such additional deposit until the deposit is received by Town, not to exceed 90 days. Failure to make any subsequent deposits may result in denial of an application for a development project.
- C. If Applicant does not deposit such requested deposits or make payments on outstanding invoices within thirty (30) days after the date of the deposit request or invoice, Town staff may cease work on the project until the required deposit or payment is made, subject to any other provisions of law.
- D. Deposits shall be applied toward the Town's costs in reviewing and processing the application. Town will send monthly statements indicating the charges against the initial deposit and any subsequent deposits. The Town may elect to send statements less frequently than monthly, if there is only limited monthly activity on the project.
- E. In the event that the accumulated periodic charges exceed the initial deposit and any subsequent deposits previously received by Town, Town will invoice Applicant for the amount outstanding and may require an additional deposit. Applicant will pay any and all amounts exceeding the initial and subsequent deposits within thirty (30) days of the date of the invoice, and shall make any additional deposit required by Town.
- F. Town statements and invoices shall provide summary information indicating the cost for employees and independent contractors, including direct and indirect charges. Original invoices from independent contractors (except attorney/client invoices) shall be available upon request by Applicant, at Applicant's additional cost.

PROCESSING AGREEMENT

Agreement for Payment of Costs of Town of Loomis Application Processing

- G. Applicant shall pay interest on all costs unpaid 30 days after the date of any invoice at the maximum legal rate, and the Town is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts.
- H. Any refund of amounts deposited shall be made in the name of the Applicant, to the address noted above in Section 2. Invoices are due and payable within 30 days.
- I. Applicant further agrees that no building permits, Certificate of Occupancy and/or subdivision acceptance for the project will be issued until all costs for review and processing are paid.
- J. Applicant shall provide written notice to the Town if any of the above information changes.
- K. Except as to the sole negligence or willful misconduct of the Town, Applicant shall defend, indemnify and hold the Town, and its officers, employees and agents harmless from any and all loss, damage, claim of damage, liability, expense, or costs including attorney's fees, which arises out of or is in any way connected with the processing (including CEQA requirements), approval, construction, implementation, ongoing maintenance, repair, management and existence of Applicant's project, by the Applicant or by any of the Applicant's or its successors' employees, agents, contractors, subcontractors, property managers or other parties associated with the project. This indemnification provision shall apply to any acts or omissions, willful misconduct or negligent conduct, whether active or passive. If Applicant is not the property owner, Applicant agrees to pay such costs unless the property owner also signs the deposit agreement, or unless the property owner is a co-applicant, in which case both the Applicant and the property owner shall be jointly liable for such costs.
- L. This Agreement shall only be executed by an authorized representative of the Applicant. The person executing this Agreement represents that he/she has the express authority to enter into agreements on behalf of the Applicant.
- M. This Agreement is not assignable without written consent by the Town of Loomis. The Town of Loomis will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

APPLICANT

Signature of Applicant: Todd Lowell Date: 5-1-13

Print Name and Title: Todd Lowell, Manager

TOWN OF LOOMIS

By: _____ Date: _____

Print Name: _____ Title: _____

**TOWN OF LOOMIS
PROCESSING AGREEMENT**

Agreement for Payment of Costs for Town of Loomis Application Processing

FOR TOWN USE ONLY	
Application or Permit #:	_____
Address of Project:	_____
Project Billing #:	_____

TO BE COMPLETED BY APPLICANT:

This Agreement is by and between the Town of Loomis, California, hereafter "Town," and Placer Investors I, LLC hereinafter "Applicant."

Project Description: Subdivision of 3487 Margaret Drive into two parcels

1. PROPERTY INFORMATION:

Property Location: 3487 Margaret Dr. Interest of Applicant: Fee owner
(If not fee owner): _____

2. APPLICANT INFORMATION:

Applicant Name: Placer Investors I, LLC Applicant Phone 660 1720

No.: _____

Firm Name: _____ Fax No.: 916 660 1723

Address: P.O. Box 1200 Email: todd@lowelldevelopment.com
Loomis, CA 95650

~~Applicant Federal Tax ID or Social Security No.:~~ _____

3. CONTACT INFORMATION: (If different from Applicant information.)

Contact Name: _____ Contact Phone No.: _____

Address: _____ Email: _____

4. BILLING INFORMATION: Statements, requests for deposits or refunds shall be directed to Applicant identified in Section 2 above unless stated otherwise below:

