**STAFF REPORT**

TO: Town of Loomis Planning Commission
FROM: Christy Consolini, Town Planner
DATE: December 16, 2025
RE: APPLICATION #24-14 – THE RESERVE SUBDIVISION – 5780 ROCKLIN ROAD, APN: 045-161-033

RECOMMENDATION:

1. Conduct a public hearing and receive public input; and
2. Adopt Resolution #25-08 (Attachment 1) approving the Reserve Subdivision Tentative Map, requested Front Setback Variance, Fence Height Variance, Design Review, and CEQA Section 15183 exemption, per the findings in Exhibit 2.A, conditions of approval in Exhibit 2.B, and as depicted in Exhibit 2.C.

PROJECT DESCRIPTION

The 26-acre Reserve Subdivision site is located at 5780 Rocklin Road and 5500 Barton Road, at the intersection of Rocklin Road and Barton Road in the southern portion of Town. The property was formerly part of a 40-acre parcel and was separated through a Boundary Line Adjustment completed in 2024, creating the 13.78-acre parcel for Loomis Union School District to the north and east of the project site.

The project proposes subdividing the 26-acre site into 20 residential lots ranging from 40,000 to 136,612 square feet, with an average lot size of 54,628 square feet, and improving 1.2 acres of right-of-way for Rocklin Road and Barton Road. Lots 5–10 include portions of the existing pond in the southwest corner. Access would be provided by a new private cul-de-sac, Reserve Court, connecting to Barton Road.

The project also includes frontage improvements along portions of Rocklin Road and Barton Road and installation of utilities to serve the new single-family residences.

The site is largely undeveloped and lightly forested, with a 4.6-acre pond on the southwest portion and an existing single-family home near Rocklin Road that would be removed. Surrounding uses include Rural Residential to the west, Residential Estate to the north, and Residential Agricultural to the east and south. The General Plan designation and zoning for the site are both Rural Residential (RR).

The applicant is requesting a variance to reduce the front yard setback. In the RR district, a 75-foot setback is required when a private street easement is within the setback area. Because Reserve Court is proposed as a private street, this requirement applies. While the average front setback across the subdivision would exceed 75 feet, several lots would have setbacks between 50 and 75 feet. The variance is requested to preserve existing natural resources, including mature oak trees and wetlands.

Figure 1 Vicinity Map



Access and Circulation

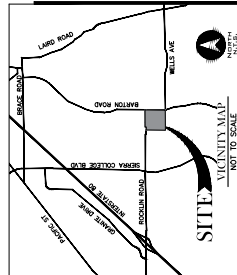
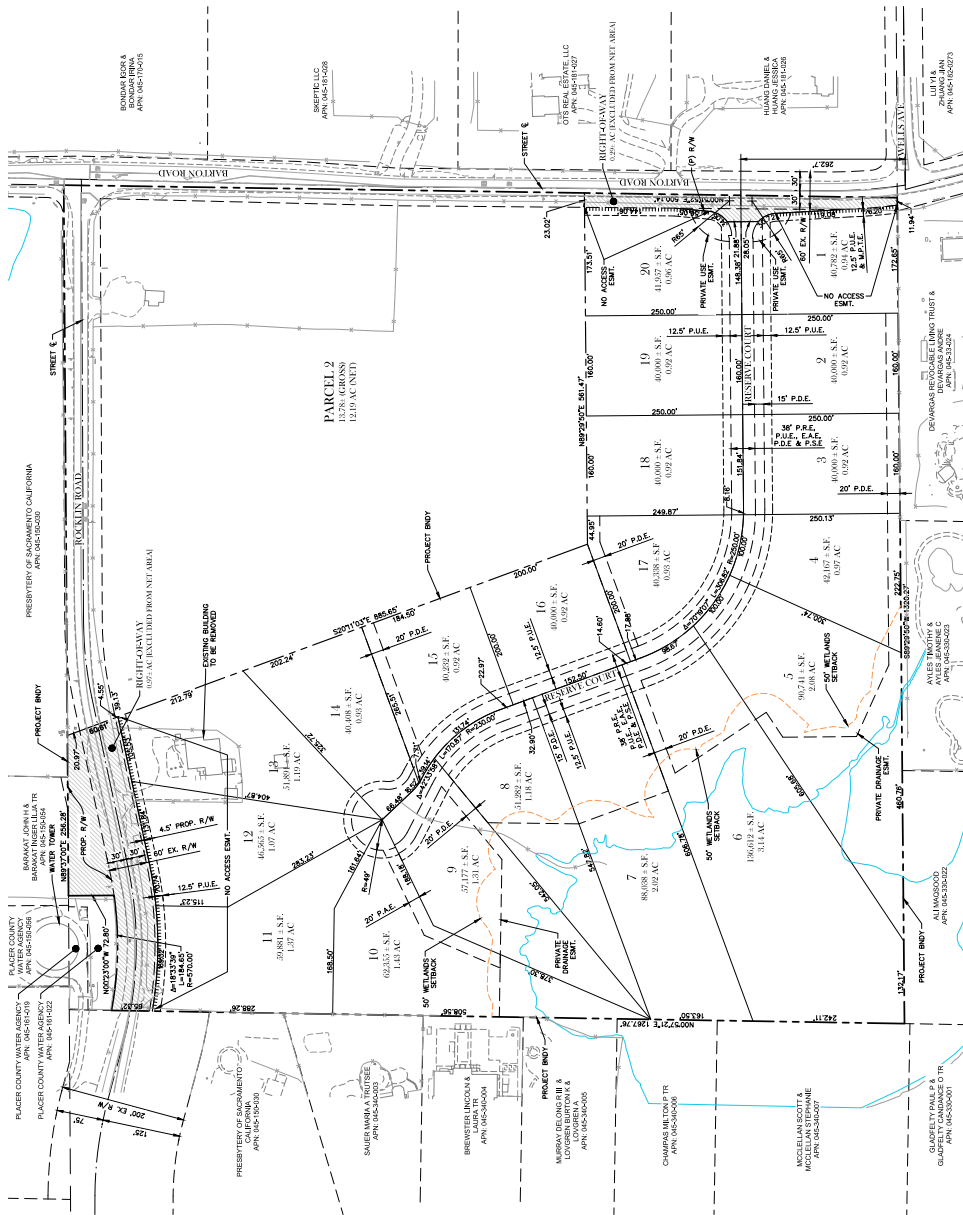
As described above, site access would be provided from Barton Road via the proposed internal roadway, Reserve Court, located along the project's eastern boundary. Reserve Court would include a 38-foot-wide right-of-way (ROW) with two 12-foot travel lanes, a 7.2-foot parking lane, and a five-foot sidewalk on the north and east sides. No sidewalk is proposed on the south and west portions of Reserve Court and in their place, the project proposes 14-foot wide drainage swales parallel to the road near the edge of pavement.

The project also proposes a five-foot sidewalk along the southern half of Rocklin Road and a five-foot decomposed granite trail along the Barton Road frontage. Curb and gutter would be installed on both sides of Reserve Court, along with public utility easements measuring 12.5 feet on the north side and 24 feet on the south side.

The project also includes frontage improvements on Barton Road and striping improvements on Rocklin Road. Barton Road improvements would widen the western half of the ROW to accommodate a new left-turn lane, travel lane striping, pavement markings, a stop bar, and space for future bicycle routes and curb. Rocklin Road improvements would widen the southern half of the ROW to provide a 40-foot "no parking" zone, curb and gutter, sidewalk, and space to stripe future bicycle facilities.

"No Access" easements would be established at the rear of lots 11, 12, and 13, and along the street sides of lots 1 and 20 to prevent secondary access points/driveways from these lots onto Barton Road or Rocklin Road.

TENTATIVE SUBDIVISION MAP



INDEX OF DRAWINGS

FIGURE	DESCRIPTION
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20	PROPOSED SUBDIVISION MAP

PROJECT SUMMARY

OWNER/CLIENT	PREMIER HOMES
DESIGNER	TS&D ENGINEERING, INC.
DATE	SEPTEMBER 2, 2025
PROJECT NO.	25-14
LOT SIZE	13.276 GROSS, 12.019 AC (NET)
PERMIT NO.	25-14
PROJECT AREA	13.276 GROSS, 12.019 AC (NET)
PERMIT AREA	13.276 GROSS, 12.019 AC (NET)
PERMIT NO.	25-14

DEVELOPMENT STANDARDS (IRRI)

STANDARD	STANDARD
MIN. LOT AREA (SQ FT)	10,000
MIN. LOT FRONT SETBACK (FT)	10
MIN. LOT SIDE SETBACK (FT)	10
MIN. LOT REAR SETBACK (FT)	10
MIN. LOT FRONT SETBACK (FT)	10
MIN. LOT SIDE SETBACK (FT)	10
MIN. LOT REAR SETBACK (FT)	10
MIN. LOT FRONT SETBACK (FT)	10
MIN. LOT SIDE SETBACK (FT)	10
MIN. LOT REAR SETBACK (FT)	10

FRONT SETBACK VARIANCE

THE COMBINED FRONT SETBACK FOR LOTS WITHIN THE COMMUNITY OF THE RESERVE TO BE SUBDIVIDED SHALL BE NOT LESS THAN 10 FEET FROM THE CENTERLINE OF THE FRONT LOT LINE. THE COMBINED FRONT SETBACK FOR LOTS WITHIN THE COMMUNITY OF THE RESERVE TO BE SUBDIVIDED SHALL BE NOT LESS THAN 10 FEET FROM THE CENTERLINE OF THE FRONT LOT LINE. THE COMBINED FRONT SETBACK FOR LOTS WITHIN THE COMMUNITY OF THE RESERVE TO BE SUBDIVIDED SHALL BE NOT LESS THAN 10 FEET FROM THE CENTERLINE OF THE FRONT LOT LINE.

TOWN OF LOOMIS

THE TOWN OF LOOMIS HAS REVIEWED THIS MAP AND FINDS IT TO BE IN ACCORDANCE WITH THE TOWN OF LOOMIS SUBDIVISION MAP ACT. THE TOWN OF LOOMIS HAS REVIEWED THIS MAP AND FINDS IT TO BE IN ACCORDANCE WITH THE TOWN OF LOOMIS SUBDIVISION MAP ACT. THE TOWN OF LOOMIS HAS REVIEWED THIS MAP AND FINDS IT TO BE IN ACCORDANCE WITH THE TOWN OF LOOMIS SUBDIVISION MAP ACT.

