



GREEN BUSINESS PARK LOOMIS

PROJECT DESCRIPTION

May 2021



PROJECT DESCRIPTION

Section 1: Introduction

The GREEN BUSINESS PARK is a ±86-acre development project proposed in the southwestern area of the Town of Loomis. It includes a mix of land uses that support development of a new employment center consisting of flexible industrial, office, medical office, and commercial uses, as well as limited residential uses. At full buildout, the GREEN BUSINESS PARK will accommodate approximately 900,000 gross square feet of non-residential uses, 126 residential dwelling units, a park, a day care, and a community center. Environmental sustainability is a key component of the Plan. All aspects of the concept - from site planning, building design, project construction, and long-term operations - are guided by the intent to be environmentally sustainable. The development plan incorporates measures to achieve this intent throughout buildout.

1.1 THE VISION

The GREEN BUSINESS PARK presents the Town of Loomis with a new and innovative employment center near Interstate 80. It is a place to collaborate. It is a place to grow new ideas. It is a place to expand emerging business sectors. And it is a place to exemplify how new construction can be environmentally sustainable. The GREEN BUSINESS PARK is founded on the principle that successful businesses are the byproduct of a collaborative work environment.

The primary objective of the GREEN BUSINESS PARK is to create a campus that achieves this vision.

First, the development plan establishes a framework where different types of business sectors can work independently on a single campus while benefiting from their proximity to one another. The types of uses that are envisioned include high technology, research and development, laboratory, professional and medical office, therapy, personal and business service, manufacturing and assembly, warehousing, storage, retail commercial, restaurant, and incubator/startups.

In addition, the development concept provides a central gathering hub that includes meeting spaces, business services, shared office areas, and small eateries that support the entire GREEN BUSINESS PARK and other nearby businesses in Loomis. A mixture of supporting uses is also envisioned, including a small residential area and a central park, a day care, and space for a farmer's market which provide the opportunity for people to live, work, and play in one place.

A balanced mix of jobs, housing, amenities, natural resource conservation areas, and open spaces are incorporated into the development plan. These uses are supported by access to multiple transportation modes, including transit, automobiles, bicycles, and pedestrians, which collectively reduce the number and length of automobile trips, lower total vehicle miles traveled, and result in reductions in energy consumption, pollution, and greenhouse gas emissions. Infrastructure systems will incorporate measures to reduce water usage, manage and cleanse stormwater, reduce solid waste, and utilize renewable energy via on-site solar arrays.

Finally, buildings will be designed to conserve energy and incorporate "green" building practices. This includes strategies such as maximizing solar orientation, utilizing sustainable materials for building construction, incorporating mechanical systems that minimize energy consumption (including fixtures that reduce water usage), and utilizing energy generated on-site. Additionally, to maximize building heating and



cooling efficiency all buildings will utilize R60 roof insulation and R40 wall insulation, exceeding minimum building code requirements.

The GREEN BUSINESS PARK. It's forward thinking. It's environmentally sustainable. And it offers the Town of Loomis an innovative, balanced type of employment center that expands the business opportunities in the region. Development of the Green Business Park will allow growing Loomis businesses a place to grow their businesses and remain in Loomis. There's even a place for empty nesters, growing families, and young professionals to live and play. Per the Project's Fiscal Impact Study, development of the project will result in a positive revenue stream in ongoing tax revenue generation.

1.2 PROJECT OBJECTIVES

The GREEN BUSINESS PARK's development plan is guided by the following project objectives.

1. **Balanced Mix of Land Uses:** Provide for a mix of employment-generating land uses including flexible industrial, office, commercial, and medical office, which is supported by residential, recreational, day care, community center, and public facility uses, which at buildout can feasibly support development of approximately 900,000 square feet of non-residential uses, 126 residential units, and ancillary public facilities.
2. **Employment Center:** Establish a job center that supports a wide range of employment opportunities in the Town of Loomis and creates opportunities for flexible industrial, innovation/high-technology, research and development, light manufacturing, office, medical office, commercial, and food service uses.
3. **Proximity to Transportation Corridors:** Create a mixed-use development plan that is located within a 3- to 4-minute drive of the Interstate 80 transportation corridor and that has access to public transit systems.
4. **Land Use and Transportation Integration:** Establish a development plan that provides on-site opportunities to live, work, and play on a single campus, thereby reducing reliability on the automobile and reducing overall vehicle miles traveled (VMT) in the region.
5. **Addressing Local Needs:** Address an unmet need in the Town of Loomis by providing new employment, service, and residential uses that are not otherwise readily available. The development plan allows space for growing Loomis businesses to expand but remain in the Town of Loomis.
6. **Environmental Sustainability:** Achieve a level of long-term environmental sustainability by incorporating measures into building and site design, construction, and ongoing operations that will reduce energy usage, conserve water, incorporate water efficient landscaping, treat stormwater, and reduce reliance on vehicular travel.
7. **Regional Housing Needs Allocation:** Assist the Town in achieving its fair share obligation to accommodate a percentage of the region's forecasted population growth, as mandated by the California Department of Housing and Community Development, and as directed by the Sacramento Area Council of Governments.
8. **Fiscal Responsibility:** Ensure that the development plan creates a fiscally balanced framework to provide adequate public services and facilities, resulting in sustained positive fiscal impacts to the Town of Loomis.
9. **Economic Viability:** Enable the development plan to be constructed in phases that are economically feasible and that generate adequate revenue to support project financing costs.



Section 2: Setting & Context

2.1 PROJECT LOCATION

The GREEN BUSINESS PARK is located in the southwestern area of the Town of Loomis, within the County of Placer, approximately 25 miles northeast of Sacramento and six (6) miles northeast of central Roseville. At approximately 86.5 acres, the Project Site is comprised of seven (7) contiguous parcels (Assessor Parcel No's: 030-100-013, 030-100-021, 030-100-022, 030-100-024, 030-110-010, 030-110-011, and 030-110-013). These parcels are identified on the Project Site Exhibit.

Locally, the Project Site is located approximately 1.5 miles southwest from the Loomis downtown area and approximately one (1) mile north of Interstate 80, via Sierra College Boulevard. The project site is bounded by Sierra College Boulevard to the north, Bankhead Road to the east, the City of Rocklin to the south, and dense riparian woodland adjacent to Antelope Creek, to the west. The Vicinity Map outlines the Project Site's location within the Town of Loomis, relative to major transportation corridors.