Firm Name: _____ ~~Federal Tax ID:~~ _____
Address: _____ Attn: _____



RECEIVED

MAY 02 2013

TOWN OF LOOMIS

T 916.660.1720
F 916.660.1723

P.O. Box 1200
LOOMIS, CA 95650

LOWELLDVELOPMENT.COM

May 1, 2013

Matt Lopez
Assistant Planner
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Re: Application for Tentative Parcel Map for 3487 Margaret Drive

Dear Mr. Lopez:

Please find enclosed the following materials in support of the application for the parcel map to subdivide 3487 Margaret Drive into two lots:

- 1) Completed Application Form;
- 2) Completed Environmental Review Application;
- 3) Completed Open Space Supplementary Application Form;
- 4) Completed Processing Agreement
- 5) Filing fee in the amount of \$2,495 for a Minor Land Division;
- 6) 300-foot Radius map and mailing labels for properties therein;
- 7) Preliminary title report; and
- 8) Tentative Parcel Map: 15 copies full-size and 1 reduced copy.

Project Description: The subdivision of 3487 Margaret Drive in the Sunrise Loomis neighborhood into two parcels to be used for single-family residential purposes. The parcel currently consists of 20,164 square feet and includes one single-family residence. This parcel map will create two lots of 10,164 and 10,000 square feet, respectively. The existing residence will be located on the 10,164 square-foot lot. A new single-family residence will be constructed on the new lot, which will front on Craig Court. The new parcel meets all zoning requirements of minimum lot size, minimum width and depth, and setbacks.

The property includes 14 trees of 6 inches or greater dbh: 5 oaks (12", 14", 14", 18" and 20" dbh); 1 fir; 1 elm; 1 cedar; 1 grapefruit; and 5 apple trees. The apple trees are non-native and in unmaintained fair-poor condition. The apple trees and the grapefruit tree will be removed to allow for the construction of a single-family residence on the new parcel. The oak trees on the site will be preserved. Other site vegetation

includes grasses and several rose bushes. The property is not part of any oak woodlands, riparian or wildlife corridor and does not contain wetlands.

The surrounding neighborhood consists of single-family residences located on similar lot sizes that appear to have been built in the 1980s. The proposed project will be compatible with the neighborhood by constructing a single-family residence.

There are no public improvements required for the approval of this lot. All public services (street, water, sewer and dry utilities) exist to or along the parcel's Craig Court frontage.

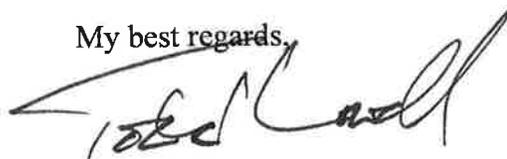
Special Condition: We propose that this parcel include a condition limiting the single-family residence to one story in order to blend into the neighborhood. All of the surrounding parcels are one-story residences, so this condition will eliminate the concern about privacy that a two-story home would create.

CEQA Exemption: This parcel map falls under CEQA categorical exemption 15315, "Minor Land Divisions."

I will be contacting the immediately surrounding neighbors about this parcel map to inform them about it and answer their questions.

I appreciate your attention to this. Please let me know if there is any further information you need.

My best regards,

A handwritten signature in black ink, appearing to read "Todd R. Lowell". The signature is fluid and cursive, with a large initial "T" and "L".

Todd R. Lowell

enclosures

RESOLUTION NO. 13-03

Att. 2

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A MINOR LAND DIVISION AT 3487 MARGARET DRIVE, APN: 044-044-006, TO DIVIDE A 20,164 SQUARE FOOT RESIDENTIAL PARCEL INTO 2 RESIDENTIAL PARCELS.

WHEREAS, Placer Investors I, LLC, the owner, has proposed to divide a 20,164 square foot parcel into two (2) parcels (New parcel 1: 10,000 square feet; New parcel 2: 10,164 square feet) at 3487 Margaret Drive, Assessor's Parcel Number 044-044-006, such application being identified as #13-06; and

WHEREAS, on May 28, 2013, 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 the 3487 Margaret Drive Minor Land Division, project #13-06; and

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of May 28, 2013, 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 Minor Land Division application #13-06 is hereby approved per the findings set forth in Exhibit A and the conditions set forth in Exhibit B.