TS&D ENGINEERING, INC.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 908-0707
Fax: (916) 908-0701

THE RESERVE - TOWN OF LOOMIS

SW Corner of Rocklin Road and Barton Road
Loomis, California

Proposed By: PREMIER HOMES
8483 Douglas Plaza Dr
Granite Bay, CA 95746

SEPTEMBER 2, 2025
FOURTH SUBMITTAL

PRELIMINARY SITE PLAN

LEGEND:

	ASPHALT PAVING
	CONCRETE PAVING
	D/G PAVING
	RESIDENTIAL LANDSCAPING AREA
	PRELIMINARY HOME FOOTPRINT AREA
	PRELIMINARY PAVED DRIVEWAY (SUBJECT TO CHANGES)
	EXISTING POND UNITS
	DRAINAGE SWALE



THE RESERVE - TOWN OF LOOMIS

SW Corner of Rocklin Road and Barton Road
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SEPTEMBER 2, 2025
FOURTH SUBMITTAL

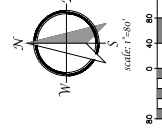
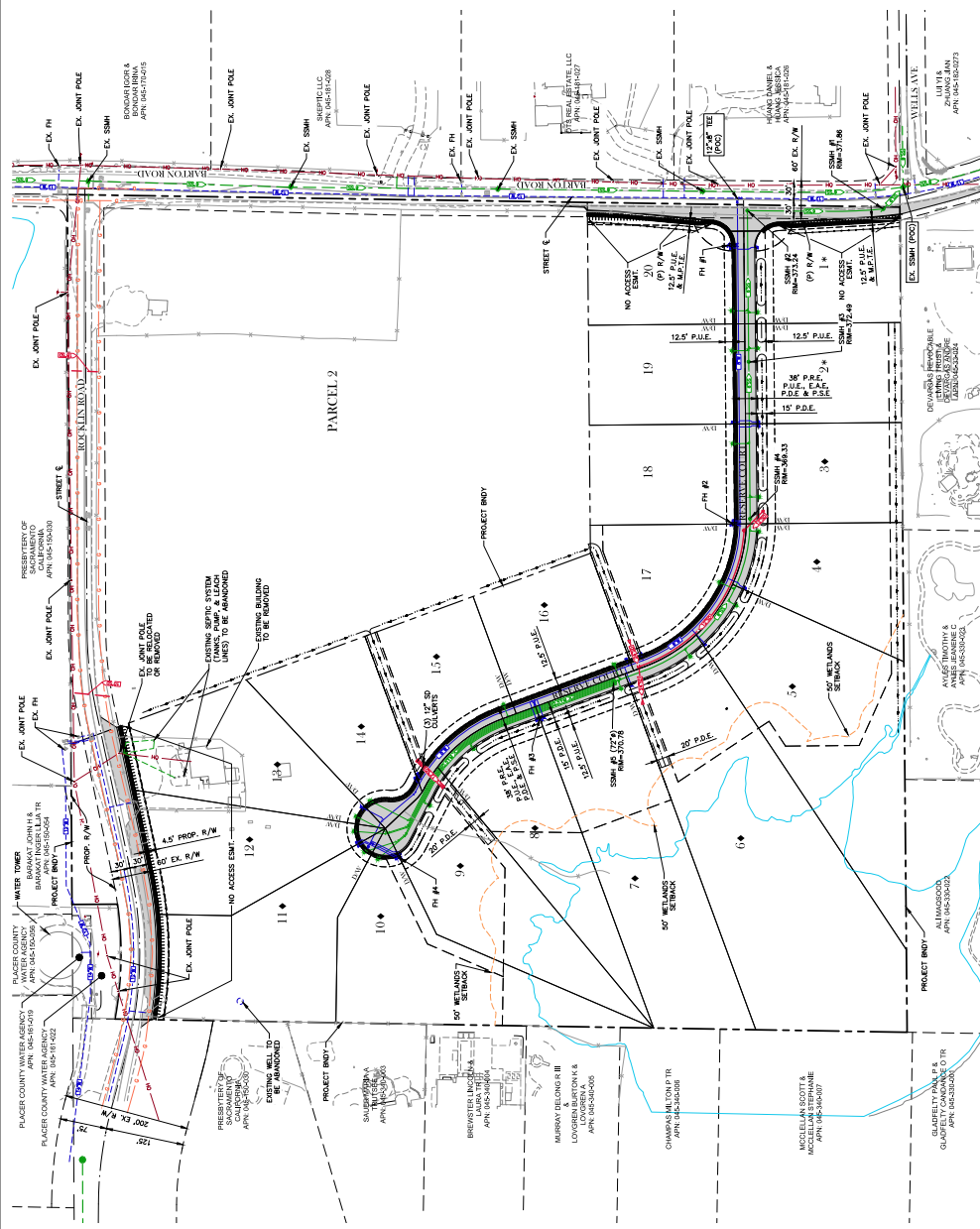


TSD ENGINEERING, INC.
298 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

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- NOTES:**
1. MIN. SEPARATION REQUIREMENTS FOR UTILITIES.
 1. SEWER & STORM DRAIN - 5' FROM OUTSIDE OF PIPE/STRUCTURE TO OUTSIDE OF PIPE/STRUCTURE.
 2. WATER & SEWER - 10' FROM FROM OUTSIDE OF PIPE/STRUCTURE TO OUTSIDE OF PIPE/STRUCTURE.
 3. WATER & STORM DRAIN - 4' FROM OUTSIDE OF PIPE/STRUCTURE TO OUTSIDE OF PIPE/STRUCTURE.
 4. STORM & SEWER ARE REQUIRED TO BE BELOW WATER CROSSINGS BY 12" MIN.

- * PROPERTY REQUIRES BACKWATER VALVE PER SPALD CO. STD. DIV. B.

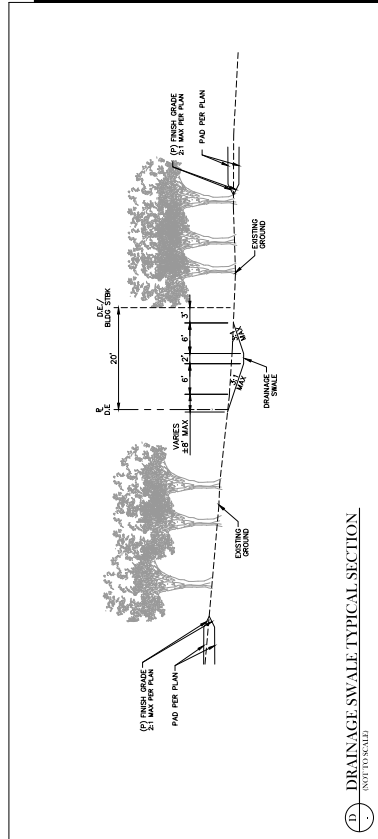
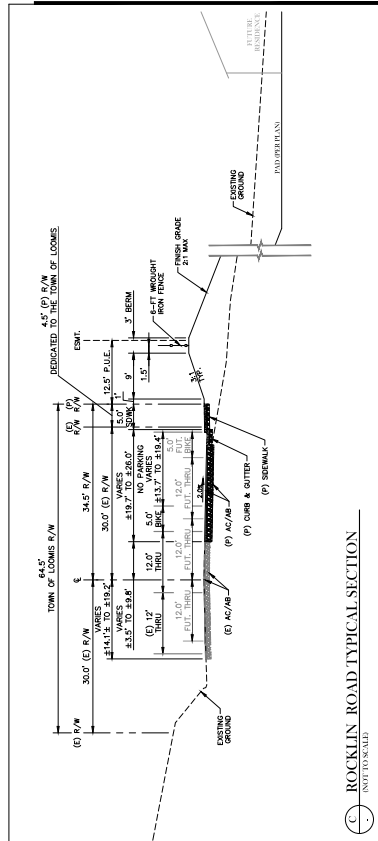
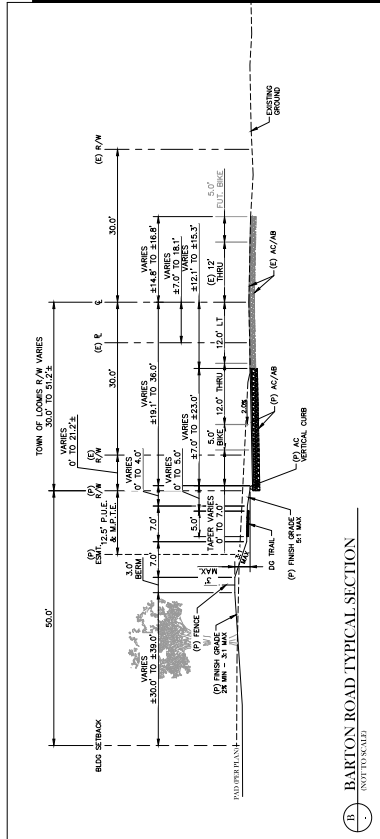
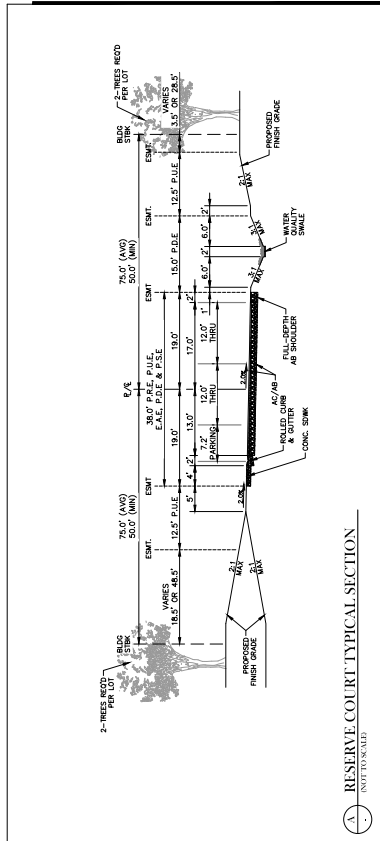


SEPTEMBER 2, 2025
FOURTH SUBMITTAL

SW Corner of Rocklin Road and Barton Road
Loomis, California

#24-14 The Reserve Subdivision
December 16, 2025
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PRELIMINARY SECTIONS



THE RESERVE - TOWN OF LOOMIS

SW Corner of Rocklin Road and Barton Road
Loomis, California



TSD ENGINEERING, INC.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SEPTMBER 2, 2025
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PREMIER HOMES
Proposed
By: Granite Bay, CA 95746