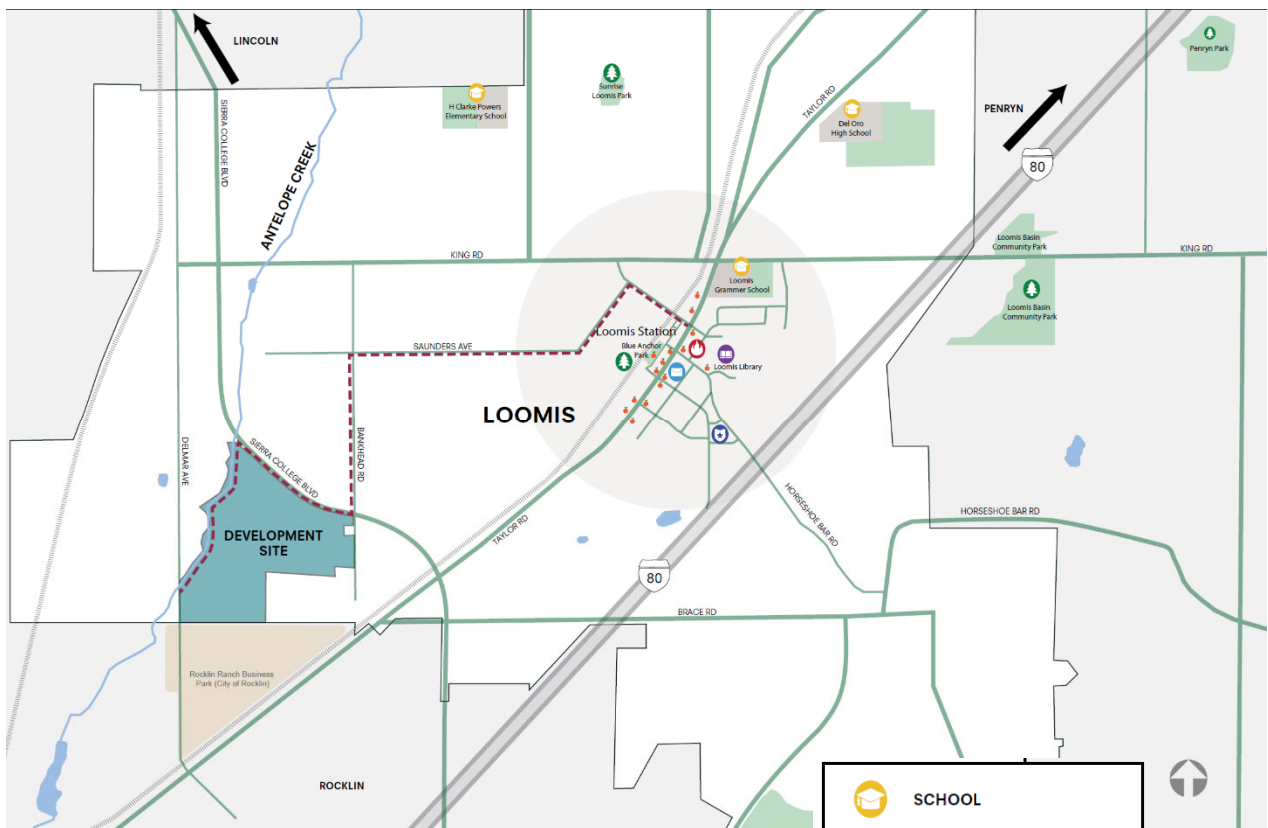


Figure 2-1: Vicinity Map



2.2 SITE CHARACTERISTICS AND HISTORICAL USES

The project site is characterized by gently rolling terrain with elevations varying from approximately 335 feet in the north-central area (near Sierra College Boulevard), to 295 feet in the southwestern area (near Antelope Creek and Delmar Avenue). Existing terrain generally falls in a west-southwesterly direction towards Antelope Creek, which generally forms the western edge of the Project Site.

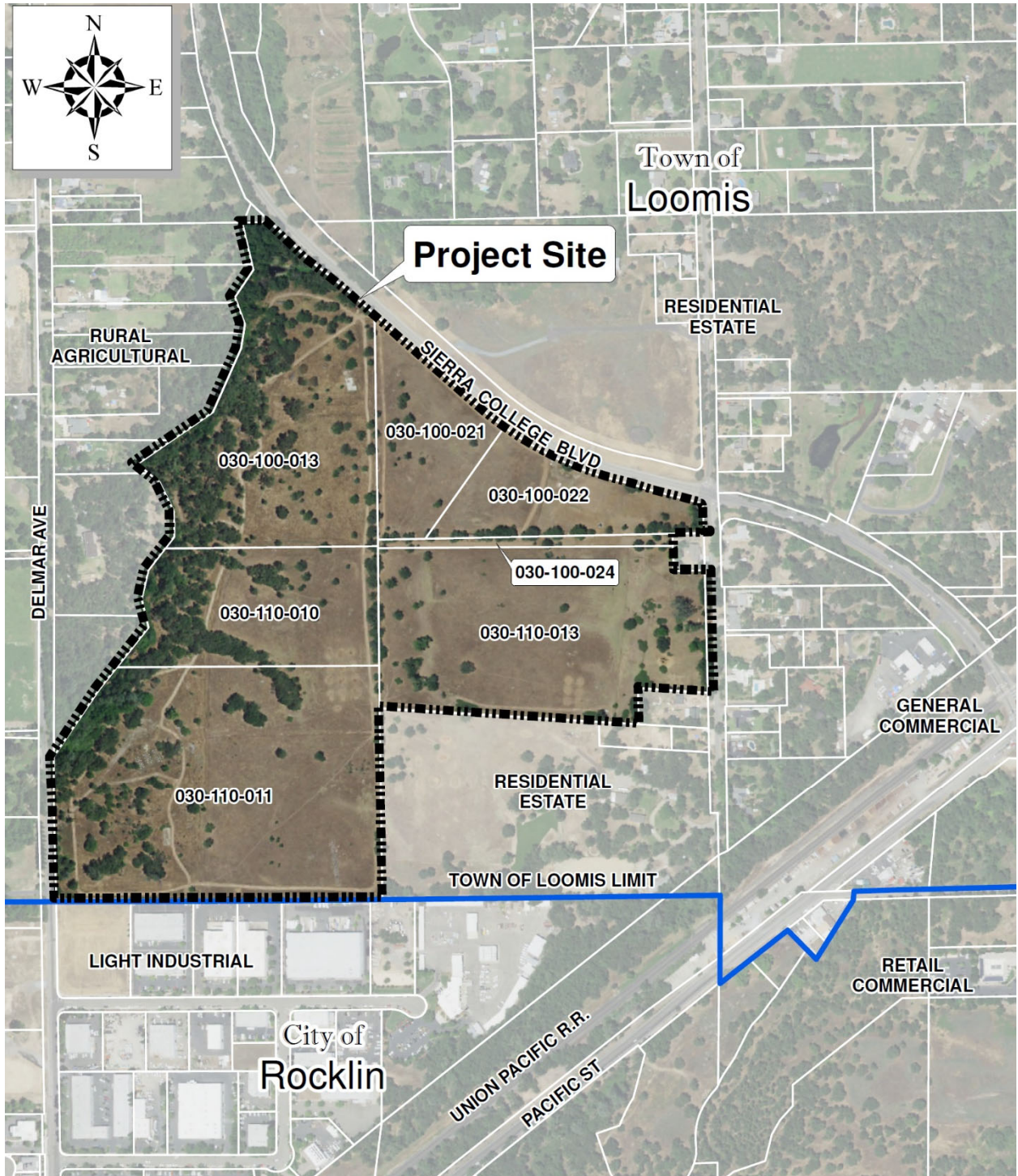


Figure 2-2: Project Site Exhibit



On-site vegetation primarily consists of California grasslands with scattered and dense pockets of oak woodland features. This includes interior live oak, blue oak, and gray pines, as well as various grasses, poppies, and lupines. The area immediately surrounding the Antelope Creek riparian corridor is heavily vegetated with poison oak, blackberry, and willow. Occasional rock outcroppings are also visible within the central and western portions of the site.

Currently, the site consists of vacant, undeveloped land with visible man-made features including barbed wire fencing along property line boundaries, active and abandoned groundwater wells, and an unused building foundation. The site has historically been cattle grazed, and portions of the site were utilized as orchards for the local fruit-growing industry, dating back to the 1950's.

2.3 RELATIONSHIP TO SURROUNDING USES

The Project Site is located along Sierra College Boulevard, a major arterial roadway that extends northward to the City of Lincoln and southward through the cities of Rocklin and Roseville. Sierra College Boulevard provides a direct connection to Interstate 80.

