

## Staff Report

### June 11, 2024

**TO:** Honorable Mayor and Members of the Town Council  
**FROM:** Merrill Buck, Town Engineer  
**RE:** Approval of The Grove Subdivision Improvements

#### **Recommendation**

Staff recommends that the Town Council adopt a resolution accepting The Grove 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 May 9, 2017, the Town Council of the Town of Loomis, approved the Tentative Map for "The Grove" Subdivision (#16-10) by Resolution No. 17-11. The subdivision is located on the west side of Humphrey Road across from Mimosa Court and adjacent to No Name Lane. The project created twenty-six (26) lots, twenty-two (22) of which were designated for single family homes, one (1) for a park, and three (3) for either landscaping or water retention.

A condition of the map was the construction of public improvements consisting of streets, sidewalks, curbs, gutters and a storm drain system.

On May 10, 2022, the Town Council approved the Final Map and accepted the offers of dedication for The Grove Subdivision by Resolution No. 22-16, which was then recorded with the Placer County Recorder on the 17th day of June, 2022 in Book GG of Maps, at Page 14.

The Subdivider, BlackPine Loomis 22, 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 subdivision has a Homeowner's Association that will maintain the common area landscaping, open space, retention basins, park, perimeter fencing, retaining walls, and street lighting. The publicly dedicated streets, sidewalks, curbs, gutters and a storm drain system will be maintained by funds collected under a Mello-Roos Tax Act Community Facilities 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 THE GROVE SUBDIVISION IMPROVEMENTS AS COMPLETE AND AUTHORIZING THE RECORDING OF THE NOTICE OF COMPLETION

**WHEREAS**, on May 10, 2022, the Town Council approved the Final Map and accepted the offers of dedication for The Grove Subdivision (#16-10); and

**WHEREAS**, A condition of the map was the construction of public improvements consisting of streets, sidewalks, curbs, gutters and a storm drain system; and

**WHEREAS**, the Subdivider, BlackPine Loomis 22, LLC has 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 The Grove 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 11<sup>th</sup> day of June 2024 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

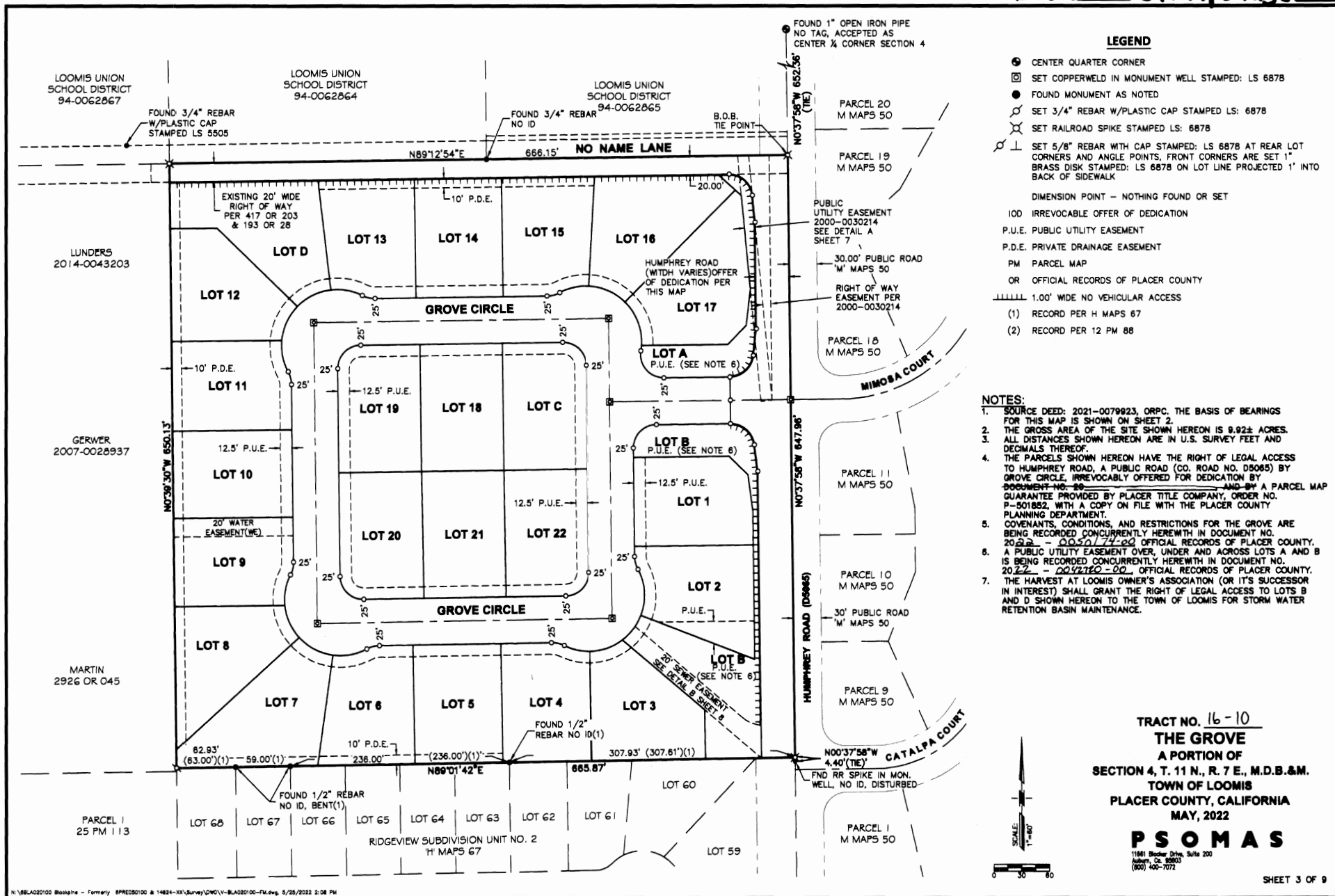
\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Deputy Town Clerk