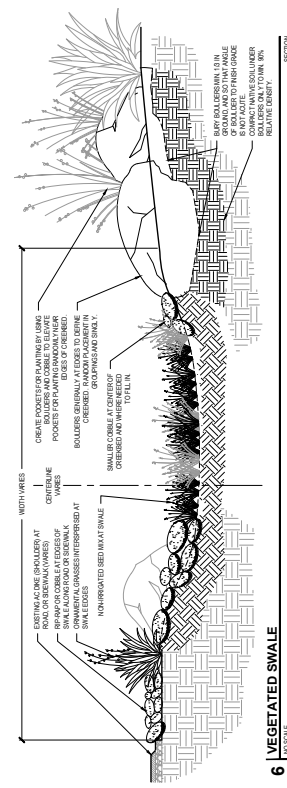
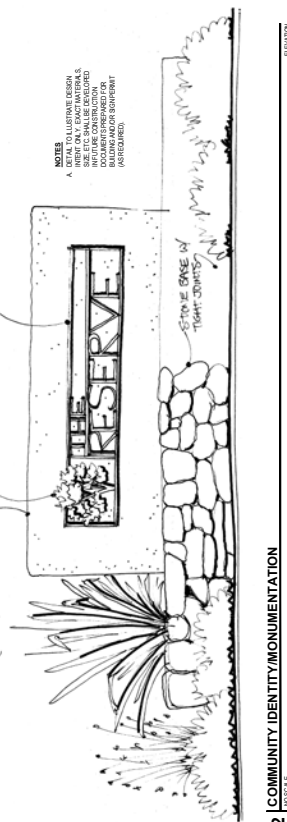
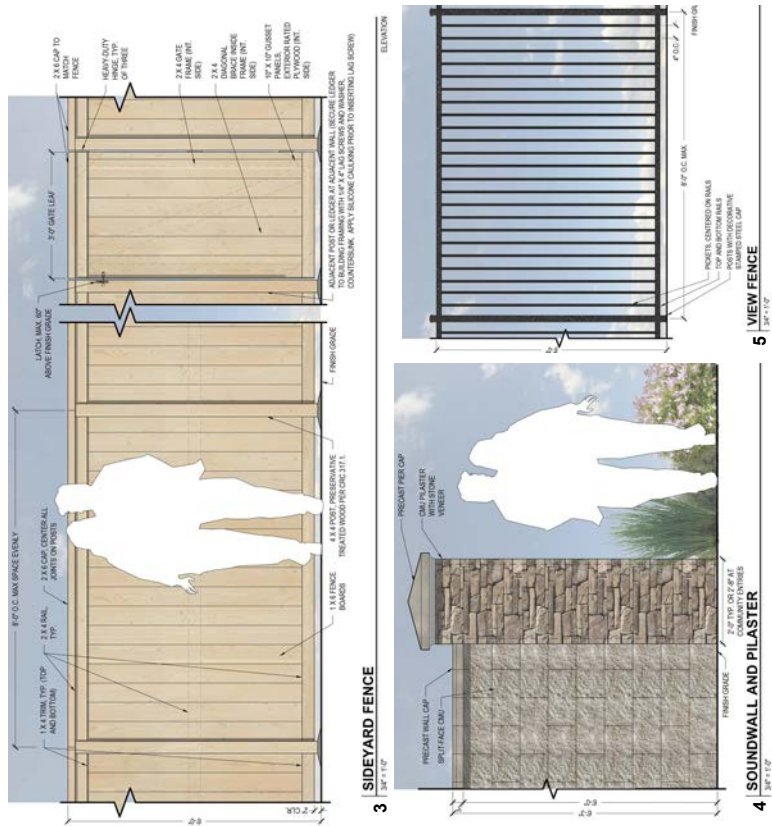
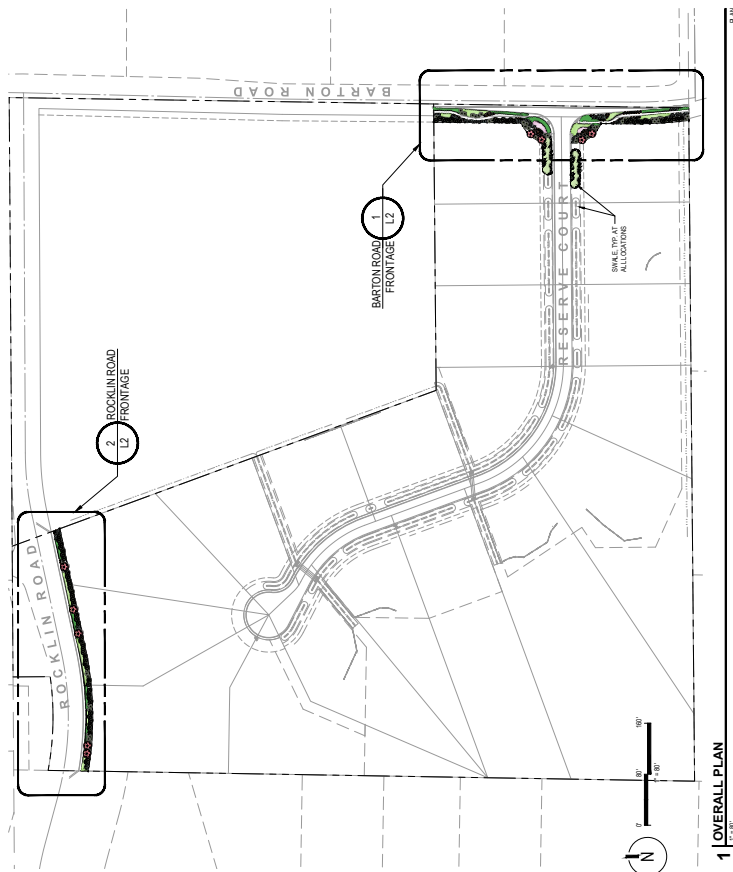
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Proposed By: **PREMIER HOMES**
8483 Douglas Plaza Dr
Granite Bay, CA 95746

150 ENGINEERING, INC.
expect more,
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SEPTEMBER 2, 2025
FOURTH SUBMITTAL



5

The Reserve

Overall Landscape Plan and Preliminary Details

Utilities

Pacific Gas and Electric (PG&E) would provide electrical service to the project site through connections to existing nearby infrastructure. Water, wastewater, and stormwater utilities would be expanded or constructed as part of the proposed project.

Treated water service would be provided by the Placer County Water Agency (PCWA). The project includes installation of an eight-inch water line within the proposed internal roadway, connecting to the existing 12-inch line in Barton Road. This line would provide domestic water to all residences and supply adequate fire flow for sprinkler systems and five (5) new fire hydrants along Reserve Court.

Wastewater service would continue to be provided by the South Placer Municipal Utility District (SPMUD). A six-inch gravity sewer line would be installed within Reserve Court from Lots 7 through 16 to Barton Road, where it would tie into existing six- and eight-inch sewer lines. Lots 8 through 15 would use individual grinder pumps and 2.5-inch force mains to convey wastewater to the new gravity line at the terminal manhole.

Stormwater management would be handled through a system of drainage sub-sheds, including 14 drainage management areas (DMAs), designed to capture and direct runoff to the existing pond in the southwest portion of the site. The stormwater system would include 24-inch and 12-inch drain lines and four water-quality swales that convey flows downslope to the pond. Swales between lots would measure approximately 14-feet in width within a 20-foot drainage easement area. Natural and landscaped vegetated areas would further treat and reduce runoff from new impervious surfaces. A 50-foot wetland setback would be established through the tentative map, preventing development within close proximity to the pond.

Landscaping and Design

The project includes six-foot solid wood fences along interior property lines, and a six-foot wrought-iron fence and berm along the Rocklin Road frontage.

A 12.5-foot landscape corridor would be installed between the Rocklin Road sidewalk and the wrought iron fence. Along Barton Road, an 18- to 20-foot landscape buffer with a five-foot decomposed granite trail would separate the roadway from the proposed homes. Both areas would be planted with a mix of street trees, shrubs, climbing plants, and groundcover. Additional landscaping would be provided within residential front yards. A 6-foot wrought iron fence is proposed along the Barton Road frontage.

A stone and stucco entry monument with metal signage and mature landscaping and lighting would be constructed at the intersection of Reserve Court and Barton Road.

All landscaping would comply with the Town's Water Efficient Landscape Requirements (Municipal Code Chapter 13.34). The project also proposes removal of 279 on-site trees, of which 103 are protected under the Town's Tree Preservation Ordinance.

The applicant is proposing three design categories for the new homes, the Americana Series (farmhouse and ranch style), the Arts & Crafts Series (prairie and craftsman style), and the Early California Series (Spanish eclectic and California wine country style). Details of the proposed designs are found in the Reserve Design Guidelines dated April 2025 (<https://loomis.ca.gov/documents/the-reserve-design-guidelines-20250424/>).

The subdivision would operate through a homeowner's association (HOA), which would include The Reserve Design Review Committee who would be tasked with evaluating proposed improvements per their Design Guidelines. The overall design style of the subdivision emphasizes the natural

environment over the built environment, where the visual impact of driveways, garages and carports is minimized and natural landforms, trees, and rock formations are maintained.

With the installation of the proposed road and infrastructure, building pads would be graded on each lot, establishing the building area. According to the Biological Resources Assessment prepared for the project, approximately 5.06 acres of aquatic resources are present on the project site, including 4.6 acres of pond, 0.35 acres of wetland swale, 0.08 acres of seep, and 0.03 acres of seasonal wetland. No structures may be placed within the 50-foot wetland setback areas as shown on the Tentative Map. Grading for the building pads, roadway, and associated infrastructure would affect 0.38 acres of aquatic resources, specifically 0.03 acres of seasonal wetland, 0.27 acres of seasonal wetland swale, and 0.08 acres of seep. As established in the conditions of approval, the applicant will be required to obtain all necessary State and federal permits prior to any ground-disturbing activities, and proof of permit compliance shall be submitted to the Town of Loomis prior to grading permit issuance.

HISTORY

The property was rezoned in November 2024 and redesignated from Residential Agricultural (RA) to Rural Residential (RR) during the 2020-2040 General Plan Update (adopted in April 2024). The General Plan Land Use Committee agreed to the land use designation and zoning change in conjunction with the establishment of a lot line adjustment and sale of the northeast corner to Loomis Union School District. The agreement between Loomis Union School District and the Applicant has been established and the terms will be finalized with approval of the Tentative Map.

This Tentative Map application #24-14 was submitted to the Planning Department on October 1, 2024. Since that time, staff has worked with the applicant to revise application materials to address questions and comments on the application submittal and to prepare the environmental documentation. Since this is a Tentative Map, the Planning Commission is the review authority, as established in Town of Loomis Municipal Code Title 14, Subdivision Regulations Section 14.20.090.

Agency referrals were solicited on September 23, 2025. Responses were received from South Placer Fire District, Placer County Sheriff's Office, South Placer Municipal Utility District, Pacific Gas & Electric Company, the Placer County Environmental Health Department and Placer County Water Agency. Those responses are reflected in the conditions of approval for this Project (Exhibit 2.B). This project is not subject to tribal consultation under AB 52.

In addition to the Tentative Map and application, studies and reports prepared for the project include: Design Guidelines, Traffic Evaluation Memo, Biological Resources Assessment, Aquatic Resources Report, Arborist Report, Special-status Plants Study, Soils Report, Hydrology Report, Phase I and II Environmental Site Assessments, Cultural Resources Report, Fire Management Plan, Maintenance Cost Analysis, Inclusionary Housing Proposal, Utility Narrative, and Recology and SPMUD will-serve letters. These can be found on the Project website: <https://loomis.ca.gov/24-14-the-reserve-subdivision-2/>

DISCUSSION

Subdivision

Pursuant to Section 14.20.020 of the Town of Loomis Municipal Code, a Tentative Subdivision Map is required for subdivision of five or more parcels. As previously discussed, the proposed project would require approval of a Tentative Subdivision Map to subdivide the project site into 20 single-family residential lots. The lots would range in size from 40,000 to 136,612 sf. The Tentative Subdivision Map is consistent with the existing General Plan land use and zoning designations for the project site.

Variances

Pursuant to Section 13.30.110 of the Town of Loomis Municipal Code, all structures within the Town of Loomis are required to comply with the setback requirements associated with the applicable zoning district. The project site is zoned RR, which requires a minimum front setback of 50 feet or 75 from the centerline of the private street easement. The proposed project requires approval of a setback variance as provided under Municipal Code Section 13.62.060 to reduce the setbacks required for the proposed single-family residences in order to preserve existing trees along Reserve Court and the on-site pond. Since Reserve Court would be a private road with lots including right-of-way, the front setback per the Municipal Code for this subdivision would be 75 feet. However, approval is needed to reduce the front setback on some parcels to 50 feet from the roadway centerline or 32 feet from the edge of pavement. On lots 4, 5, 10, and 13, the front setback would exceed 75 feet to preserve large oaks or clusters of oaks, while lots 3, 6, and 20 would require a reduced front setback to maintain existing oaks and pond setbacks towards the rear of the property. While some lots would have a reduced setback, others would have an increased setback to preserve trees, thereby balancing the average front setback at 75 feet.

Additionally, the proposed project requires approval of a fence height variance to allow for fencing greater than six feet in height. Pursuant to Section 13.30.040 of the Town of Loomis Municipal Code, fence heights are limited to 6 feet, except for deer fencing or fences up to 8 feet in height with open fencing above 6 feet. The 6-foot-tall wrought iron fence along Rocklin Road would be located on top of a berm, approximately 3 feet in height as measured on the Rocklin Road side, thereby exceeding the six-foot height limit. The berm is necessary to reduce roadway noise and provide privacy from the roadway, as well as to maintain a landscaped travel view along Rocklin Road. Retaining walls are also required within and between lots due to natural slopes. The retaining walls would exceed multiple feet and, in some, would be higher than three feet, thereby resulting in very low fences if the total height is limited to six feet. Where there is a retaining wall and pool, the fence height limit may prevent the installation of a secure 6-foot fence, creating a safety hazard unless a variance is allowed. While not all fencing would require a variance, the applicant is asking for a fence height variance for fencing atop a retaining wall, allowing for a 6-foot fence on retaining walls to maintain security.