Adjacent uses consist predominantly of rural residential uses and undeveloped land areas. There are no developed uses to the north across Sierra College Boulevard; however existing land use and zoning designations allow Residential Estate uses pursuant to Loomis' regulations. To the east along Bankhead Road, existing uses consist of scattered, rural residential. To the south across the boundary between Loomis and Rocklin, low-rise industrial buildings exist along the southern site border. To the west along Antelope Creek, existing uses consist of rural residential housing that fronts on to Delmar Avenue. Rural residential uses adjacent to the project consist of a combination of large lots conforming to rural residential zoning, and relatively small lots not conforming to rural residential zoning.

2.4 SITE FEATURES AND VIEW SHEDS



Southeastward view along Sierra College Boulevard from northwestern area of site



View of riparian corridor along east side of Antelope Creek



Westward view from central area of site



Southward view of industrial buildings located in Rocklin from center of site.



Southward view from southern portion of site, at Delmar Avenue







Eastward view of site's southern interface with Rocklin Ranch Business Park, a City of Rocklin Corporate Yard.



Section 3: Land Use

The Project Site is currently designated (Loomis General Plan) and zoned RA (Residential Agriculture -4.6 acres/du) and RE (Residential Estate -2.3 acres/du). Proposed land uses for the GREEN BUSINESS PARK are organized into five “clusters” in the Project Site as shown below. Two clusters are situated along Sierra College Boulevard and planned uses include a mixture of office, medical office, and commercial uses. The most prominent clusters are in the site’s southern area, which support development of industrial uses. And finally, a small cluster for residential uses is in the western area of the site, the dense riparian woodland along Antelope Creek.

LAND USE LEGEND					
	Flex Industrial (Approx. 600,000 SF) Refer to page 30-35 for Building Design Guidelines		Commercial/Medical Office Building (Approx. 230,000 SF) Refer to page 36-43 for Building Design Guidelines		Residential (Approx. 125,000 SF) Refer to page 44-47 for Building Design Guidelines
					Green Business Center (Approx. 25,000 SF) Refer to page 48-53 for Building Design Guidelines

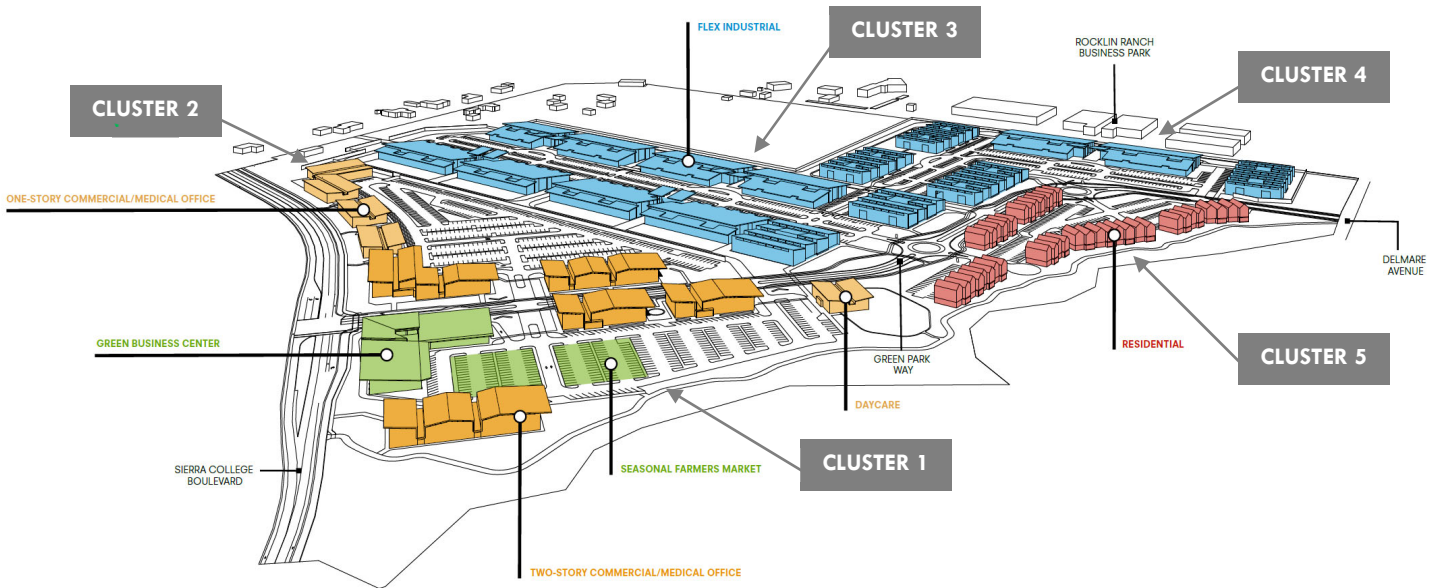


Figure 3-1: Land Use Cluster Concept

3.1 LAND USE PLAN

As shown on the Land Use Plan on the following page, the development plan for the GREEN BUSINESS PARK incorporates a mixture of non-residential, residential, and public/quasi-public land uses, which are categorized into the following designations.

- **Medical/Office/Commercial-Mixed Use (M/O/C-MU)**
- **Flex-Industrial (FL-IND)**
- **Medium/High Density Residential (MHDR)**
- **Open Space (OS)**
- **Public Facilities (PF)**