ADOPTED this 28th day of May, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Michael Hogan, Chairman

Matt Lopez, Assistant Planner

**#13-06 EXHIBIT A
FINDINGS
PLANNING COMMISSION 5/28/2013**

FINDINGS:

Notice of Exemption- Infill findings

The project consists of the division of a 20,164 square foot parcel with an existing residential land use into two separate residential parcels. New Parcel 1 will consist of 10,000 square feet and New Parcel 2 will be 10,164 square feet. The project is Categorically Exempt under CEQA Section 15315 (Minor Land Divisions).

1. This proposed minor land division, together with the provisions for its design and improvement, is consistent with the Town of Loomis General Plan and the Zoning Ordinance *in that* the property is in a residential area zoned for residential use. The division is into four or fewer parcels, the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access are available to the proposed parcels and meet Town standards, 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

The tentative map may be conditionally approved by the Planning Commission if it finds that the proposed subdivision is consistent with the general plan and all applicable provisions of this code.

#13-06 EXHIBIT B
Recommended CONDITIONS OF APPROVAL
PLANNING COMMISSION 5/28/2013

This Minor Land Division, application #13-06, is approved for the division of a 0.4629-acre parcel, APN 044-044-006, located at 3487 Margaret Drive, per the following conditions. The owner has two (2) years in which to record the Final Parcel Map. The approval expires on May 28, 2015, unless extended by the Planning Commission. The parcels shall be in accordance with the tentative parcel map dated and received May 2, 2013 and these conditions:

GENERAL CONDITIONS

1. _____ Owner shall comply with all 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. _____ Development shall be substantially in accordance with the plans entitled "Tentative Parcel Map, Lot 2 of Graystone Manor Unit No. 4, Tract 336", as prepared by TLA Engineering and Planning, consisting of one (1) sheet, dated and received "May 2, 2013", 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 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 construction.

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 to attach, set aside, void, or annul, and 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.

IMPROVEMENTS (ROADWAY, DRAINAGE, GRADING)

7. _____ Any and all grading shall conform to the Town Grading Ordinance (Municipal Code Section 12.04) with prior review and approval by the Town Engineer. A Grading Permit shall be obtained, if applicable, prior to building permit issuance for New parcel 1.
8. _____ Existing public facilities, and real and personal property, damaged during the course of construction shall be repaired by the owner at his sole expense, to the reasonable satisfaction of the Town Engineer.
9. _____ On-site detention shall be provided on each project, for which a building permit is issued, for the increased runoff rate caused by project development in accordance with the Placer County Flood control District Storm Water Management Manual and the Loomis Land Development Manual.

GENERAL PLANNING

10. _____ 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.).
11. _____ 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.
12. _____ 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.
13. _____ The construction of a two story residence will not be allowed on New parcel 1.

14. _____ Vehicular ingress/egress shall be prohibited along the 15-foot portion of New parcel 1 that is adjacent to Margaret Drive.