Design Review

Design Review is required for all new subdivisions of five or more parcels as per Section 13.62.040 Design Review to ensure proposed development maintains and enhances “*the small-town, historic, and rural character of the community.*”

In its review and approval the Planning Commission is required to evaluate and make finding on seven criteria as per Section 13.62.040 E Project Review:

- 1. Complies with this section. (i.e Design Review)*
- 2. Provides architectural design, building massing and scale appropriate to and compatible with site surroundings and the community*
- 3. Provides attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and wall, grading, landscaping, lighting, signs, etc.*
- 4. Provides efficient and safe public access, circulation and parking*
- 5. Provides appropriate open space and landscaping, including the use of water efficient landscaping*
- 6. Is consistent with the Loomis General Plan.*
- 7. Complies with any applicable design guidelines and/or adopted design review policies.*

The project proposes subdividing the 26-acre site into 20 residential lots ranging from 40,000 to 136,612 square feet, with an average lot size of 54,628 square feet. This is compatible with the surrounding residential parcels which support lower density one-acre residential lots that occur to

the west of the project site and low-density residential lots that occur to the north, south and east of the project site.

The *Preliminary Landscaping Plan Sheets L1 – L2* provides for entry landscaping along Barton Road, and additional landscaping of the berm at Rocklin Road. The front entry of Reserve Court along Barton Road would include a stone and stucco entry monument, pedestrian pathway, vegetated swales and landscaping with shrubs and trees. Plants would include accent trees (*Arbutus marina*, Oklahoma redbud, crape myrtle, and Morning Cloud chitalpa), foundation shrubs (Toyon, mock orange, compact Carolina laurel cherry, and Majestic B hawthorne), mid-ground shrubs (Japanese holly, Indian hawthorne, Anthony Waterer spirea, and Spring Bouquet laurestinus), natives (Howard M. manzanita, bush anemone, California lilac, Toyon, California juniper, and California coffee berry), border shrubs (wax leaf privet and Majestic Indian hawthorne), accent shrubs (*Dianella*, Katrina Fortnight lily, and Tricolor New Zealand flax), and swale planting (California field sedge, Tussock sedge, and small cape rush). The entryway would also include a tighter planting palette with Little Rev flax lily, purple leaf fringe flower, New Zealand flax, white carpet rose, rosemary, and Adam's needle yucca. Additional groundcover species are proposed including manzanita, coyote brush, creeping juniper, rosemary, star jasmine, catclaw, fescue, sage, and rockrose. Most of these species have low water needs, although some are within the moderate category.

As previously discussed, the project site will utilize a series of swales to capture stormwater that will flow to the existing pond on the west side of the site. Lots include grading to create building pads and, in some areas, retaining walls are proposed due to the existing slopes on the property. Swales would be located on the west and south sides of Reserve Ct. with additional swales located within public drainage easements between lots 6 and 7, 8 and 9, 14 and 15, and 16 and 17.

Generally, walls and fences are not allowed to exceed 6 feet, except as approved by the Planning Commission for public safety as per Section 13.30.040 A2 Fences. The combination of the wall and fence and fill will allow for appropriate security around pools and for adequate privacy between lots. A 3-foot berm is proposed along Rocklin Road to improve privacy and reduce noise. A six-foot tall wrought iron fence is proposed on top of this berm to secure the lots adjacent to Rocklin Road

Fencing would generally be six-feet tall, measured from the lowest ground level, except along property lines or at the edge of the development envelope (pool fencing) where the six-foot fence would be located on a retaining wall, with total wall and fence heights ranging from 6 to 9 feet to 13.5 feet. Fence heights located along side and rear setbacks are allowed to exceed 6 feet in height, subject to approval as noted above.

Outdoor lighting would be installed on the residences in fixtures compatible with the architectural style and materials of the residence. Lighting shall be positioned so that no direct light extends onto neighboring properties and illumination would be screened. Landscape lighting would also follow these requirements for shielding and limited to illuminating the property on which the fixture is located.

Development of the proposed project would not substantially degrade the existing visual character or the quality of the site and its surroundings. The mostly undeveloped project site would be converted to residential uses that are similar in character to the uses to the north, south, west, and east of the site. Existing vegetation and fencing help shield the project site from the surrounding properties and the size and style of the development would be consistent with the surrounding residential lots. The proposed landscaping and fencing would visually buffer the developed residential uses from nearby public vantage points, including Rocklin and Barton Roads.

The applicant is proposing three design categories for the new homes, the Americana Series (farmhouse and ranch style), the Arts & Crafts Series (prairie and craftsman style), and the Early California Series (Spanish eclectic and California wine country style), each having several variations. Details of the proposed designs are found in the Reserve Design Guidelines dated December 1, 2025 (<https://loomis.ca.gov/24-14-the-reserve-subdivision-2/>), with some not located at the corner of Barton Road having a second floor. The project would include a mixture of one- and two-story units with varied setbacks within the development envelope for different components of the home and staggered planes. The building pads would have an average size of 12,000 square feet (approximately 100 feet by 120 feet), varying from 10,599 square feet to a maximum of 16,200 square feet. The pad sizing is intended to be large enough to accommodate side-entry garages to focus the façade on the residence rather than the garage. Home sizes would vary, but on average would be approximately 3,500 square feet. Each of the designs are traditional styles compatible with the rural suburban nature of Loomis. The subdivision seeks variation in residential design so that each unit is unique. Acceptable exterior materials include wood siding, cut stone, stone, shingle siding, stucco and half timbering with a combination of finishes used to reduce building massing.

Tree Removal

Per the arborist report and tree removal plan, the site currently contains 496 trees, 492 are considered protected oak species. Of the protected trees, 297 are rated as dying or unhealthy, leaving 195 on site protected trees. A total of 103 protected trees in healthy condition, with a total diameter at breast height of 2,262 inches, are proposed for removal. The applicant will be required to obtain a Tree Removal Permit from the Town prior to removal and prepare a tree protection plan. In order to mitigate for the loss of the 103 trees requiring mitigation under the ordinance, the applicant would be required to pay a mitigation fee or replant oaks on the property. The Preliminary Landscaping Plan does not include native oaks; therefore, the project would be required to pay \$229,435 into the tree mitigation fund. At the time of permit submittal, the applicant may include a revised planting plan should some oak replacement be proposed, thereby reducing the fee.

Pond and Wetland

Between the pond and seasonal wetlands, there is approximately 5.06 acres of aquatic resources mapped on the site. The 4.6-acre pond is located in the southwestern portion of the site and will not be impacted by development. The HOA will be responsible for maintenance of the pond, which is located on Lots 5 - 10, with pond setbacks on Lots 4 - 10. A total of 0.38 acres of aquatic resources will be disturbed by this project, as confirmed by the Army Corps of Engineers preliminary jurisdictional determination for the site. To mitigate any impacts, the applicant must comply with General Plan Implementation Measure BIO-1.3.1.1, which requires a Biological Resources Assessment. A Biological Resources Assessment was prepared for the Project in September 2025 and can be found here: <https://loomis.ca.gov/24-14-the-reserve-subdivision-2/>. All recommendations in the submitted Biological Resources Assessment must be implemented during development.

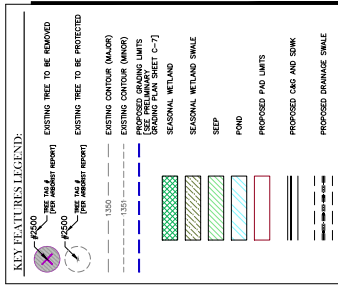
Inclusionary Housing

To comply with the Town's inclusionary housing requirements, the applicant is proposing to construct three (3) partially attached Junior Accessory Dwelling Units (JADU). This exceeds the requirement of 10% or two units.

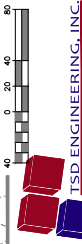
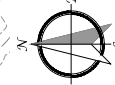
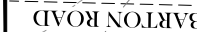
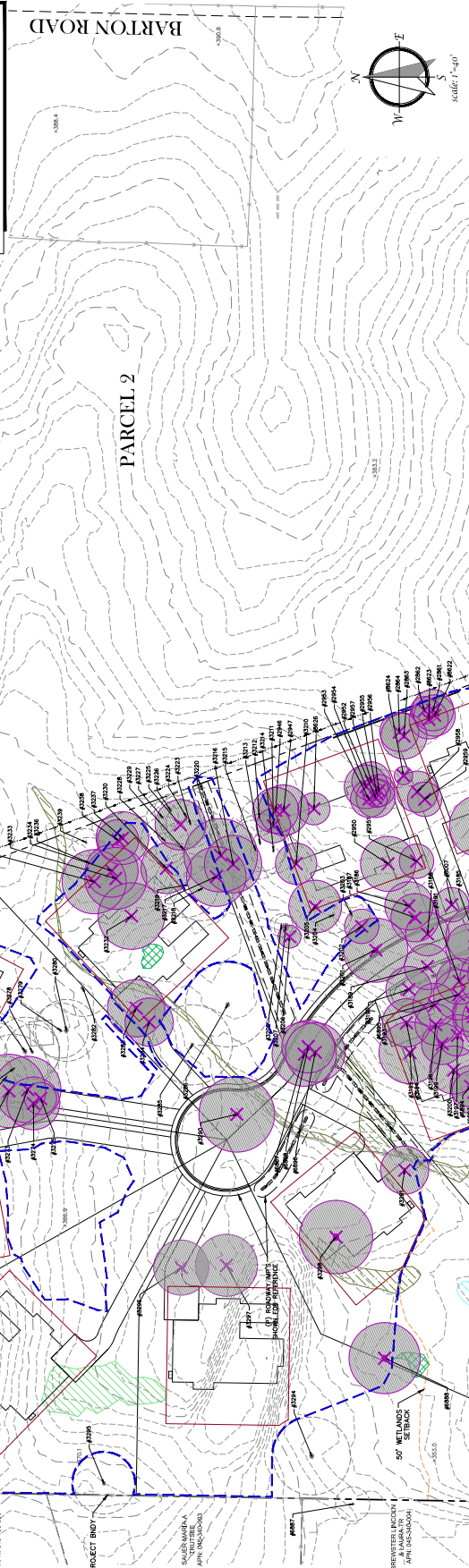
Additional Information

In addition to the 20-lot tentative subdivision map, the applicant submitted supporting materials including arborist reports, biological and cultural resource reports, traffic evaluation memo, drainage reports and hydraulic studies, geotechnical, hazards, and soils reports, a fiscal impact analysis, a fire safe plan, Inclusionary Housing proposal, preliminary landscape plan, and Design Guidelines. The subdivision would result in the creation of a Homeowners Association, which would be responsible for maintenance of the proposed roads, common landscaped areas, walls and fences, pond, and drainage facilities.