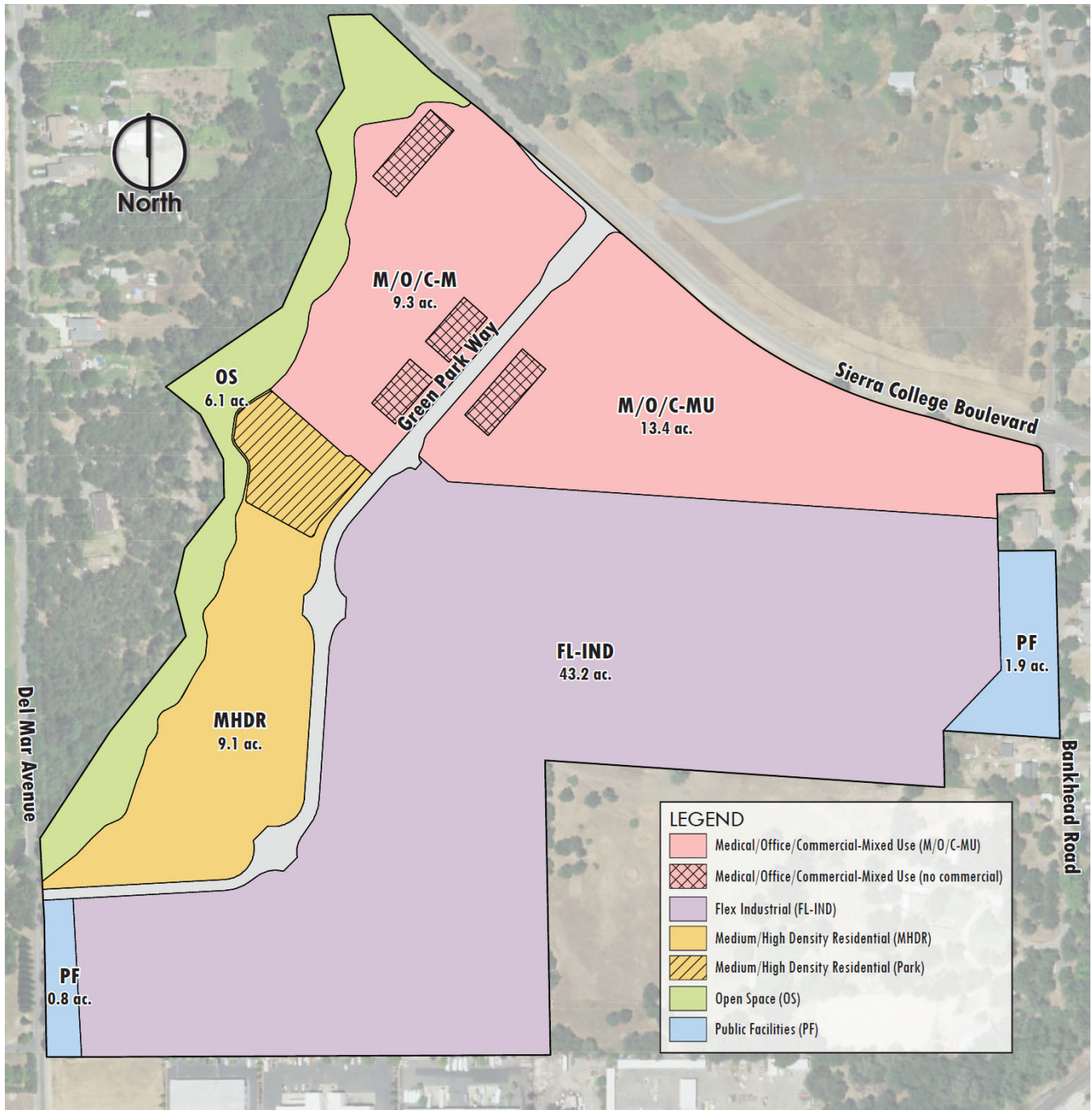


Figure 3-2: Proposed Land Use Plan



3.2 DEVELOPMENT ASSUMPTIONS & HOLDING CAPACITIES

A land use summary, including the acreage and assumed development potential for each land use, is outlined in the table below. Actual development intensity may vary per final design, however, will not exceed 900,000gsf of medical/office/commercial space.

Table 3-1: Land Use Summary

Land Use Designation	Acres	% of Total Acres	Sq. Ft./ Units	FAR/ Density	Jobs
Non-Residential Uses					
M/O/C-MU Medical/Office/Commercial - Mixed Use	22.60 ac	26.2%	281,800 sf	0.40 FAR	564
FL-IND Flex Industrial	43.20 ac	50.0%	538,000 sf	0.25 FAR	538
<i>Subtotal (1)</i>	65.80 ac	76.2%	819,800 sf		1,102
Residential Uses					
MHDR Medium/High Density Residential (2)	9.10 ac	10.5%	126 du	13.8 du/ac	
<i>Subtotal</i>	9.10 ac	10.5%	126 du	13.8 du/ac	
Open Space & Public Uses					
OS Open Space	6.10 ac	7.1%			
PF Public Facilities	2.70 ac	3.1%			
<i>Subtotal</i>	8.80 ac	10.2%			
Other					
ROW Roadways	2.70 ac	3.1%			
<i>Subtotal</i>	2.70 ac	3.1%			
Total	86.40 ac	100.0%	819,800 sf 126 du		1,102

Note (1): 900,000gsf of total medical/office/commercial space allowed in Project.

Note (2): Includes 1.6ac public parkland.



3.3 LAND USE DESIGNATIONS

The development plan supports a mixture of non-residential, residential, and public/quasi-public land uses. A description of the intended uses supported by each land use designation is summarized below.

3.3.1 NON-RESIDENTIAL LAND USES

- **Medical/Office/Commercial-Mixed Use (M/O/C-MU):** This land use is a combined designation that allows multiple non-residential uses, with a focus on medical uses in an office environment. The types of uses that can be accommodated include medical office, laboratory, therapy, professional office, personal and business service, commercial, farmers market, and similar compatible uses. The mixed-use designation is intended to allow development flexibility to accommodate a mix of medical-related uses and services in tandem with professional office and commercial uses. Like the uses permitted in other clusters, land uses can be mixed in both a horizontal and vertical manner. This means that medical, office, and commercial uses could be in separate buildings or combined within a single building within the same cluster. The development plan allows both one and two-story buildings.

Within the M/O/C-MU land use designation, there are 4 individual building that are shown 'hatched' on the land use plan that are intended for office/medical uses only. These building are purposively restricted and do not allow the commercial uses that are permitted in the rest of the M/O/C-MU designation.

- **Flex-Industrial (FL-IND):** This land use designation provides for a variety of non-residential use types with a focus on light industrial. The types of uses that can be accommodated include high technology, research and development, laboratory, incubator/startups, manufacturing and assembly, warehousing, storage, office, commercial, and other similar compatible uses appropriate for an industrial business park setting. Single-story and two-story, flex-use buildings are envisioned, designed in a manner to accommodate long-term, flexible needs of tenant businesses. This means that tenant spaces could include different ratios of industrial, office, and ancillary uses to support a variety of business types. The development potential for this land use designation assumes a mix consisting of 60% industrial and 40% office. At buildout, approximately 550,000 sq. ft. of light industrial and related uses can be accommodated in the FL-IND land use clusters. Actual mix to be determined with future development plans.

3.3.2 RESIDENTIAL LAND USES

- **Medium/High Density Residential (MHDR):** This land use designation accommodates multi-family, attached housing types with a permitted density range is between 15 and 20 dwelling units per acre (du/ac). Within this density range, the types of multi-family housing that may be accommodated consist of townhomes, condominiums, live/work homes, and/or apartment buildings. The MHDR is anticipated to include 2- and/or 3-story units. At full buildout, the residential land use cluster can support up to 126 dwelling units.

Within the MHDR land use designation, a 1.6ac public park planned that will provide for the recreation needs generated by the future residents. The future park site will be designed to accommodate passive and active recreation amenities that support the daytime workforce and resident population in the Project Site. Envisioned facilities include turf areas for informal, active play, a tot lot, a basketball court, a shade pavilion, a picnic area, a trailhead, seating, and a day care facility. The park site is purposively not zoned park land so that the site may be highly integrated into the MHDR development plans and the boundaries may be adjusted per the final development plan without the need for a rezone and General Plan Amendment. Final site boundary will be shown on the improvement plans for the residential component of the Project Site which will be vetted through the appropriate agencies for approval. The park site is intended to be improved by the developer and granted to the Town for perpetual ownership and maintenance.

3.3.3 OPEN SPACE & PUBLIC USES



- **Open Space (OS):** This land use designation applies to lands that are environmentally sensitive, where preservation of natural features is appropriate. Open space areas provide passive recreation opportunities, pedestrian/bike paths, preservation of environmental resources, view sheds, flood water conveyance and retention, stormwater quality treatment/filtration, and resource mitigation. Within the GREEN BUSINESS PARK, this land use designation is applied to the Antelope Creek corridor located along the western edge of the Project Site where preservation of this natural feature has been incorporated into the development plan. Like the public park, open space lands will be conveyed to the Town of Loomis for perpetual ownership and maintenance. Trails in open space will be improved by the developer and conveyed, owned and maintained by the Town of Loomis.

- **Public Facilities (PF):** This land use designation applies to areas appropriate for public facilities and utilities. Within the GREEN BUSINESS PARK, this land use designation is applied to land areas designated for stormwater facilities that serve development of the Project Site.



3.4 CONCEPTUAL DEVELOPMENT PLAN

The Conceptual Development Plan, shown below for the GREEN BUSINESS PARK illustrates how site development may successfully implement the Land Use Plan. It depicts the size, footprint, location, and spatial arrangement of buildings and outdoor spaces within each land use cluster, and outlines on-site circulation systems for automobiles, bicyclists, and pedestrians, including areas for parking, loading, and services. The Development Summary Table on the following page illustrates the details of the Conceptual Development Plan.



Figure 3-3: Conceptual Development Plan



A conceptual development summary, including the assumed development potential for each cluster is outlined in the table below. Actual development intensity may vary per final design, however, will not exceed 900,000gsf of medical/office/commercial space.