AGENCIES

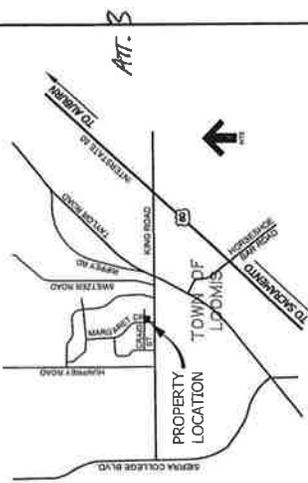
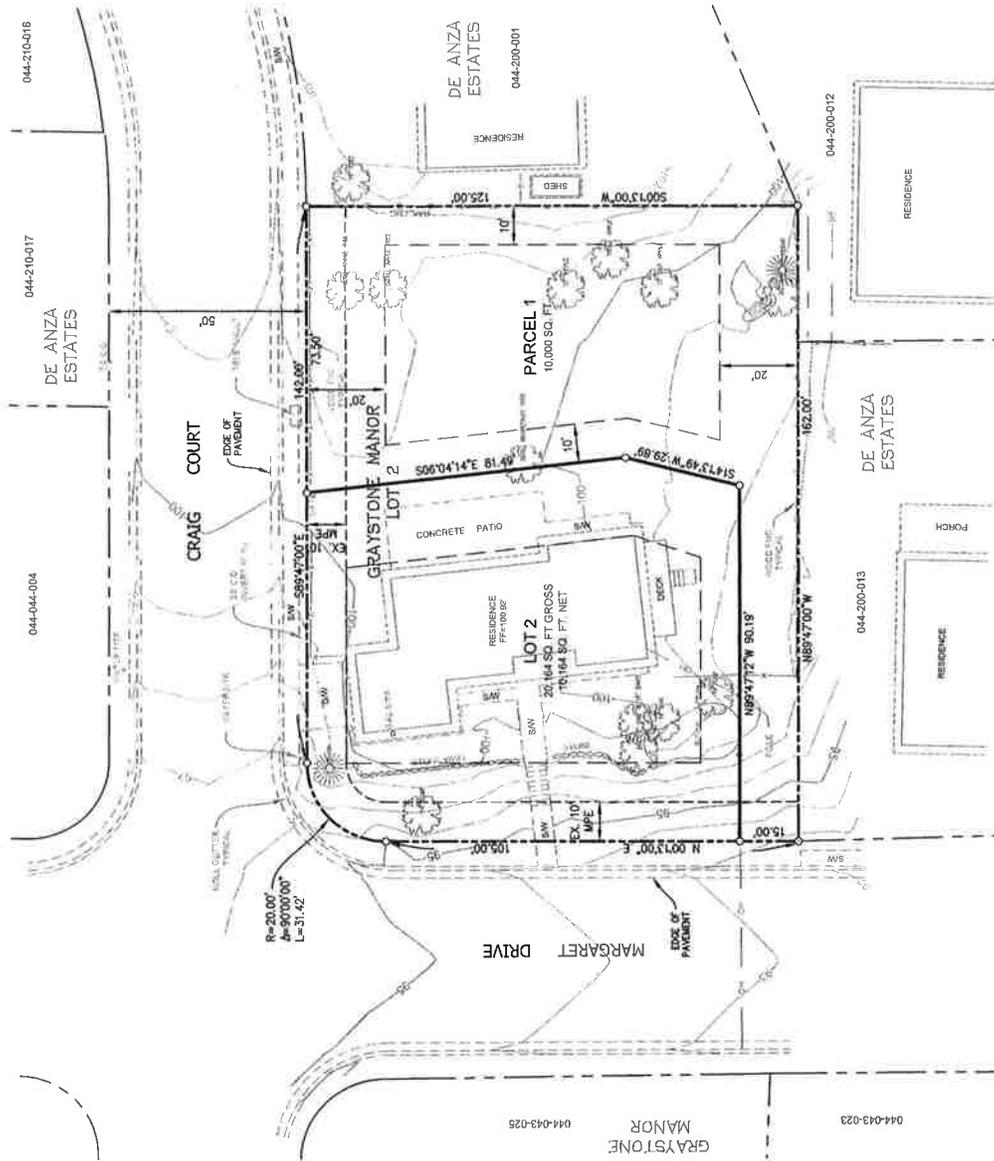
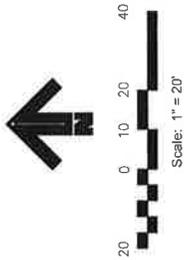
15. _____ The owner shall provide will-serve letters from all applicable utilities, the franchised refuse collector, the post office, and the fire department (including extension of the zone of benefit for the Fire District) for the review and approval of Town staff prior to any building permit issuance. The owner shall complete all requirements or conditions imposed upon the project by these agencies to the satisfaction of the Town and the agencies prior to any building permits being issued.
16. _____ All utility facilities shall be placed underground in accordance with the Loomis Municipal Code.
17. _____ The property owner shall coordinate with PG&E on any future development plans which occur within PG&E easements.

FEES

18. _____ The owner shall pay the development fees (e.g. road circulation fees, drainage fees, community facilities fee, master plan, Placer County, open space and parks, and fire fees, etc.) in effect at the time of building permit issuance.