PRELIMINARY TREE PROTECTION PLAN



NOTE:
REFER TO SHEET C-5 FOR THE PRELIMINARY TREE PROTECTION



785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

Proposed By: **PREMIER HOMES**
8483 Douglas Plaza Dr
Granite Bay, CA 95746

SEPTEMBER 2, 2025
FOURTH SUBMITTAL

THE RESERVE - TOWN OF 100MIS

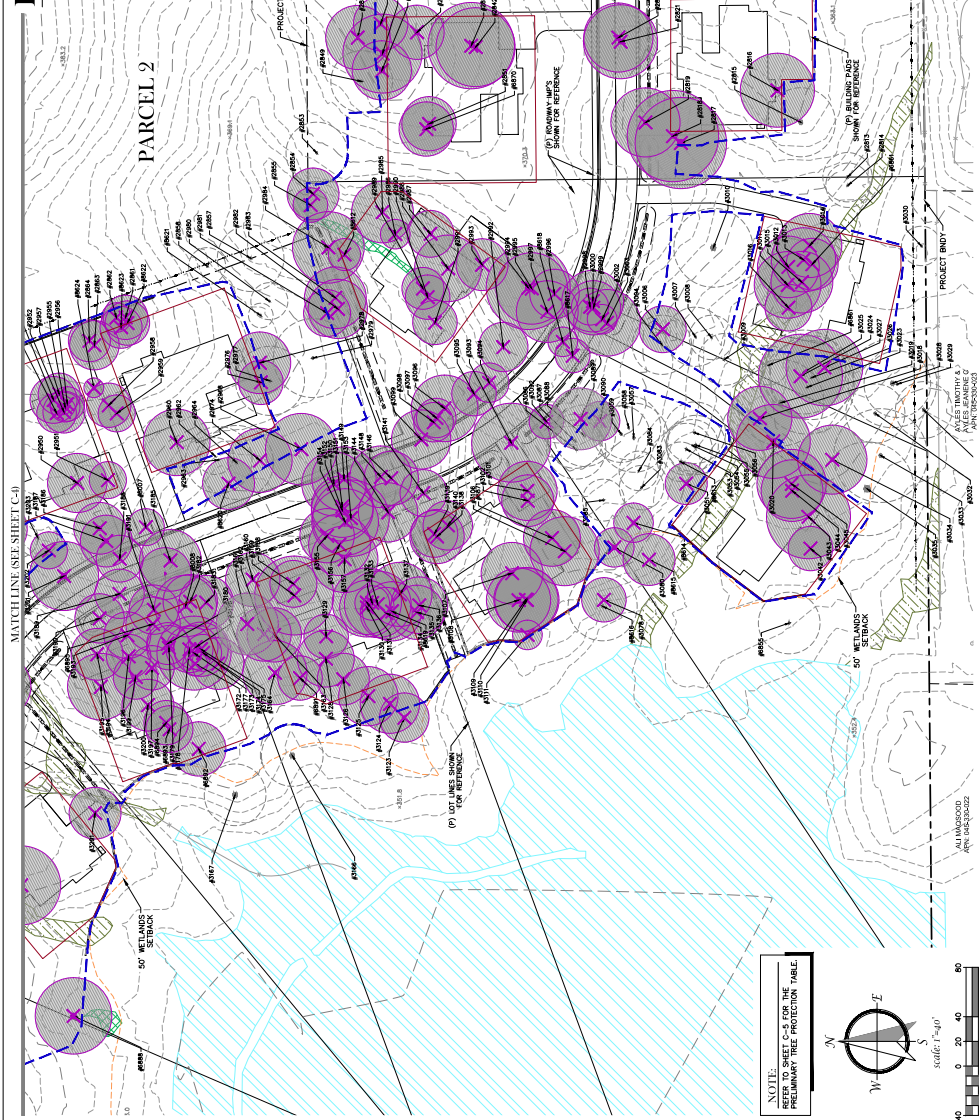
FILE RESERVE - TOWN OF
SW Corner of Rocklin Road and Barton Road
Loomis, California

MATCH LINE (SEE SHEET C-4)

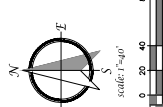
PRELIMINARY TREE PROTECTION PLAN

KEY FEATURES LEGEND:

	EXISTING TREE TO BE REMOVED		SEASONAL WETLAND
	EXISTING TREE TO BE PROTECTED		SEASONAL WETLAND SWALE
	EXISTING CONTOUR (MAJOR)		SEEP
	EXISTING CONTOUR (MINOR)		POND
	EXISTING PRELIMINARY LIMITS (SEE PRELIMINARY LIMITS SHEET C-1)		PROPOSED BUILDING PAD
	PROPOSED SWALE		PROPOSED GAB AND CURB



NOTE:
REFER TO SHEET C-3 FOR THE
PRELIMINARY TREE PROTECTION TABLE



THE RESERVE - TOWN OF LOOMIS

SW Corner of Rocklin Road and Barton Road
Loomis, California

Proposed By: **PREMIER HOMES**
8483 Douglas Plaza Dr
Granite Bay, CA 95746

SEPTEMBER 2, 2025
FOURTH SUBMITTAL



TSD ENGINEERING, INC.
8483 Douglas Plaza Dr
Folsom, CA 95630
Tel: (916) 608-0707
Fax: (916) 608-0701

C-4

CEQA REQUIREMENTS

The application as proposed is consistent with the Town's General Plan, and therefore can rely on the Certified EIR for CEQA compliance. The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan. Pursuant to CEQA Guidelines Section 15183, "If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e), then an additional EIR need not be prepared for the project solely on the basis of that impact."

Pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the Town has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." If such requirements are met, the examination of environmental effects is limited to those which the agency determines, in an Initial Study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action;
- or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

As set forth by Section 15183 of the CEQA Guidelines, the Town's adopted General Plan EIR (State Clearinghouse # 2022050323) serves as a basis for the Modified Initial Study/15183 Checklist to determine if project-specific impacts would occur that are not adequately covered in the previously certified EIR.

No peculiar impacts were identified in the Modified Initial Study/15183 Checklist. The Conditions of Approval for this proposed project include the mitigation measures established in the General Plan EIR, as well as the recommendations in the Biological Resources Assessment prepared for the project regarding State and federal agency permit requirements and pre-construction surveys.

The Modified Initial Study/15183 Checklist is not subject to public circulation and comment period requirements, and as such was not circulated for public review. The document serves to inform the Planning Commission in their decision-making process. If the Planning Commission accepts the Modified Initial Study/15183 Checklist, a Notice of Exemption would be filed with Placer County and the California State Clearinghouse.

Attachments

1. Planning Commission Resolution #25-08 approving The Reserve Subdivision Tentative Map, Fence and Front Setback Variances, Design Review, and determining the project is consistent with the previously certified General Plan Environmental Impact Report (SCH #2022050323) and CEQA Section 15183 exempt.
 - a. Exhibit 2.A: Recommended Findings
 - b. Exhibit 2.B: Recommended Conditions of Approval
 - c. Exhibit 2.C: Tentative Map – The Reserve
 - d. Exhibit 2.D: The Reserve Modified Initial Study/15183 Checklist

The modified Initial Study checklist with appendices and project documents can be found on the Town's Planning Department, current projects website: <https://loomis.ca.gov/24-14-the-reserve-subdivision-2>

NOTE: Notice published in the Loomis News on December 5, 2025 and mailed to adjacent property owners within 300 feet on December 3, 2025.

**PLANNING COMMISSION
RESOLUTION NO. 25-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS
APPROVING A CEQA SECTION 15183 EXEMPTION, TENTATIVE SUBDIVISION MAP,
FRONT SETBACK VARIANCE, FENCE HEIGHT VARIANCE, AND DESIGN REVIEW
FOR THE RESERVE (#24-14)
(APN 045-161-033)**

WHEREAS, The property owner has requested approval of Application #24-14, which includes a 20-lot Tentative Subdivision Map, known as The Reserve, a variance for total fence height where a fence is located on a berm, retaining wall or steep slope and a variance for front-yard setbacks, and Design Review The project site is located at the intersection of Rocklin Road and Barton Road in the southwest portion of Town. Approval is requested subject to the attached Findings (Exhibit 2.A) and Conditions of Approval (Exhibit 2.B); and

WHEREAS, on December 16, 2025, the Planning Commission of the Town of Loomis conducted a duly noticed public hearing on The Reserve Subdivision Application #24-14, 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 herein makes the following findings for approval of The Reserve Subdivision Application #24-14 (including CEQA Section 15183 Exemption, Tentative Map, Front Setback Variance, Fence Height Variance, and Design Review); and

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of December 16, 2025, did resolve as follows:

1. Based on the Modified Initial Study/Section 15183 Checklist, the proposed Project would not result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the General Plan 2020-2040 EIR (certified April 9, 2024); or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan 2020-2040 EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan 2020-2040 EIR and the General Plan 2020-2040 EIR policies and mitigation measures substantially mitigate project impacts which shall not be considered peculiar per CEQA Guidelines Section 15183, eliminating further environmental review.
2. Staff is directed to file a Notice of Exemption with the Placer County Clerk and with the State Clearinghouse, pursuant to Section 21152(a) of the Public Resources Code and CEQA Guidelines.
3. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
4. The Reserve Subdivision Application #24-14, Tentative Map, Front Setback Variance, Fence

Height Variance, and Design Review are hereby approved per the findings set forth in Exhibit 2.A, the Conditions of Approval set forth in Exhibit 2.B, and as depicted in Exhibit 2.C.

ADOPTED this 16th day of December, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Tim Onderko, Chairman

Sarah Jennings, Planning Secretary

FINDINGS
CEQA Section 15183 Exemption, Subdivision Tentative Map,
Front Setback Variance, Fence Height Variance, and Design Review
Application #24-14 - The Reserve Subdivision
(APN 045-161-033)

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1. The Modified Initial Study/15183 Checklist evaluates the project to determine whether the proposed project would result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the Town of Loomis General Plan 2020-2040 EIR (SCH# 2022050323, certified by Resolution #24-18 on April 9, 2024); or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR.
2. Pursuant to CEQA Guidelines Section 15183 the Town finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required beyond compliance with the Mitigation Measures established in the Town of Loomis General Plan EIR and the Conditions of Approval established for the project.

SUBDIVISION MAP ACT

1. The proposed subdivision is, together with the provisions for its design and improvement, consistent with the general plan and any applicable specific or community plan.
2. The effect of this decision on the housing needs of the region and balancing these needs against the public service needs of its residents and available fiscal and environmental resources has been considered.
3. The tentative map is consistent with the General Plan and the site is physically suitable for the type of development.

Pursuant to Section 66474 of the Subdivision Map Act, the Planning Commission makes the following findings as to the Reserve Subdivision:

1. The proposed map is consistent with the Town's General Plan and Zoning Ordinance.
2. The design and improvement of the proposed subdivision are consistent with the General Plan because adequate infrastructure and services will be available to serve the demand for services generated by the division, including water, sanitary sewer, and roadways.
3. The site is physically suitable for this type of development in that the site meets the size requirements for 20 additional single-family residential lots, and there are no environmental constraints with implementation of mitigation measures and conditions of approval.
4. The site is physically suitable for the proposed density of development in that the addition of 20 single-family residential lots is consistent with the allowed zoning (Rural Residential Estate [RR]) density and minimum lot sizes.
5. The design of the division or the proposed improvements will not cause substantial

environmental damage, or injure fish or wildlife, or their habitat, in that the division is of existing ranch land parcels and includes mitigation measures and conditions of approval to protect sensitive resources.

6. The design of the division or improvements will not cause serious public health problems since water, sewer, sheriff, fire, and solid waste services will be adequately provided to the project.
7. The design of the project and improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed project.

FRONT SETBACK VARIANCE

1. Special circumstances exist on the property, including the presence of mature oak trees, a wetland area, and a pond. In order to reduce impacts to the existing natural resources, the applicant is proposing to reduce setback on some of the lots, maintaining an average front yard setback of 75 ft throughout the project. Strict application of the 75-foot setback would require removal or disturbance of these resources, thereby denying the applicant reasonable development opportunities that are otherwise available to similarly situated properties.
2. Granting the variance is necessary to allow the applicant to develop the property in a manner consistent with surrounding properties while avoiding unnecessary impacts to existing natural resources. Protected oaks and an existing pond and wetland features are present on the property. Without the reduced 50-foot front setback, the applicant would be denied substantial property rights—specifically, the ability to construct a home comparable in size and placement to others in the vicinity—to preserve the unique environmental constraints on the site.
3. The variance is consistent with the General Plan and any applicable specific plans because it supports the preservation of natural resources, including mature oak trees and wetland features, while allowing reasonable development of the property. The reduced setback maintains overall neighborhood character and does not conflict with adopted land use, conservation, or development policies.