Table 3-2: Conceptual Development Summary

Building ID	Land Use	Gross Sq. Ft. (GSF)	Parking Ratio (1)	Parking Estimate	Parking Provided
CLUSTER 1 (Medical/ Office/Commercial - Mixed Use)					
100 (2)	C/O	54,400	3.33	91	
110 (2, 3)	O	24,000	3.33	80	
120 (2, 3)	O	24,000	3.33	80	
130	C	6,000	3.33	20	
140 (2, 3)	O	36,000	3.33	120	
<i>subtotal</i>		144,400		391	341
				loading	4
CLUSTER 2 (Medical/Office/Commercial - Mixed Use)					
200 (2)	M/C	49,400	5.00	247	
210	M/C	12,000	5.00	60	
220	M/C	12,000	5.00	60	
230	M/C	28,000	5.00	140	
240 (2, 3)	M/O	36,000	3.33	120	
<i>subtotal</i>		137,400		627	559
				loading	2
CLUSTER 3 (Flex Industrial)					
300	FL-IND	30,000	1.00	44	
310	FL-IND	35,000	1.00	51	
320	FL-IND	38,000	1.00	51	
330	FL-IND	38,000	1.00	51	
340	FL-IND	35,000	1.00	62	
350	FL-IND	35,000	1.00	40	
360	FL-IND	38,000	1.00	51	
370	FL-IND	38,000	1.00	51	
380	FL-IND	20,000	1.00	51	
390	FL-IND	23,000	1	44	
<i>subtotal</i>		330,000		496	452
				loading	34
CLUSTER 4 (Flex Industrial)					
400	FL-IND	23,000	1.00	55	
410	FL-IND	42,500	1.00	47	
420	FL-IND	42,500	1.00	47	
430	FL-IND	35,000	1.00	51	
440	FL-IND	35,000	1.00	51	
450	FL-IND	30,000	1.00	33	
<i>subtotal</i>		208,000		284	340
				loading	20
CLUSTER 5 (Medium/High Density Residential)					
A01	MHDR	6,000	6 du/bldg	12	
A02	MHDR	6,000	6 du/bldg	12	
A03	MHDR	6,000	6 du/bldg	12	
A04	MHDR	6,000	6 du/bldg	12	
B01	MHDR	6,000	6 du/bldg	12	
B02	MHDR	6,000	6 du/bldg	12	
C01	MHDR	6,000	6 du/bldg	6	
C02	MHDR	6,000	6 du/bldg	6	
C03	MHDR	6,000	6 du/bldg	6	
D01	MHDR	6,000	6 du/bldg	6	
D02	MHDR	6,000	6 du/bldg	6	
D03	MHDR	6,000	6 du/bldg	6	
D04	MHDR	6,000	6 du/bldg	6	
E01	MHDR	6,000	6 du/bldg	12	
E02	MHDR	6,000	6 du/bldg	12	
E03	MHDR	6,000	6 du/bldg	12	
E04	MHDR	6,000	6 du/bldg	12	
F01	MHDR	6,000	6 du/bldg	12	
F02	MHDR	6,000	6 du/bldg	12	
G01	MHDR	6,000	6 du/bldg	12	
G02	MHDR	6,000	6 du/bldg	12	
				guest parking	32
					32
<i>subtotal</i>		126,000	126	242	236
Site Total (5)		819,800	126 du	2,037	1,928
				site accessible stalls	31
				site loading	25

Notes:

- 1 Parking ratio calculated per 1,000 GSF.
- 2 GSF assumes use (or portion of use) is greater than 1 story
- 3 Commercial uses not permitted in this building.
- 4 For design flexibility, allocation for parking for 2nd story, and yards, may be omitted.
- 5 900,000gsf of total medical/office/commercial space allowed in Project.



Section 4: Circulation

The Circulation Plan on the following page illustrates the location of existing and planned roadways. A network of roadways and multi-use trails provide several options for mobility and access throughout the Project Site.

4.1 EXISTING ROADWAYS

Several existing roadways are located adjacent to the Project Site and provide direct access to the GREEN BUSINESS PARK:

Sierra College Boulevard: This existing 2-lane, arterial roadway adjoins the northern edge of the site and carries a high volume of automobile traffic. Regionally, Sierra College Boulevard is part of a significant transportation corridor that links Highway 193 in Placer County to Highway 50 in Sacramento County, providing direct access to Interstate 80 and the areas of Lincoln, Loomis, Roseville, and Granite Bay. The GREEN BUSINESS PARK's on-site roadway system includes one point of connection to Sierra College Boulevard (with left turn lane at a planned signalized intersection).

Delmar Avenue: This existing roadway is located to the west of the Project Site and shares approximately 550-feet of frontage with the site. Within Loomis, Delmar Avenue is a 2-lane, rural residential roadway that provides access to large residential lots. South of the Project Site, Delmar Avenue connects to Pacific Street in the City of Rocklin, and to the north, it connects to Sierra College Boulevard in unincorporated Placer County. The GREEN BUSINESS PARK's on-site roadway system includes one point of connection to Delmar Avenue.

Bankhead Road: This existing roadway is located to the east of the Project Site and shares approximately 600-feet of frontage with the site. Within Loomis, Bankhead Road is a 2-lane, rural residential roadway that provides access to large residential lots. From Sierra College Boulevard, this road extends southward approximately ¼-mile and terminates just north of the Union Pacific railway corridor. **No active roadway connections to the GREEN BUSINESS PARK are planned from Bankhead Road**, except for one Emergency Vehicle Access (EVA) route at the eastern edge of the Flex Industrial land use cluster.

4.2 PLANNED ROADWAYS

Proposed Green Park Way is planned within the GREEN BUSINESS PARK, which will provide connections to both Sierra College Boulevard and Delmar Avenue. Green Park Way is planned as a 2-lane collector roadway that will provide direct access to all project areas. Green Park Way will also incorporate on-street bike lanes, an enhanced landscaped median, and two traffic circles located at primary entrances to land use clusters. Additionally, an Emergency Vehicle Access (EVA) route is planned along the eastern edge of the site, which provides a limited-use access point to Bankhead Road. Green Park Way is intended to be a public road that is owned and maintained by the Project.

4.3 ON-SITE CIRCULATION SYSTEM

As illustrated in the Circulation Plan, access to all areas of the project is provided via Green Park Way. Primary drive aisles extend from Green Park Way and provide clear organized access to all buildings and associated parking areas.

Entrances to the Flex-Industrial area will be gate-restricted. Within the Flex-Industrial organized area, a segregated truck service route provides a linkage to each building's rear loading/service area directly from Green Park Way. This design feature intentionally separates conventional automobile traffic accessing parking areas from truck service traffic accessing shared truck docks/loading bays and service areas.



In addition to separated circulation systems designed for automobile and truck traffic, other facilities are planned for bicycle and pedestrian mobility. Green Park Way includes both on and off-street facilities for bicyclists, consisting of striped bike lanes located adjacent to automobile travel lanes and a multi-use trail located in the landscape corridor alongside the road. Additionally, a multi-use trail is proposed along the eastern edge of the Antelope Creek corridor, which will link Sierra College Boulevard and Delmar Avenue (both with existing on-street bike lanes) and provide alternative access to the Project. These multi-use trails would be designed for shared use by bicyclists and pedestrians and would consist of a 10'-wide paved surface for two-way travel.



Figure 4-1: Circulation Plan



Section 5: Utilities

The development plan for the GREEN BUSINESS PARK incorporates conceptual plans for the construction of backbone infrastructure facilities needed to serve the Project. This includes provisions for water, wastewater, drainage, and utility systems, as well as water conservation, stormwater management, solid waste, electric and natural gas facilities, and voice/data communications. Construction of infrastructure will be phased as needed to support individual development projects as the Project builds out.

