

Staff Report

June 11, 2024

TO: Honorable Mayor and Members of the Town Council
FROM: Merrill Buck, Town Engineer
RE: Approval of Taylor Road Mixed Use Subdivision Improvements

Recommendation

Staff recommends that the Town Council adopt a resolution accepting Taylor Road Mixed Use Subdivision improvements as complete and authorizing the Town Clerk to file a Notice of Completion with the Placer County Recorder.

Issue Statement and Discussion

On June 6, 2017, the Planning Commission approved a modification to the previously approved Tentative Map for the "Taylor Road Mixed Use" Subdivision (#16-17) by Resolution No. 17-09. The subdivision is located on the east side of Taylor Road, approximately 1,000 feet north of Sierra College Boulevard in the Town of Loomis. The project includes 2 commercial lots, 1 open space lot, 7 single family dwellings, 9 single family dwellings with garages, and 10 duplexes.

One condition of the map's approval was the construction of public improvements consisting of streets, sidewalks, curbs, gutters, storm drainage pipes and detention system, streetlights, fire hydrants and landscaping, with the ongoing maintenance of these improvements to be funded under a Maintenance District.

On March 12, 2019, the owners of the Taylor Road Mixed Use subdivision petitioned the Town Council, and the Town Council approved the formation of a Maintenance District by Resolution No. 19-20, to collect assessments in conjunction with property taxes each year to fund the ongoing maintenance of the public improvements.

On May 14, 2019, the Town Council approved the Final Map by Resolution No. 19-26, accepted the offers of dedication, and authorized the execution of a Subdivision Improvement Agreement to ensure the completion of public improvements. Taylor Road Mixed Use was then recorded with the Placer County Recorder on the 6th day of September, 2019 in Book EE of Maps, at Page 68.

The Subdivider, Taylor Road Mixed Use, LLC has recently completed all of the public improvements to the satisfaction of the Town Engineer, and they are ready for acceptance.

CEQA Requirements

The proposed action is exempt from the California Environmental Quality Act pursuant to Public Resources Code 21080(b)(1) and CEQA guidelines section 15268(b)(3).

Fiscal Impact:

There is no fiscal impact to the Town for this action. The publicly dedicated streets, sidewalks, curbs, gutters, storm drainage pipes and detention system, streetlights, fire hydrants and landscaping will be maintained by funds collected under the Taylor Road Mixed Use Maintenance District.

Attachments

- A. Resolution
- B. Notice of Completion

TOWN OF LOOMIS

RESOLUTION NO. 24 - _____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS ACCEPTING TAYLOR ROAD MIXED USE SUBDIVISION IMPROVEMENTS AS COMPLETE AND AUTHORIZING THE RECORDING OF THE NOTICE OF COMPLETION

WHEREAS, on May 14, 2017, the Town Council approved the Final Map, accepted the offers of dedication, and authorized the execution of a Subdivision Improvement Agreement for Taylor Road Mixed Use Subdivision (#16-17); and

WHEREAS, A condition of the map was the construction of public improvements consisting of dedicated streets, sidewalks, curbs, gutters, storm drainage pipes and detention system, streetlights, fire hydrants and landscaping; and

WHEREAS, the Subdivider, Taylor Road Mixed Use, LLC has since completed the public improvements to the satisfaction of the Town Engineer, and they are ready for acceptance; and

WHEREAS, the Town Engineer recommends that the Town Council accept the subdivision's public improvements and that a Notice of Completion be filed with the County Recorder.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Loomis does hereby accept the public improvements for Taylor Road Mixed Use Subdivision as complete; and be it

FURTHER RESOLVED that the Town Clerk is authorized and hereby directed to record a Notice of Completion with the Placer County Recorder's Office.

PASSED AND ADOPTED this 11th day of June 2024 by the following vote:

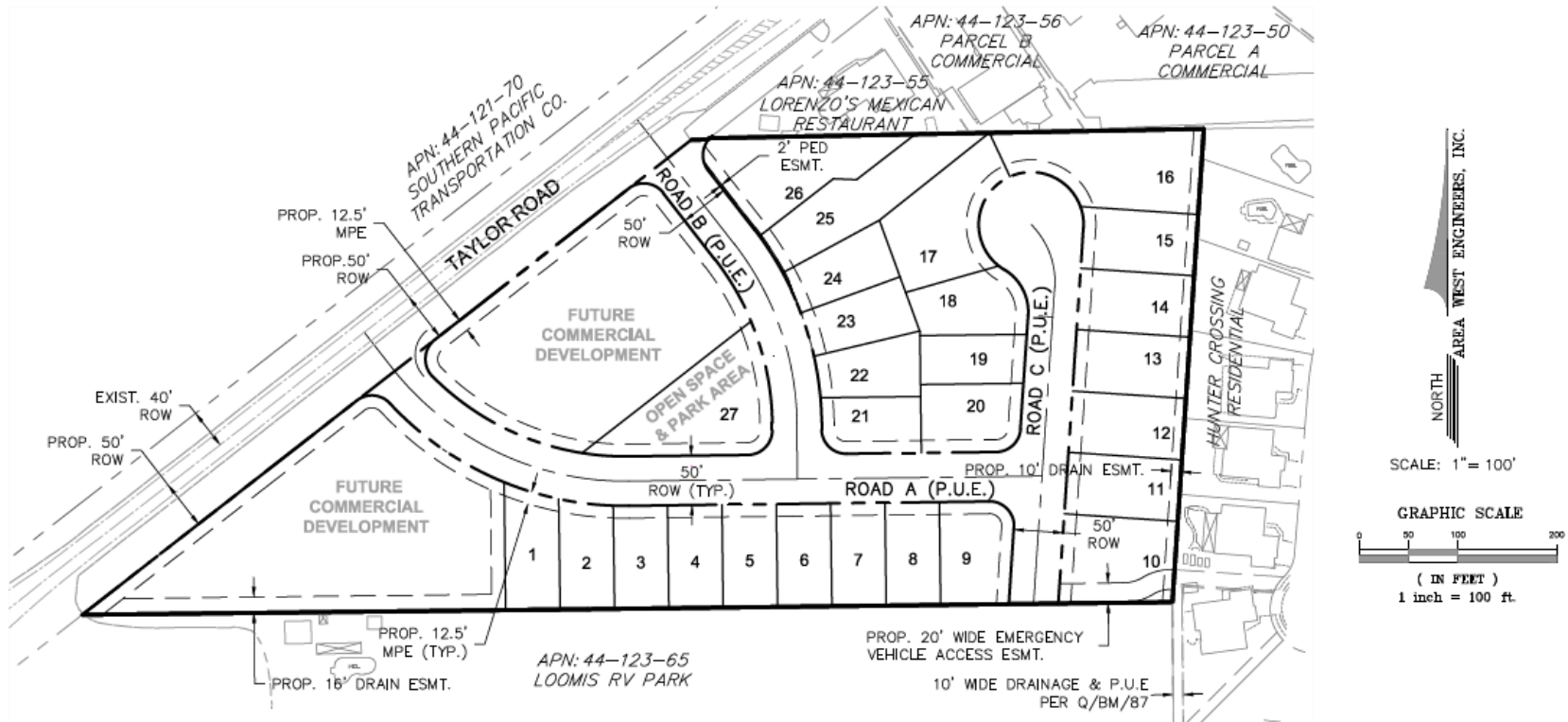
AYES:
NOES:
ABSENT:
ABSTAINED:

Mayor

ATTEST:

Deputy Town Clerk

TAYLOR ROAD MIXED USE APNs: 044-123-072 & 073 LOOMIS, CALIFORNIA



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Town Clerk
Town of Loomis
3665 Taylor Road
P.O. Box 1330
Loomis, CA 95650

(SPACE ABOVE FOR RECORDER'S USE ONLY)
[Exempt from Documentary Transfer Tax per Rev & Tax Code § 11922]
[Exempt from recording fee per Gov. Code § 27383]

NOTICE OF COMPLETION

Taylor Road Mixed Use Subdivision Improvements
Owner: Town of Loomis
Location: 3665 Taylor Road, Loomis, CA 95650
County of Placer, State of California

On June 6, 2017, the Planning Commission approved a modification to the previously approved Tentative Map for the "Taylor Road Mixed Use" Subdivision (#16-17) by Resolution No. 17-09. One condition of the map's approval was the construction of public improvements consisting of streets, sidewalks, curbs, gutters, storm drainage pipes and detention system, streetlights, fire hydrants and landscaping, with the ongoing maintenance of these improvements to be funded under a Maintenance District.

The Final Map for the Taylor Road Mixed Use Subdivision was approved by the Town Council of the Town of Loomis on May 14, 2019 by Resolution No. 19-26 and was recorded with the County Recorder of Placer County on the 6th day of September, 2019 in Book EE of Maps, at Page 68.

NOTICE IS HEREBY GIVEN that the public improvements required as part of the Taylor Road Mixed Use Subdivision are complete. The subdivision is located on the east side of Taylor Road, approximately 1,000 feet north of Sierra College Boulevard, in the Town of Loomis, as indicated on the map attached hereto as Exhibit "1" and incorporated herein by this reference. The developer of the Taylor Road Mixed Use Subdivision was Taylor Road Mixed Use, LLC. The date of acceptance of the improvements by the Town Council of the Town of Loomis was June 11, 2024.

I, **Merrill Buck**, am the Town Engineer for the Town of Loomis, which has jurisdiction over the interest or estate in the property described above, and as such, make this verification on behalf of the Town of Loomis, that I have read the above Notice of Completion and know the contents thereof and that the facts stated therein are true of my own knowledge. I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

Executed on _____, 20____, at
Loomis, California

Attest:

Merrill Buck, Town Engineer
Town of Loomis (Signature)

Carol Parker, Deputy Town Clerk
Town of Loomis (Signature)