FENCE HEIGHT VARIANCE

1. Special circumstances exist on the property, where retaining walls or large slope differentiation occur between lots in which the height of the fence measured from the lowest grade to the top of the fence would exceed the six-foot height limit. Without the variance and maintaining the 6-foot total allowed height limit, there is potential for pool fencing to be too short to meet safety standards and cases in which the fencing between lots would be very low on one property, creating short fences atop a retaining wall. In order to ensure safety and maintain privacy between lots, the applicant is proposing to increase fence height allowances on lots with retaining walls so that a 6 foot fence may be installed on a retaining wall, exceeding the total 6-foot height limits.
2. Granting the variance is necessary to allow the lot owners to install correct pool safety fencing and to maintain privacy from their adjacent neighbor where there is significant differentiation in lot height to develop the property in a manner consistent with surrounding properties while avoiding unnecessary impacts to existing natural resources. Without the reduced 50-foot front setback, lot owners on lots in which the variance would be needed would be denied substantial property rights—specifically, the ability to construct a pool comparable in size and placement to others in the vicinity or to secure their property without the creation of excessive site grading and changes to the natural vegetation and drainage.
3. The variance is consistent with the General Plan and any applicable specific plans because it supports the preservation of natural resources and property safety, while allowing reasonable development of the property. The increased fence height allowance maintains

overall neighborhood character and does not conflict with adopted land use, conservation, or development policies.

DESIGN REVIEW

1. The proposed development and Design Guidelines have been reviewed for compliance with the standards, procedures, and review criteria established in this section. All required submittal materials, design elements, and development standards have been met or can be met through the Conditions of Approval.
2. The proposed structures incorporate architectural styles, materials, and building forms that are consistent with the character of the surrounding area. Building height, massing, and scale are designed to transition appropriately to adjacent properties and blend with existing neighborhood patterns.
3. The site layout and design demonstrates a functional and visually cohesive arrangement of buildings, access points, open spaces, and improvements. Elements such as building placement, exterior finishes, setbacks, drainage systems, fencing, walls, grading, and landscaping are designed to create a well-organized, aesthetically pleasing, and high-quality development.
4. The circulation plan, including vehicular access, pedestrian pathways, and parking areas, has been designed to promote safety, efficiency, and clear wayfinding.
5. The landscape plan includes a variety of plant materials, preserved natural features where applicable, and functional open space areas. All proposed landscaping will comply with the Town's water-efficient landscaping requirements and supports long-term sustainability, visual quality, and site compatibility.
6. The project supports and implements applicable General Plan goals and policies. The proposed development is appropriate to use the site's land use designation.
7. The design has been reviewed for consistency with the Town's adopted design guidelines and design review policies. The proposed architectural details, site improvements, and landscape features meet the applicable standards and achieve the intent of the Town's community design framework.

**CONDITIONS OF APPROVAL
PROJECT APPLICATION #24-14 THE RESERVE SUBDIVISION
(APN 045-161-033)**

PLANNING COMMISSION, DECEMBER 16, 2025

The Tentative Map, Design Review, Front Setback Variance, and Fence Height Variance for the Reserve Subdivision, Application #24-14, approved by the Town Planning Commission for a 20-lot subdivision on 26-acres located near the intersection of Rocklin Road and Barton Road in the southwest portion of the Town APN: 045-161-033 per the following conditions. The applicant has two (2) years in which to record the Final Map which will expire on December 16, 2027, two years from the date of Planning Commission approval, unless extended by the Planning Commission prior to expiration. The Final Subdivision map shall be in substantial compliance with the map entitled Tentative Map for The Reserve Subdivision prepared by TSD Engineering dated September 2025, and the following conditions.

GENERAL CONDITIONS

1. 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 these 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.
2. Development shall be substantially in accordance with the Tentative Map entitled "The Reserve-Town of Loomis Tentative Subdivision Map" prepared by TSD Engineering dated September 2025, and "Overall Landscape Plan and Preliminary Detail" prepared by Roach and Campbell dated April 16, 2025 except as may be modified by the conditions stated herein.
3. When submitting for Plan Check, the owner/applicant 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/applicant shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction.
4. The owner/applicant (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, 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.
5. 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)

6. The Owner/Applicant shall dedicate all necessary easements and right of way as shown on the Tentative Map of the Reserve Subdivision for streets (Rocklin Road and Barton Road), sewers, water facilities, utilities, wetlands and riparian preservation, tree protection, landscaping, drainage facilities, and other facilities as required by the Town and other agencies, to the satisfaction of the Town Engineer on the Final Map.
7. Owner/Applicant shall procure necessary easements for all subdivision improvements shown within APN 045-161-033. Easements shall be recorded prior to final approval of the improvement plans.
8. "No Access" easements shall be recorded along Barton Road for Lots 1 and 20 and along Rocklin Road at Lots 11, 12, and 13. These lots may not access Rocklin or Barton Roads directly from the side or rear of the lots.
9. A 50-foot wetlands setback shall be established from the ordinary high water mark or top of bank of the pond.
10. Owner/Applicant shall submit for review and approval Improvement Plans prepared by a California Registered Civil Engineer for all necessary and required on-site and off-site public and private improvements. The Improvement Plans shall show all existing and proposed utilities, above and below ground, including water, sanitary sewer, storm sewer, communication lines, electricity, natural gas, transformers, vaults and meters. The final plan set shall include all civil, landscape and joint trench drawings under a single cover sheet. Improvement plans are subject to the review and approval of the Town Engineer. Improvement Plans shall be approved by the Town Engineer prior to any on-site or off-site construction.
11. Prior to recordation of the Final Map, the Owner/Applicant shall construct all improvements required as a condition of approval of this project (street(s), sidewalks, water lines, sewer line, drainage facilities, Rocklin Road and Barton Road improvements) or enter into a contract agreement with the Town to construct all improvements, and shall post bond, cash deposit, or instrument of credit, guaranteeing the construction of all improvements within the time period specified herein or approved time extension in accordance with the provisions of the Loomis Municipal Code. The entrance feature, sidewalks and street landscaping along Rocklin and Barton Road, along with the perimeter fences shall be considered an improvement subject to this condition.
12. The Owner/Applicant shall establish a Homeowner's Association (see definition and details of Association operation in the Declaration of Covenants, Conditions and Restrictions for The Reserve submitted by the Owner/Applicant) for maintenance of all common areas, including easements, private roads and landscaping, pond maintenance, including private front yard landscaping and landscaping in the public rights-of-ways. The Reserve Subdivision Homeowner's Association shall be responsible for ongoing maintenance of any private subdivision roads, common landscaping, swales, perimeter fencing and walls, retaining walls, entry way, irrigation, street lighting (unless maintained by PG&E through an agreement between the HOA and the electric utility provider) and resource protection management. A declaration of Covenants, Conditions and Restrictions (CC&RS), in a form acceptable to the Town, shall be

recorded on the entire property concurrently with the Final Map. The CC&Rs shall include the following items:

- a. Prohibits the amendment or deletion of any sections of the CC&Rs required by these conditions without the Town's written consent, which can be withheld in the Town's reasonable discretion;
 - b. Identifies the Town as a third party beneficiary of these provisions with the right, but not the obligation, to enforce them;
 - c. Garages shall not be used in such a manner as to restrict their availability for the parking of the resident vehicles; and
 - d. All landscape areas shall be maintained in a healthy, thriving condition, free from weeds, trash and debris.
13. Prior to Final Map Approval, the Owner/Applicant shall submit the Covenants, Conditions and Restrictions (CC&R'S) for review and approval (in accordance with these conditions ensuring that those parts of the CC&R's that involve these conditions cannot be amended without the consent of the Town) by the Town Planner, Town Engineer and Town Attorney.
 14. Owner/Applicant shall obtain an Encroachment Permit as required by the Municipal Code for any work within public right of way. An Encroachment Permit will not be issued prior to the approval of the Improvement Plans.
 15. All grading shall conform to the Town Grading Ordinance, and/or as recommended by a soils report, with prior review and approval of detailed grading plans by the Town Engineer. Prior to issuance of a grading permit and/or improvements plans, applicant shall submit to the Town Planner and the Town Engineer the appropriate permits and clearances from the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and the Regional Water Quality Control Board, when required.
 16. Owner/Applicant shall not begin clearing, grubbing, or rough grading at the site prior to approval of the Improvement Plans, unless explicitly approved by the Town Engineer.
 17. Owner/Applicant shall dedicate all necessary right-of-way and procure necessary easements for utilities, drainage facilities, and other facilities as required by the Town prior to the final approval of the Improvement Plans. Existing and dedicated rights-of-way and easements shall be shown on the Improvement Plans.
 18. The CC&Rs must include a performance standard that runoff at the boundaries of the project is to be no greater than it was prior to the development of the projects. A drainageway maintenance plan must be included in the CC&Rs and shall be the responsibility of the Association. The Association shall be required to maintain the drainage swales in the drainage and utility easements within the subdivision.
 19. The 50-foot non-development wetlands setback identified on the Tentative Map shall be included on the final map, in the CC&Rs and shown on plans submitted for a building permit.
 20. The CC&Rs and HOA bylaws shall address use, access, and maintenance of the pond area and wetlands setback on Lots 4 through 10. The HOA shall maintain the pond area. This shall include coordination with the St. Francis Woods Subdivision HOA, and the maintenance of the drainage swales feeding the pond.

21. Owner/Applicant shall record an irrevocable offer of dedication for up to 21.2' 5' or ½ of the right- of-way (whichever is greater as determined by the Town Engineer) for the Barton Road frontage improvements, as depicted on Sheet C-9 of the draft tentative map. Note additional right of way may be necessary to locate public infrastructure within the right of way.
22. Owner/Applicant shall record an irrevocable offer of dedication for 4.5' of the right- of-way for the Rocklin Road frontage improvements. Note additional right of way may be necessary to locate public infrastructure within the right of way.
23. Include proposed contours and proposed building envelope pad elevations with improvement plans.
24. Include frontage improvements including sidewalk, curb and gutter, storm drainage and streetlighting at the subdivision entrance. The improvements as outlined in COA 39 will satisfy the sidewalk, curb, and gutter requirements of this condition.
25. Construct all curbs, drainage facilities, sidewalks and pathways, roadway improvements, storm drainage facilities, water facilities, sewer facilities, street lighting, signage, striping, and other utilities in accordance with the approved Improvement Plans, in compliance with Town Standards and per the approval of the Town Engineer.
26. No on-street parking is permitted on the west and south side of Reserve Court or on Rocklin Road or Baton Road.
27. Existing Rocklin Road residential driveway entrance shall be abandoned. No direct access to the property from Rocklin Road shall be permitted.
28. Design and construct all new pedestrian ways to meet current Americans with Disabilities Act Accessibility Guidelines, California Title 24 requirements, and Town maximum cross-slopes and grades.
29. Any visual obstructions that, in the opinion of the Town, obscure vehicular sight distance to the proposed entrance at Reserve Court shall be relocated or replaced and relocated in kind at Owners expense.
30. The project shall be designed so that after development, the storm water runoff will not exceed the predevelopment runoff rate. The on-site detention (swales) shall provide retention of the storm water runoff rate for both 10 year and 100-year events that the discharge from the project site shall not exceed 2.0 cubic feet per second (cfs) as shown on the Drainage Report prepared by TSD Engineering dated July 2025 and incorporated herein by reference. Other off-site drainage that may occur, shall not exceed historic flows. Project development Improvements and facilities shall be in accordance with the Placer County Flood Control District Storm Water Management Manual and the West Placer Storm Water Quality Design Manual to the satisfaction of the Town Engineer. The owner/applicant shall pay the Town's Drainage Fee prior to building permit issuance.
31. Owner/Applicant shall install and maintain storm water runoff conveyances and facilities per the plans submitted to the Town and shall ensure the storm water runoff will not exceed the amounts in the West Placer Storm Water Quality Design Manual. On-site detention shall be provided for the increased runoff volume in accordance with the West Placer Storm Water Quality Design Manual and the stormwater quality control plans submitted to the Town. Both on-site and off-site drainage facilities shall be designed and constructed as directed and approved by the Town Engineer in compliance with the

Manual and best engineering practices prior to issuance of building permits. Prior to onsite construction, the Owner/Applicant shall submit a grading and drainage plan to the Town Engineer for review and approval that addresses the impacts to the drainage patterns and runoff increases.