Table 5-1: Utility Providers

Utility	Provider
Potable Water	Placer County Water Agency
Wastewater	South Placer Municipal Utility District South Placer Wastewater Authority
Drainage and Flood Control	Placer County Flood Control District
Communications	AT&T Wave Broadband
Solid Waste	Recology Auburn Placer West Placer Waste Management Authority
Electric Service	Pacific Gas & Electric
Natural Gas	Pacific Gas & Electric

5.1 WATER

Placer County Water Agency (PCWA) is the site’s potable water purveyor. Currently, PCWA maintains two non-connected 12-inch water lines in Delmar Avenue, including a northern segment and a southern segment (located in different pressure zones), which are located in proximity to the Project. To serve the Project, water pipelines will be extended to the site from existing pipelines in Delmar Avenue. Because the existing pipelines are in two different pressure zones, an off-site pressure reducing station will be constructed to lower the water pressure in the northern Delmar pipeline segment before being extended to the site. Ultimately, the on-site water infrastructure will be looped and connected to both the northern and southern water pipeline segments located in Delmar Avenue.

On-site, the proposed private water system will be designed in a looped system that generally follows Green Park Way in order to serve the Project buildings. Water pipelines will consist of 6-inch to 12-inch diameter mains. Based on the land use plan and estimated intensity of proposed development, it is estimated that the Annual Average Day water demand is 159 acre-feet per year (AFY).

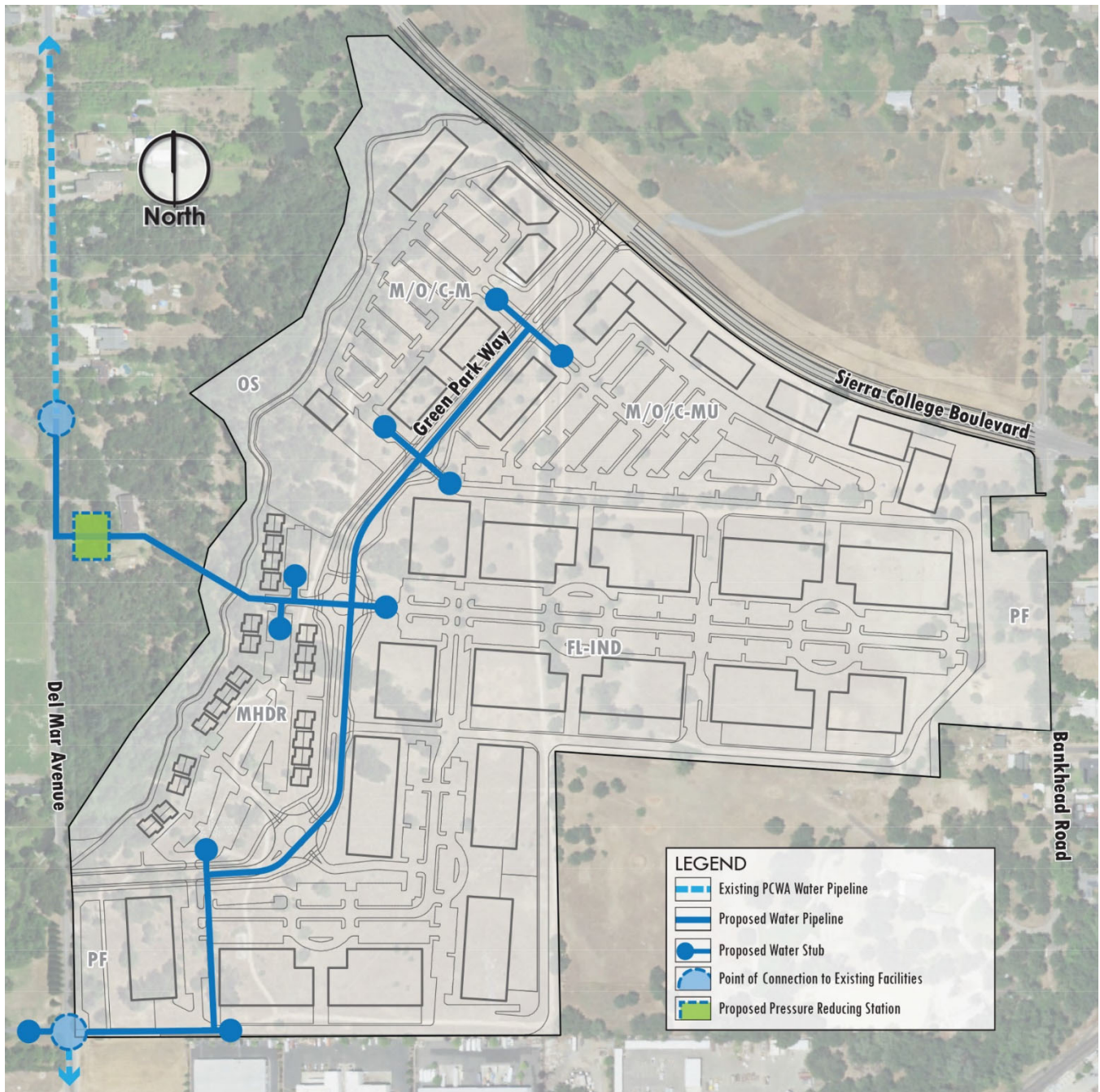


Figure 5-1: Water Infrastructure Plan



5.2 WASTEWATER

South Placer Municipal Utility District (SPMUD) is the sanitary sewer service purveyor for the Project. SPMUD is part of a joint power's agreement with the City of Roseville and Placer County to operate wastewater facilities in the South Placer area. Regional facilities funded by SPMUD include trunk sewer lines, recycled water facilities, and two wastewater treatment plants (WWTPs) consisting of the Pleasant Grove and the Dry Creek WWTPs.

The Dry Creek Wastewater Treatment Plant (DCWWTP), located approximately eight (8) miles southwest of the Project, will be the treatment facility for effluent generated by the GREEN BUSINESS PARK. This facility has sufficient capacity to treat wastewater generated by the proposed project. Wastewater flows will be directed to the DCWWTP by a network of proposed pipes installed within street rights-of-way or easements and will connect to existing infrastructure located in Delmar Avenue and Bankhead Road.

The proposed public wastewater facilities respond to the site's existing topography, which generally falls to the west/southwest, with a portion of the site's eastern area falling to the east/southeast. To work with the site's existing topography, it is anticipated that most of the on-site sewer system will consist of gravity lines that flow to existing facilities in Delmar Avenue and Bankhead Road.

As shown on the Wastewater Infrastructure Plan, the primary on-site sewer system will consist of a 15-inch gravity trunk main line located in Green Park Way. This line will be extended from a point of connection at the southwestern corner of the site, through a Flex-Industrial area to Green Park Way, and ultimately to Sierra College Boulevard. A stub will be provided at Sierra College Boulevard to serve future development to the north of the Project Site, consistent with SPMUD's plans. From the main line in Green Park Way, 6-inch to 12-inch feeder lines will be constructed to serve individual buildings planned in each land use cluster.

Additionally, some of the site's sewer flows may be directed to an existing SPMUD sewer line located in Bankhead Road. If the existing Bankhead line does not have sufficient capacity to serve the eastern area of the development plan, alternatively, an on-site sewer lift station and/or grinder pumps will be constructed to direct these flows to the planned 15-inch line in Green Park Way.

Off-site improvements will also be necessary to connect the GREEN BUSINESS PARK to existing sewer facilities, which are in Del Rio Court south of the Project, within the City of Rocklin. Based on SPMUD's preliminary wastewater master plan for this region of their service area, a 15-inch sewer trunk line will be extended northward from this existing line's terminus to the southwest corner of the project site. From that point of connection, it will serve the proposed on-site wastewater facilities described above.