TENTATIVE PARCEL MAP

Lot 2 of Graystone Manor Unit No. 4, Tract 336
 Book 'K' Maps, Page 57
 Town of Loomis, Placer County, State of California
 April 2013



VICINITY MAP
 NOT TO SCALE

ASSESSOR PARCEL NUMBER
 044-044-006

PARCEL ADDRESS
 3487 MARGARET DRIVE
 LOOMIS, CA 95650

OWNER/DEVELOPER
 PLACER INVESTORS 1, LLC
 C/O TODD LOWELL
 P.O. BOX 1200
 LOOMIS, CA 95650
 TEL: (916) 660-1720

APPLICANT/CIVIL ENGINEER
 TLA ENGINEERING & PLANNING, INC.
 1504 EUREKA ROAD, SUITE 110
 ROSEVILLE, CA 95661
 TEL: (916) 786-0685
 CONTACT: BRAD SHIRHALL

EXISTING PARCEL
 LOT 2: 20,164 SQ. FT.
 PROPOSED PARCEL
 PARCEL 1: 10,000 SQ. FT.
 REMAINDER: 10,164 SQ. FT.

EXISTING UTILITIES:
 WATER: P.C.W.A.
 SEWER: S.P.M.U.D.
 STORM DRAIN: TOWN OF LOOMIS
 ELECTRIC: P.G. & E.
 GAS: P.G. & E.
 TELEPHONE: A.T. & T., WAVE BROADBAND
 CABLE/INTERNET: A.T. & T., WAVE BROADBAND
 FIRE: LOOMIS FIRE PROTECTION DISTRICT
 REFUSE: RECOLOGY

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED UPON THE
 MAP FILED FOR RECORD IN BOOK K OF MAPS AT PAGE
 57, IN THE OFFICE OF THE PLACER COUNTY RECORDER

SURROUNDING LAND USES
 RESIDENTIAL



RECEIVED
 MAY 13 2 2013
 TOWN OF LOOMIS



T 916.660.1720

F 916.660.1723

P.O. Box 1200
LOOMIS, CA 95650

LOWELLDVELOPMENT.COM

Att. 4

May 16, 2013

David Stamand
3481 Margaret Drive
Loomis, CA 95650

Dear Mr. Stamand:

My name is Todd Lowell and I purchased and renovated the house at 3487 Margaret Drive. I put a lot of thought and effort into upgrading that house, and I hope that you've enjoyed that it has improved the neighborhood.