32. All proposed lots shall be graded to provide adequate, positive drainage towards storm water infrastructure, and shall not negatively impact another lot. Provision shall be made for proper erosion control, including the prevention of sedimentation or damage to off-site property. Undeveloped lots shall be graded to drain to a natural or graded drainage swale, and not to adjacent lots.
33. Bioretention basins shall comply with the requirements of the Western Placer Stormwater Quality Manual.
34. Drainage Report shall be finalized prior to approval of improvement plans.
35. The Owner/Applicant shall (1) install a standard post-top streetlight at all intersections and at the ends of cul-de-sacs exceeding 130 feet, or (2) shall prepare an exterior lighting plan, including street lighting; such plan shall be reviewed and approved by the Planning Department and Town Engineer for compliance with the Town's Municipal Code, Land Development Standards, and Construction Standards, prior to site improvement plan approval.
36. Include street lighting as part of the frontage improvements. Place lights per Town of Loomis intersection detail SL-1 of the Town of Loomis Land Development Manual.
37. The Owner/Applicant shall install fire hydrants as required, to the satisfaction of the South Placer Fire District prior to recording the Final Map.
38. The Owner/Applicant shall install 5-foot sidewalk, curb, gutter, and additional roadway pavement along the Rocklin Road project frontage to support a future 5-foot wide bike lane as depicted on the Tentative Map and Preliminary Sections dated September 2025 and prepared by TSD and in accordance with Town land development standards. The cost of frontage work shall be borne by the Applicant, and the cost of pavement beyond the frontage limits shall be eligible for impact fee credits, subject to approval by the Town Engineer.
39. The Owner/Applicant shall install 5-foot decomposed granite separated trail, vertical curb, 5-foot bike lane, and additional roadway pavement along the Barton Road project frontage as depicted on the Tentative Map and Preliminary Sections dated September 2025 and prepared by TSD and in accordance with Town land development standards. The cost of frontage work shall be borne by the Applicant, and the cost of pavement beyond the frontage limits shall be eligible for impact fee credits, subject to approval by the Town Engineer.
40. The Owner/Applicant shall widen Barton Road in the vicinity of Reserve Court and Wells Avenue to provide a left-turn pocket to Wells Avenue and a left-turn pocket to Reserve Court as depicted in Exhibit 7 of the Kimley-Horn traffic memo dated September 2, 2025 and sheet C-9 of the Tentative Map dated September 2025 and prepared by TSD. Improvement plans shall be in compliance with the Town's Land Development Standards and shall be submitted to the Town Engineer for review and acceptance.
41. Place private utility lines within a casing in the public right of way.

42. Existing public facilities, and real and personal property damaged during the course of construction shall be repaired by the Owner/Applicant at his sole expense, to the reasonable satisfaction of the Town Engineer.
43. Owner/Applicant shall submit as-built improvement plans prior to final acceptance of improvements.
44. Owner/Applicant shall be responsible for all actions of the Contractors and Subcontractors until such time as the improvements have been accepted as complete by the Town.
45. Cost of all plan checks, installation and inspection services related to on-site and off-site improvements shall be borne by the Owner/Applicant and shall be paid prior to completion of the improvements.
46. All grading performed shall conform to the Town Grading Ordinance, and/or as recommended by a soils report, with prior review and approval by the Town Engineer. A Grading Permit shall be obtained prior to any work being permitted.
47. Prior to approval of Improvement Plans, an erosion and sediment control plan and Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and included as part of the improvement plans. All the requirements of the Town's National Pollution Discharge Elimination System (NPDES) General Permit and the Town's Storm Water Management Program shall be followed. All erosion and sediment control best management practices shall follow the guidelines of the California Stormwater Quality Association (CASQA) handbooks.
48. All new utilities shall be placed underground as per Section 13.30.130 Undergrounding of Utilities of the Loomis Municipal Code. Minor changes to final lot grading elevations may be allowed to facilitate undergrounding, subject to the approval of the Town Engineer.
49. Access to the site (for emergency and vehicular access) shall be maintained to the satisfaction of the Town Engineer and South Placer Fire District at all times.
50. The Owner/Applicant shall keep public streets free and clean of project dirt, mud, materials, and debris during the construction period. The Applicant's contractor shall provide dust control seven (7) days a week, twenty-four (24) hours a day and this provision shall be noted on the plans. Additional clean up shall be performed as is found necessary by the Town Engineer.
51. Prior to acceptance, public improvements shall be inspected by the Town. Any improvements which are not in accordance with Town standards or are damaged before or during construction, shall be replaced.
52. Prior to acceptance of the public improvements, Owner/Applicant shall provide a written statement signed by the Civil Engineer of Record certifying that all the site improvements were constructed and inspected in conformance with the plans approved by the Town Engineer.
53. Prior to acceptance of the public improvements, Owner/Applicant shall provide a mylar and digital copy of the Improvement Plans that include all as-built or field changes. Digital files shall include AutoCAD Civil 3D (.dwg) format compatible with the Town's current version, and tied to the NAD83 (California Zone 2, feet) coordinate system.

54. Prior to acceptance of the public improvements, all adjacent off-site road surfaces damaged as a result of project construction activity shall be restored to pre-project conditions.

GENERAL PLANNING

55. The property Owner/Applicant shall be responsible to ensure all conditions for 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.).
56. The Owner/Applicant will be responsible for taking reasonable actions to abate nuisances caused by this project in the project area which are under the Owner/Applicant's control.
57. No request for a Final Map, pursuant to this tentative map, shall be approved until all conditions are completed and improvements are accepted by the Town, or conditions/improvements are acceptable to the Town Attorney, for those not completed, as submitted.
58. The project shall conform to requirements of the Placer County Air Pollution Control District (PCAPCD). Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the Town Engineer and PCAPCD. The contractor shall apply water to control dust, as required by Rule 228 (Fugitive Dust), to prevent dust impacts offsite. Operational water truck(s) shall be onsite at all times to control fugitive dust. Construction vehicles leaving the project site shall be cleaned to prevent silt, mud, and dirt from being released or tracked off-site.
59. The Owner/Applicant shall submit a complete Oak Woodland Mitigation Plan, Tree Preservation Plan, and Tree Permit application for review and approval by the Town of Loomis prior to remediation work, grading, excavation or construction. All tree permit mitigation fees or tree replacement plans shall be accepted by the Town of Loomis Community Development Department prior to any tree removal.
60. In compliance with General Plan EIR Mitigation Measure 4.4-1, all recommendations included in the September 12, 2025 Biological Resources Assessment prepared by Madrone Ecological Consulting, LLC for the proposed project shall be implemented by the project applicant prior to any ground-disturbing activities. The results of all recommended pre-construction surveys shall be submitted to the Town of Loomis Planning Department. All recommended avoidance measures shall be noted on project improvement plans, subject to review and approval by the Community Development Director.
61. In compliance with General Plan Implementation Measure BIO-1.3.1.1, all recommendations included in the September 12, 2025 Biological Resources Assessment prepared by Madrone Ecological Consulting, LLC for the proposed project shall be implemented by the project applicant prior to any ground-disturbing activities. The project applicant shall apply for all applicable State and federal permits. Proof of compliance with such permits shall be submitted to the Town of Loomis Planning Department prior to Final Map approval.
62. As required by General Plan EIR mitigation measure 4.5-2, if prehistoric or historical archaeological deposits are discovered during project activities, all work within 100 feet of the discovery shall be halted and the Town of Loomis Planning Department shall be notified. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural

resources specialist, or professional archaeologist. The archaeologist shall assess the situation, and consult with agencies and Native American Tribes as appropriate, as to the treatment of the discovery.

63. As required by General Plan EIR mitigation measure 4.5-3 and consistent with Health and Safety Code, Section 7050 through 7052 and Health and Safety Code Section 8010 through 8030, in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery during construction, the Town and project proponent's contractor(s) shall contact the County Coroner and follow the requirements outlined in mitigation measure 4.5-3.
64. Construction shall only occur between 7:00 a.m. and 7:00 p.m. Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturday, with no work on Sundays or holidays.
65. The project shall conform to the General Plan, Noise Element, and Section 13.30.070 Noise Standards of the Loomis Municipal Code and applicable State Regulations so that sound levels will not exceed 60 dBA at the property line during or after construction, nor exceed 75 dBA at any time during or after construction. Noise levels from permitted blasting would be subject to the limits established by the approved blasting permit.
66. The Owner/Applicant shall pay the Town's development fees consisting of the Community Facility Fee, Park & Recreation Fee, Road Circulation/Major Roads Fee, and Placer County Capital Facility Impact Fee. In addition, the Owner/Applicant shall be required to pay fees to other service providers: South Placer Fire District Fee, Loomis Union School District Fee, Placer Union High School Fee, SPMUD connection fee, and PCWA connection fee prior to building permit issuance.
67. The Owner/Applicant shall obtain a demolition permit from the Town of Loomis Building Department as part of the project Site Improvements.

AGENCIES

68. The Owner/Applicant shall provide will-serve letters from all applicable utilities, the franchised refuse collector, the post office, and the fire department for the review and approval of Town staff. The Owner/Applicant shall complete all requirements or conditions imposed upon the project by these agencies to the satisfaction of the Town and the agencies prior to acceptance of the improvements as complete.
69. The Owner/Applicant shall provide will-serve letters from the school districts in which this property is located and shall pay the impact fees as determined by the two school districts at building permit issuance, to the extent legally required.
70. The Owner/Applicant shall furnish future homeowners with information regarding the County's prohibition of the open burning of refuse/ household trash. The open burning of construction debris is prohibited by County and State rules and regulations. This prohibition shall be included in the CC&Rs.
71. Any wood stoves within the subdivision shall be EPA certified.
72. The Owner/Applicant shall ensure that the project conforms with all APCD Rules and Regulations. Contact the APCD to review any rules that may apply to specific types of projects.
73. Minimize open burning of wood/vegetative waste materials from both the construction and operation of the project. No open burning shall occur unless it can be demonstrated to the PCAPCD that alternatives have been explored and are infeasible. These

alternatives may include, but are not limited to chipping, mulching, and conversion to biomass fuel. For any open burning that does occur, an APCD permit must be obtained. Any open burning shall be in conformance with APCD Regulation 3 (Open Burning), Rules 301-325. The burning of construction/demolition debris, other illegal materials, or landscaping materials is prohibited.