Based on the land use plan and associated intensity of proposed development, buildout of the GREEN BUSINESS PARK is estimated to generate an average dry weather flow of approximately 1.42 million gallons per day (mgd).

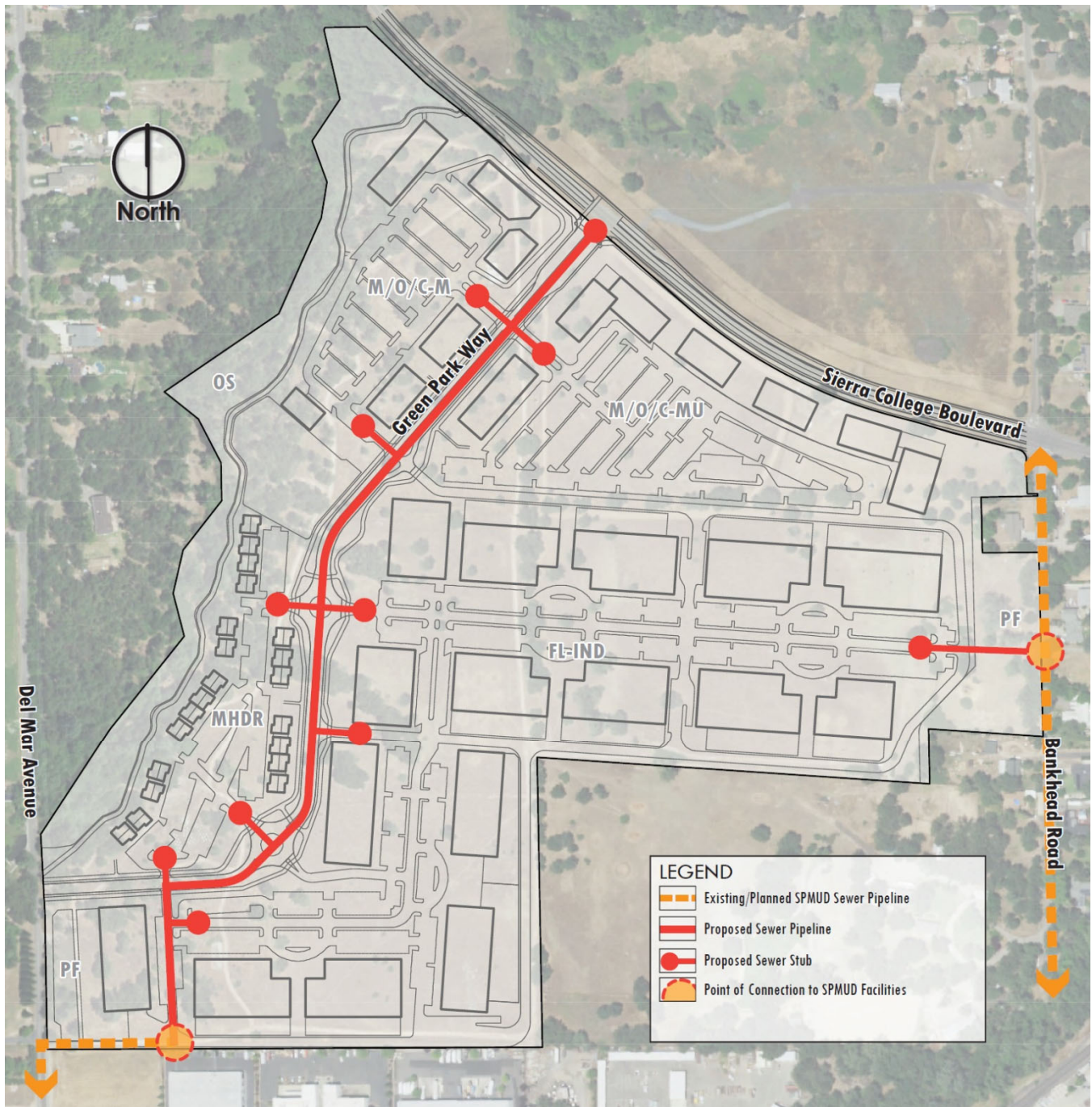


Figure 5-2: Wastewater Infrastructure Plan



5.3 WATER CONSERVATION

Development of the GREEN BUSINESS PARK will incorporate water-conserving measures to reduce the demand for both potable water and raw irrigation water. Several types of measures will be implemented from a menu of options including:

- Compliance with the California Water Commission's Water Efficient Landscape Ordinance.
- Smart/Centrally Controlled Irrigation Controllers.
- Strategic use of turf groundcovers.
- Green building practices, including water-conserving plumbing and fixtures.

5.4 DRAINAGE AND FLOOD CONTROL

Two notable water sheds are located within, and adjacent to, the Project Site. The most significant feature, Antelope Creek, defines most of the site's western edge. A lesser-defined feature, Sucker Ravine, is located east of the site, which includes Overflow Channel No. 1 that encumbers a portion of the site's edge. Both water sheds convey stormwater to the southwest and ultimately join Dry Creek, which flows through the City of Roseville and ultimately to the Sacramento River. Portions of the site are located within FEMA-defined 100-year floodplain areas.

Given the site's existing topography, a majority of the Project Site's surface drainage flows to the west/southwest into the Antelope Creek corridor. A lesser portion of the site drains to the Sucker Ravine water shed. Development of the GREEN BUSINESS PARK will require installation of on-site drainage facilities and alteration of site topography to accommodate the proposed land uses. As shown on the Drainage Infrastructure Plan, drainage facilities will be sized to avoid increases in peak water flow and surface water elevation both upstream and downstream for a 100-year storm event. Development will also include on-site construction of stormwater quality treatment facilities and detention facilities.