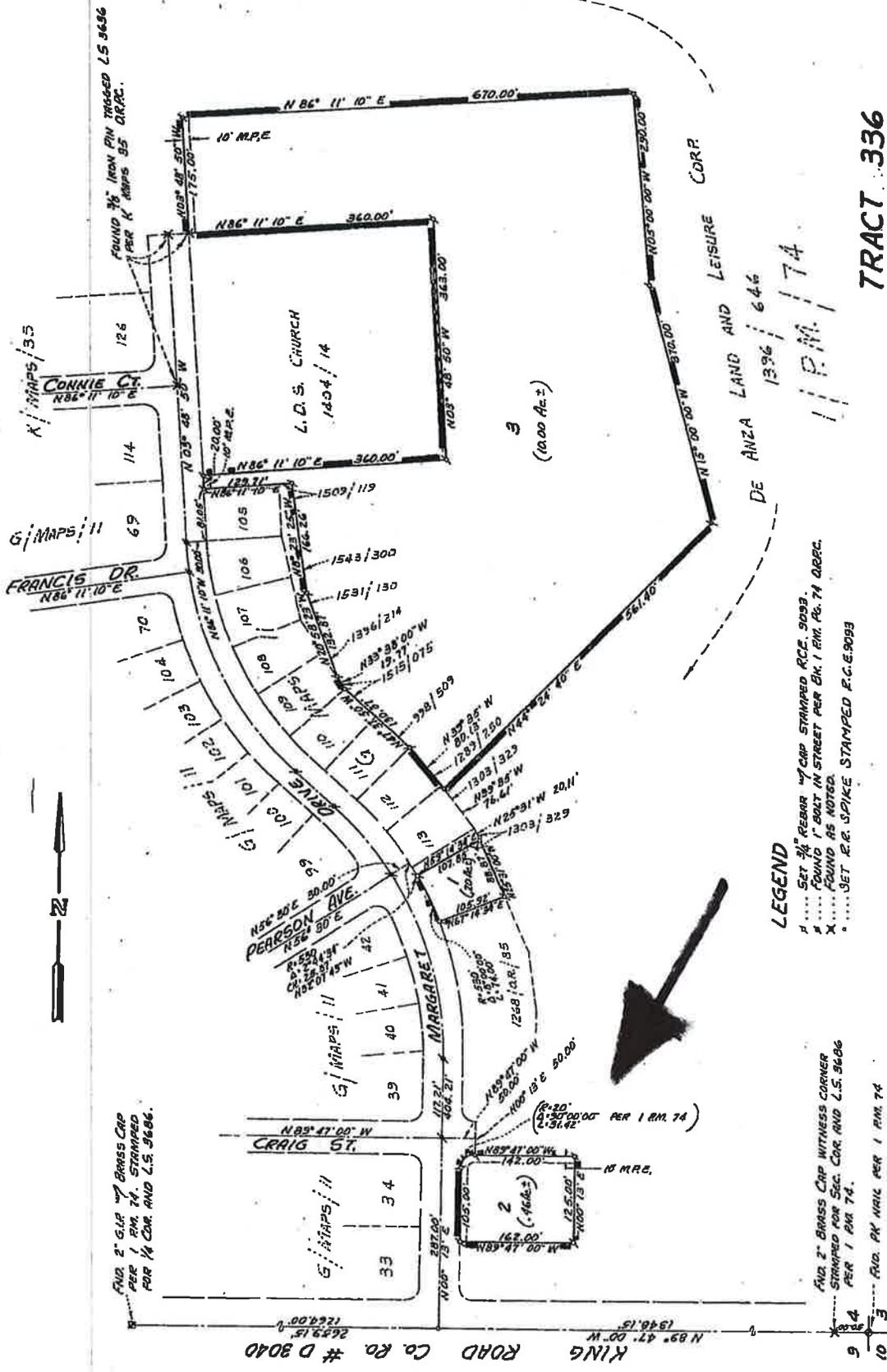
I am now proceeding to split this over-sized lot into two lots. The new lot will front on Craig Court and would have the address 5900 Craig Court. This new lot meets the town's general plan and zoning requirements. My plan is to build a home on this lot of equal quality to the work I did on the Margaret Drive renovation. So that this home blends in with the homes immediately around it, it will be a single-story home.

I am hosting a meeting with the immediately surrounding neighbors at the 3487 Margaret Drive house on Thursday, May 23rd at 7:00 PM to answer any questions you might have. I invite you to stop by. If you are not able to make it, please feel free to call me at 660-1720.

My best regards,

A handwritten signature in black ink that reads 'Todd Lowell'. The signature is fluid and cursive, with a large initial 'T' and 'L'.

Todd R. Lowell



TRACT 336
GRAYSTONE MANOR
UNIT NO. 4
 A POR OF SEC. 4 T.11N, R.7E, M.D.B. & M.
 PLACER COUNTY, CALIFORNIA
 JULY 1975
 SCALE 1" = 100'

KENDALL ENGINEERING
 AUBURN, CALIFORNIA

AT.5

LEGEND

- 1 SET 3/4" BRASS W/ CAP STAMPED R.C.E. 9093.
- 2 FOUND 1" BOLT IN STREET PER BK. 1 PM. PG. 74 ORPC.
- 3 FOUND AS NOTED.
- 4 SET 2" SPIKE STAMPED F.C.E. 9093

FIG. 2" BRASS CAP WITNESS CORNER
 STAMPED FOR SEC. COR. AND L.S. 3686
 PER 1 PM. 74.

FIG. PK. NAIL PER 1 PM. 74

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS THE CENTERLINE OF MARGARET DRIVE PER BK. 1 PM. PG. 74 ORPC AND WAS ESTABLISHED BY THOSE MONUMENTS INDICATED AS FOUND.

FIG. 2" G.I.P. W/ BRASS CAP
 PER 1 PM. 74, STAMPED
 FOR 1/4 COR. AND L.S. 3686.