74. Prior to the issuance of any permits the proposed subdivision shall annex into the South Placer Fire District's Community Facilities District (CFD). Details regarding the CFD are available on the District's website (www.southplacerfire.org).
75. Each lot shall subscribe to minimum weekly solid waste collection services with Recology or the current refuse service provider upon development.
76. The existing drilled water well shall be properly abandoned by a licensed well driller under permit with Placer County Environmental Health prior to final map recordation.
77. The existing septic system shall be properly abandoned under permit with Placer County Environmental Health at the time of demolition of the dwelling and prior to final map recordation.
78. The following language shall be included on the improvement plans and followed:
 - a. If at any time during the course of executing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact Placer County Environmental Health. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Placer County Environmental Health and to the Regional Water Quality Control Board.
 - b. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on, or adjacent to, the site is prohibited.
 - c. If Best Management Practices are required for control of urban runoff pollutants, then any hazardous materials collected shall be disposed of in accordance with all applicable hazardous materials laws and regulations.
79. Prior to final map improvement acceptance, each lot shall be stubbed for treated water service with Placer County Water Agency (PCWA). All water-related improvements shall meet the requirements of PCWA.
80. Water can be made available from PCWA's 12-inch treated water main located in Barton Road. In order to obtain service, the Owner/Applicant will have to enter into a facilities agreement with PCWA to provide any on-site or off-site pipelines or other facilities if they are needed to supply water for domestic or fire protection purposes and pay all fees and charges required by PCWA, including the Water Connection Charges. Treated water mains shall be provided along subdivision roads and front all lots per the water master plan.
81. All treated water facilities shall be designed and constructed in accordance with the California State Water Resources Control Board Division of Drinking Water and Placer County Water Agency's (PCWA's) standards, which include but are not limited to the following:
 - a. The Owner/Applicant shall maintain separation of treated water lines from other utilities when installing treated water infrastructure. All dimensions are from the outside of pipes and structures.

- i. Water facilities and sanitary sewer facilities must maintain a minimum separation of 10 feet horizontal and 1 foot vertical with water above.
 - ii. Water facilities and storm drain facilities must maintain a minimum separation of 4 feet horizontal and 1 foot vertical with water above.
 - iii. Water facilities and dry utility trench must have a minimum separation of 2 feet between trench walls.
 - iv. Water facilities must cross above all wet utilities with a maximum 45-degree crossing angle from what would be perpendicular.
 - b. The Owner/Applicant shall locate treated water mains within public rights-of-way or easement, and out of residential lots and landscape areas. Structures, trees, and large shrubs shall be kept outside of easements containing water mains.
 - c. The Owner/Applicant shall maintain PCWA's minimum easement width of 20 feet centered over public facilities, with 10 feet minimum on each side of the facilities.
 - i. The Owner/Applicant shall clearly show and label all easements and rights-of-ways on all plans showing water facilities.
 - d. Water mains within roadways, alleyways, parking lot drive aisles, and other travel ways shall be located under pavement and at a minimum 3' from the edge of pavement.
 - e. Treated water main sizing for the distribution systems is based on PCWA's velocity maximum of 5 feet per second (fps) for maximum day demand in gallons per day (gpd) and 7 fps for fire flow demand.
 - i. Fire hydrant placement, spacing, and flow rate requirements are dictated by the local fire protection district and reviewed by PCWA to ensure compliance with PCWA's maximum pipe velocity standards.
 - 1. The Owner/Applicant shall verify with the local fire protection district any fire hydrant spacing and flow rate requirements, as well as fire sprinkler flow rate requirements.
 - f. Residential water services shall be located on the parcel for the house they serve.
 - g. Site landscaping greater than 5,000 square feet requires a separately metered landscape service from the domestic service.
 - i. The landscape architect's calculations in conformance with the State of California's Model Water Efficient Landscape Ordinance (MWELO) are required to determine maximum day demand (in gpd) for the landscape service.
 - h. PCWA's Improvement Standards, Facilities Agreement Application, Project Plan Check List, and Water Connection Charge Schedule are all available online at <http://www.pcwa.net/business/new-development>.
82. The Owner/Applicant shall install reduced-pressure backflow devices on Lots 3 through 16 in association with the proposed sewer pumps.
83. Water service boxes (and backflow device) to Lots 2, 3, 4, 5, 6, 7, 8 shall be kept out of the drainage swales, as well as Fire Hydrant #3.
84. Water Service and AVR to Lot 9 shall be kept out of and away from the driveway. The Owner/Applicant shall move them to the other property line and shift sewer service accordingly.
85. Lot 6 and Lot 15 water services shall be moved to the other side of the storm drain line and swale.

86. The Owner/Applicant shall install three valves on the tee at the point of connection to the Agency's 12" main.
87. The culvert crossing of waterlines at Lot 15 and Lot 17 requires PCWA to seek waivers for the State separation requirements.
88. The two existing residential services to the property located on Rocklin Road shall be abandoned at the main by the project.
89. The Owner/Applicant shall contact PG&E to establish gas or electrical service through the Service Planning Department: <https://www.pge.com/ccol/>.
90. Before digging or excavation, the owner/applicant shall contact Underground Service Alert (USA) by dialing 811 a minimum of two working days prior to commencing any work.
91. Prior to final map approval, each lot shall be stubbed for sewer service with South Placer Municipal Utility District (SPMUD). All sewer-related improvements shall meet the requirements of SPMUD.
92. The Owner/Applicant shall be responsible for the design and construction of all on-site and off-site sewer facilities which may be required as a result of this project, including the acquisition and granting of sewer easements.
93. All work shall conform to South Placer Municipal Utility District's (SPMUD's) Standard Specification and Improvements Standards for Sanitary Sewers.
94. The Owner/Applicant shall submit improvements plans to SPMUD for review and approval.
95. All on-site public and private sewer facilities shall be designed and constructed to SPMUD's Standards.
96. Per SPMUD's analysis of the proposed development using SPMUD's hydraulic model (Aquanuity) to predict the impact of the loading on the sewer collection system that would be generated by the development, offsite capacity improvements are not required as there is sufficient capacity downstream.
97. The Owner/Applicant shall install property line sewer cleanouts at the edge of an easement or right-of-way to delineate between public and private facilities.
98. The Owner/Applicant shall obtain a sewer permit for work on private property for each single-family home. Any lot that requires a residential ejector pump system shall include a residential ejector pump system submittal to SPMUD as part of the sewer permit at building permit.
99. The Owner/Applicant shall obtain an SPMUD variance for all parcels with an accessory dwelling unit (ADU) or junior ADU that will not have a separate and independent sewer lateral. The variance shall be recorded with Placer County and will stipulate that in the event of a parcel split, a separate and independent sewer lateral is required.
100. The private sewer force line laterals shall be 2-inch diameter.
101. The Owner/Applicant shall provide to SPMUD further detail and design of the manhole near lots 7 and 16 to determine feasibility of construction. The information provided to SPMUD shall:
 - a. Identify how the private sewer force line laterals will connect to the manhole.
 - b. Identify how the manhole base will be channelized to direct flow.
 - c. Include a camera channel in the manhole base.

- d. Identify the spacing between the force line lateral penetrations (a minimum of 12 inches of clearance between penetrations is required).
102. There are existing 6-inch sewer lines stubbed to the parcel. The Owner/Applicant shall obtain a condition assessment of the existing laterals under SPMUD inspection to confirm the integrity of the pipe. Depending on the results of this inspection, repair or replacement may be required.
103. The Owner/Applicant shall clarify with SPMUD how each homeowner will have the right to operate, maintain and repair or reconstruct the private sewer force line laterals within the roadway (CC&R's, easements, etc.).
104. The Owner/Applicant shall establish public sewer easements over all existing and proposed public sewer facilities. The minimum easement width is 20 feet; however, the final width will be determined based on the size and depth of pipe. Additional easement width is required in cases where the existing easement width does not meet SPMUD's Standards. Buildings, structures, walls, fences, trees (including the drip line), large shrubs, and other permanent structures shall not encroach into the easement area. Note that the 20 feet includes vertical clearance (no building overhangs or other structures shall encroach into the easement).
105. All weather drivable access to and over existing and proposed SPMUD facilities is required and is not to be obstructed by permanent structures, including fencing, landscaping, parking, or other limiting improvements. SPMUD's Standards define all-weather access as 3-inches of asphalt concrete (AC) over 8-inches of aggregate base (AB).
106. The Owner/Applicant shall provide minimum separation between utilities. The minimum separation between water and sewer is 10 feet from outside of pipe/structure to outside of pipe/structure. The minimum separation between sewer and all other utilities is 5-feet from outside of pipe/structure to outside of pipe/structure.
107. The Owner/Applicant shall submit Improvement Plans to SPMUD for review and approval and shall contact SPMUD for information on sewer capacity charges.

LANDSCAPING AND DESIGN

108. Final landscaping and street tree plans shall be approved by the Town Planner in accordance with the Preliminary Landscape plans prepared by Roach and Campbell dated April 16, 2025 and Section 13.34 Landscaping Standards of the Town Zoning Ordinance and the Landscape Design Section (Section IV) of the Design Guidelines titled "The Reserve Design Guidelines" submitted April 2025 as reviewed and approved by the Planning Commission.
109. The Association and individual home site landscaping shall be installed in accordance with the requirements of the Town's Zoning Ordinance prior to receiving final building approval or any certificates of occupancy. Minor modifications which do not have a material effect on the design of the project may be approved by the Town Planner consistent with the Planning Commission's approval.
110. Detailed landscaping and irrigation plans stamped by a landscape architect or professional with similar qualifications shall be submitted and approved by the Planning Department as consistent with the approved plans and conditions of approval of the project prior to, or with, the submittal for building plan review. Explanation showing compliance with the Town's landscaping requirements shall be included on the plan.

111. Landscaping plans shall be prepared by a qualified landscape architect and shall be MWELo compliant. Prior to construction, the applicant shall submit the appropriate MWELo forms and data to the Town for review per State Department of Water Resources requirements and shall meet all associated requirements regarding landscaping and irrigation.
112. Prior to issuance of final building approval, the landscape professional shall submit a written statement confirming compliance with approved plans, materials and installation to the Community Development Department.
113. The CC&Rs for the development shall encourage the use of drought tolerant landscaping, and shall address maintenance of the common landscape areas at the Barton Road entry and along the Rocklin Road berm.
114. The fencing for individual home sites shall be constructed no higher than six feet, consistent with the Planning Commission's approval.
115. The berm to be installed by the owner/applicant along Rocklin Road shall not exceed 3-feet in height and a 6-foot wrought iron shall be located on the top of the berm, with surrounding landscaping.
116. The open wrought iron view fence to be installed by the owner/applicant along Barton Road shall not exceed 6 feet in height.
117. A sign permit shall be obtained for the stone and stucco monument sign proposed at the entryway to the subdivision. The area around the monument shall be landscaped as proposed in the landscape plans.
118. The Association shall maintain the common landscape areas along Barton and Rocklin Roads.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

119. The Mitigation Measures of the certified Loomis General Plan Environmental Impact Report (Town of Loomis General Plan 2020-2040 Environmental Impact Report SCH# 2022050323 certified April 9, 2024 by Resolution #24-18), are herein incorporated by reference as required conditions of approval.

PROJECT SPECIFIC

120. Affordable Housing Plan. To comply with Town requirements to make 10 percent of the residential units available to lower income renters, the Owner/Applicant proposes to construct three JADUs on select lots. These JADUs shall be deed restricted for a minimum of 55 years per the requirements of the Inclusionary Housing Ordinance. In accordance with the Inclusionary Housing Ordinance, the Applicant shall submit a formal plan and recordable Affordable Housing Agreement identifying which lots would accommodate each affordable unit, at which affordability level, a calculation of affordable rents for the units, the duration of affordability, and a management and reporting plan identifying the provisions for annual reporting to the Town.

The Reserve Subdivision Tentative Map

Exhibit 2.D

The Reserve Modified Initial Study/15183 Checklist