Exhibit "1" - Location Map  
 Notice of Completion of Public Improvements, The Grove Subdivision

Book GG of Maps Page 14

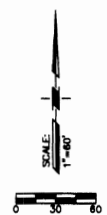


**LEGEND**

- CENTER QUARTER CORNER
- ⊠ SET COPPERWELD IN MONUMENT WELL STAMPED: LS 6878
- FOUND MONUMENT AS NOTED
- ⊗ SET 3/4" REBAR W/PLASTIC CAP STAMPED LS: 6878
- ⊗ SET RAILROAD SPIKE STAMPED LS: 6878
- ⊗ SET 5/8" REBAR WITH CAP STAMPED: LS 6878 AT REAR LOT CORNERS AND ANGLE POINTS, FRONT CORNERS ARE SET 1" BRASS DISK STAMPED: LS 6878 ON LOT LINE PROJECTED 1' INTO BACK OF SIDEWALK
- DIMENSION POINT — NOTHING FOUND OR SET
- IOD IRREVOCABLE OFFER OF DEDICATION
- P.U.E. PUBLIC UTILITY EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- PM PARCEL MAP
- OR OFFICIAL RECORDS OF PLACER COUNTY
- ||||| 1.00' WIDE NO VEHICULAR ACCESS
- (1) RECORD PER H MAPS 67
- (2) RECORD PER 12 PM 88

**NOTES:**

1. SOURCE DEED: 2021-0079923, ORPC. THE BASIS OF BEARINGS FOR THIS MAP IS SHOWN ON SHEET 2.
2. THE GROSS AREA OF THE SITE SHOWN HEREON IS 9.92± ACRES.
3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
4. THE PARCELS SHOWN HEREON HAVE THE RIGHT OF LEGAL ACCESS TO HUMPHREY ROAD, A PUBLIC ROAD (CO. ROAD NO. D5065) BY GROVE CIRCLE, IRREVOCABLY OFFERED FOR DEDICATION BY DOCUMENT NO. 2022-004270-00 AND BY A PARCEL MAP GUARANTEE PROVIDED BY PLACER TITLE COMPANY, ORDER NO. P-501852, WITH A COPY ON FILE WITH THE PLACER COUNTY PLANNING DEPARTMENT.
5. COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE GROVE ARE BEING RECORDED CONCURRENTLY HERewith IN DOCUMENT NO. 2022-004270-00 OFFICIAL RECORDS OF PLACER COUNTY.
6. A PUBLIC UTILITY EASEMENT OVER, UNDER AND ACROSS LOTS A AND B IS BEING RECORDED CONCURRENTLY HERewith IN DOCUMENT NO. 2022-004270-00, OFFICIAL RECORDS OF PLACER COUNTY.
7. THE HARVEST AT LOOMIS OWNER'S ASSOCIATION (OR IT'S SUCCESSOR IN INTEREST) SHALL GRANT THE RIGHT OF LEGAL ACCESS TO LOTS B AND D SHOWN HEREON TO THE TOWN OF LOOMIS FOR STORM WATER RETENTION BASIN MAINTENANCE.



TRACT NO. 16-10  
**THE GROVE**  
 A PORTION OF  
 SECTION 4, T. 11 N., R. 7 E., M.D.B.&M.  
 TOWN OF LOOMIS  
 PLACER COUNTY, CALIFORNIA  
 MAY, 2022  
**PSOMAS**  
11641 Boulder Drive, Suite 200  
 Auburn, Ca. 95603  
 (800) 400-7072

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**

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

On May 9, 2017, the Town Council of the Town of Loomis, approved the Tentative Map for “The Grove” Subdivision by Resolution No. 17-11. A condition of said map was the construction of public improvements consisting of streets, sidewalks, curbs, gutters and a storm drain system.

The Final Map for The Grove Subdivision was approved by the Town Council of the Town of Loomis on May 10, 2022 by Resolution No. 22-16 and was recorded with the County Recorder of Placer County on the 17th day of June, 2022 in Book GG of Maps, at Page 14.

NOTICE IS HEREBY GIVEN that the public improvements required as part of The Grove Subdivision are complete. The subdivision is located on the west side of Humphrey Road across from Mimosa Court and adjacent to No Name Lane, 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 Grove Subdivision was Presidio BlackPine Loomis 22, 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)