22

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION; AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP; AND THEY OFFER FOR DEDICATION TO THE PUBLIC; AND THEY DO HEREBY DEDICATE TO THE PUBLIC FOR THE HERINAFTER DESCRIBED PURPOSES, THE FOLLOWING:

1. A 10 FOOT WIDE MULTIPURPOSE EASEMENT (M.P.E.) LYING ADJACENT TO ALL ROADS. THIS EASEMENT SHALL BE OVER, ON, ACROSS AND UNDER THE LAND AND SHALL CONSIST OF NONEXCLUSIVE EASEMENTS FOR THE FOLLOWING PURPOSES:
 - A. POLES AND UNDERGROUND AND OVERHEAD ANCHORS, GUYS, WIRES, CONDUITS AND APPURTENANCES THEREFOR FOR ELECTRIC AND COMMUNICATION SERVICES.
 - B. DRAINAGE, EARTH SLOPES, AND EROSION CONTROL, AND ALL APPURTENANCES THEREFOR, AND FOR CLEARING SIGHT DISTANCES AFFECTING THE TRAVELED WAY.
 - C. TO TRIM AND REMOVE TREES, LIMBS AND BRUSH.
2. PUBLIC UTILITY ANCHOR EASEMENTS OVER, ON, ACROSS AND UNDER TEN (10) FEET BRICK FROM THE (M.P.E.) ALL EASEMENTS HEREUNDER ARE NONEXCLUSIVE AND INCLUDE THE RIGHT TO TRIM AND REMOVE TREES, LIMBS AND BRUSH.



DE ANZA LAND AND LEISURE CORP
AN ARIZONA CORPORATION

Matthew Post
MATTHEW POST
PRESIDENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON SEP 11 1975, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MATTHEW L. POST KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.



Dorothea Ellis
NOTARY PUBLIC IN AND FOR THE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

9-12-75
DATE
MY COMMISSION EXPIRES

ENGINEER'S CERTIFICATE

I, L. O. KENDALL, HEREBY CERTIFY THAT THIS MAP OF GRAYSTONE MANOR UNIT NO. 4 CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JULY 1975; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED ON OR BEFORE JULY 1975, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

9-12-75
DATE
L. O. Kendall
L. O. KENDALL, P.E. 9093



COUNTY SURVEYOR'S CERTIFICATE

I, JOHN L. SHOTWELL, HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP; THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED BY THE PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

January 29, 1976
DATE

John L. Shotwell
JOHN L. SHOTWELL, C.E. 11771
PLACER COUNTY SURVEYOR

PLANNING COMMISSION CERTIFICATE

THE PLANNING COMMISSION OF PLACER COUNTY, STATE OF CALIFORNIA ON THIS 24th DAY OF September, 1975, DID REVIEW AND FORWARD THIS MAP TO THE BOARD OF SUPERVISORS RECOMMENDING APPROVAL.

ATTEST:

William P. Nichols
SECRETARY
PLANNING COMMISSION

William P. Nichols
CHAIRMAN
PLANNING COMMISSION

BOARD OF SUPERVISOR'S CERTIFICATE

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, ON THE 23rd DAY OF February, 1976, DID APPROVE THIS MAP OF GRAYSTONE MANOR UNIT NO. 4 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC; THE RIGHT-OF-WAY AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMANCE WITH THE TERMS OF DEDICATION.

ATTEST

William P. Nichols
CLERK OF THE BOARD
CHAIRMAN OF THE BOARD

RECORDER'S CERTIFICATE

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT THE REQUEST OF KENDALL ENGINEERING AT 3:31 MINUTES PAST 8:31 A.M. ON THE 13th DAY OF FEBRUARY, 1976, AND RECORDED IN BOOK X OF MAPS, ON PAGE 57.

FILE NO. 4366
FEE \$ 7.00

William P. Nichols
RECORDER
PLACER COUNTY RECORDER

TRACT 336
GRAYSTONE MANOR
UNIT NO. 4

A POR OF SEC. 4 T.11N, R.7E. M.D.B. & M.
PLACER COUNTY, CALIFORNIA

JULY 1975 SCALE 1" = 100'

KENDALL ENGINEERING
ALBUQUERQUE CALIFORNIA