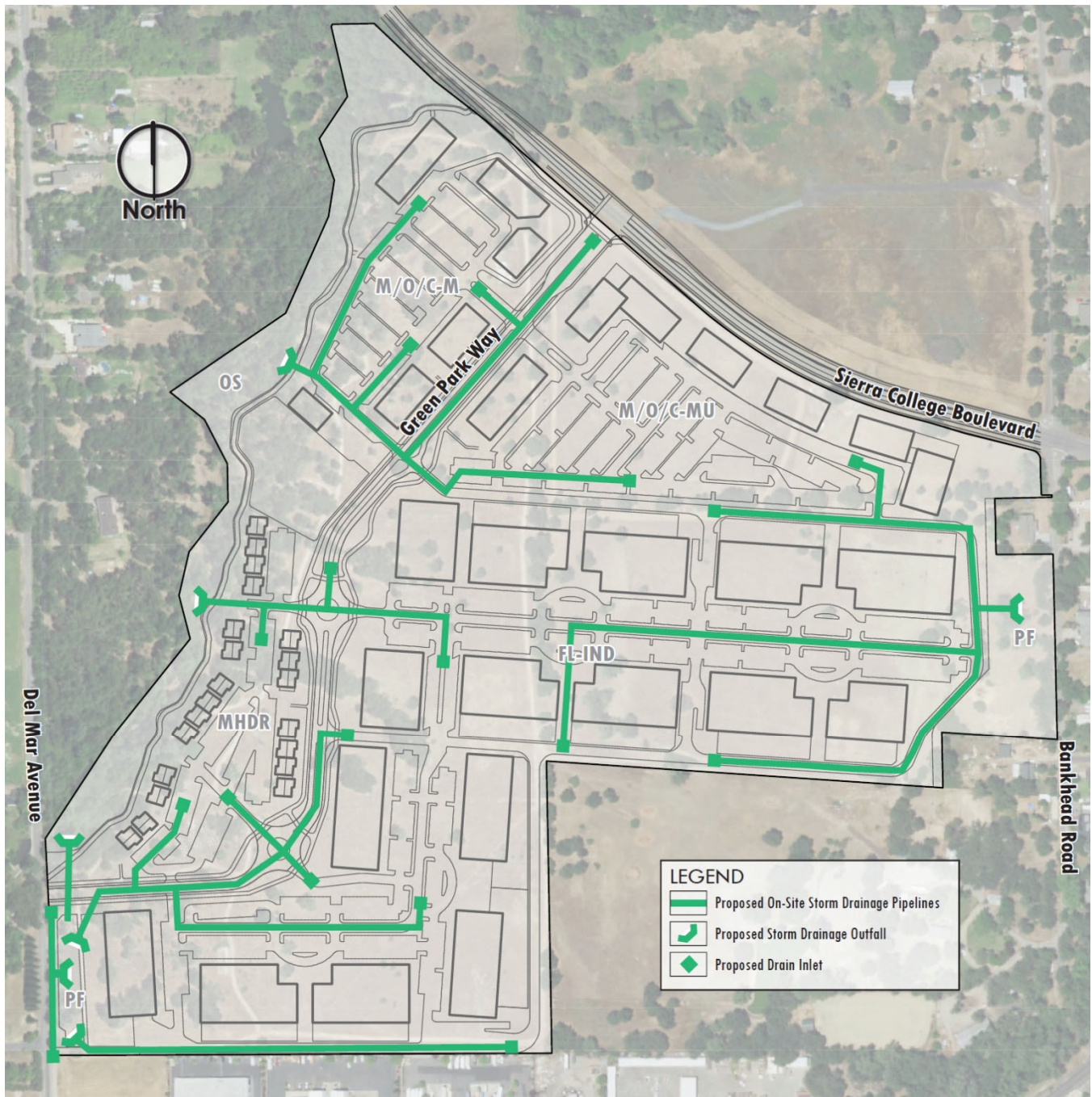


Figure 5-3: Storm Drainage Infrastructure Plan



5.5 ENERGY

In Placer County, including the Town of Loomis, electrical and natural gas services are provided by Pacific Gas and Electric Company (PG&E). PG&E's energy portfolio is derived from a variety of sources, including nuclear, hydroelectric, natural gas, and renewable energy resources such as wind, geothermal, biomass, solar, and small hydro operations. Electric and natural gas services will be provided to the Project Site via existing infrastructure located in proximity to the site. Primary electric service and gas distribution mains will be extended into the Project Site from existing roadways and would utilize planned roadway corridors to serve the various land use clusters located within the GREEN BUSINESS PARK. PG&E maintains sufficient capacities to serve buildout of the proposed Project.

5.6 VOICE/DATA COMMUNICATIONS

The GREEN BUSINESS PARK is within the service areas of AT&T and Wave Broadband for voice and data communication services. Together, these providers offer voice, video, and data communication services. This includes land-line telephone service, voice over internet protocol (VOIP) telephone service, mobile telephone service, cable television service, and high-speed data line (internet) service. Cellular telephone and data services are available from several major and local carriers. As development of the GREEN BUSINESS PARK occurs, distribution lines will be extended from existing infrastructure to individual parcels in conjunction with on-site improvements.

5.7 SOLID WASTE

In the Town of Loomis, solid waste disposal services are provided by Recology Auburn Placer, a private collection firm. Solid waste generated by the Project will be collected by Recology Auburn Placer and routed to the Western Regional Sanitary Landfill (WRSL), located approximately eight (8) miles to the northwest of the Project, at the intersection of Athens and Fiddymont Roads in an unincorporated area of Placer County. This Class II/III facility is owned by the Western Placer Waste Management Authority (Authority), which is comprised of Placer County and the cities of Lincoln, Roseville, and Rocklin.

The Authority owns a Material Recovery Facility (MRF) that is located on the same site as the WRSL. The MRF receives, separates, processes, and markets recyclable materials removed from the waste stream. Residual waste is transferred to the WRSL for disposal. Based on the permitted configuration and projected growth rates in the region, the WRSL has capacity through the year 2058. Additional expansion of the WRSL is anticipated due to projected growth in western Placer County. Development of the project will include a comprehensive approach to materials recovery and reuse by incorporating various sorting systems for different types of materials on-site, including metals. This comprehensive approach will allow for increased recovery and reuse efficiencies of materials before they reach Recology.



Section 6: Public Services

Development of the GREEN BUSINESS PARK will require several types of public services to be provided from various public agencies. These include provisions for parks and recreation, schools, library services, law enforcement, and fire and emergency services. The various service providers are summarized below.

Table 6-1: Public Service Providers

Public Service	Provider
Parks & Recreation	Town of Loomis
Schools	Loomis Union School District (K–8) Placer Union High School District
Libraries	Town of Loomis Placer County
Law Enforcement	Placer County Sheriff’s Department
Fire & Emergency Services	South Placer Fire District California Department of Forestry and Fire Protection (CAL FIRE)

6.1 PARKS & RECREATION

The Town of Loomis provides parks and recreation services for its residents, with support from facilities operated by Placer County and the Loomis Unified School District. Two public parks are owned and operated by the Town, including Sunrise-Loomis Neighborhood Park and Blue Anchor Park, both located to the north of the Project.

The Town of Loomis General Plan does not provide specific park land dedication requirements for new development projects; however, an adopted 1998 parks and recreation needs assessment indicates that the appropriate parks standard for Loomis is five (5) acres of park area per 1,000 residents. Based on U.S. Census Bureau estimates, the Town of Loomis has an average household population of 2.58 (2015-2019 time period). Using this estimate, buildout of the GREEN BUSINESS PARK’s 126 dwelling units would result in an on-site population of 325 people, which would generate a need for approximately 1.6 acres of park land to serve the Project’s projected population. The development plan allocates approximately 1.6 acres for development of a park space, which meets the projected demand. Actual park land to be provided is based on actual residential dwelling units developed/population generation, to be determined at time of actual residential development plans. As discussed previously, final location/shape of park site to be determined at time of actual site development plans for the MHDR land use. Park site will be installed by the developer and owner and maintained by the Town of Loomis.

Additionally, the 2010 Town of Loomis Trails Master Plan (Trails MP) identifies the Antelope Creek corridor as a long-range opportunity for a multi-use trail. A segment of this planned trail facility is located within the Project Site, along the eastern edge of Antelope Creek, between Sierra College Boulevard and Delmar Avenue. The Trails MP recognizes that sensitive habitat is located within the riparian area of the creek corridor, which a future multi-use trail will need to avoid. The GREEN BUSINESS PARK development plan includes an alignment for a multi-use trail along the creek corridor, consistent with the Trails MP. The trail will provide connection points to both Sierra College Boulevard and Delmar Avenue, with internal linkages to the GREEN BUSINESS PARK’s planned network of on-site multi-use trails and sidewalks. Trail improvements will be installed by the developer and will be owned and maintained by the Town of Loomis.



6.2 OPEN SPACE

As shown on the land use plan, an Open Space corridor is planned along the western edge of the Project Site. This land area encompasses on-site portions of Antelope Creek and its associated riparian habitat area. With development of the GREEN BUSINESS PARK, parcels with this land use designation will be preserved as permanent open space to conserve existing, natural resources. Some improvements are planned within the Project Site's open space corridor, including fill slopes, utilities, stormwater facilities, and a multi-use trail. Open space will be conveyed to the Town of Loomis for ownership and maintenance.

6.3 SCHOOLS

The GREEN BUSINESS PARK is located within the boundaries of two (2) school districts: Loomis Union School District (LUSD) and Placer Union High School District (PUHSD). The LUSD serves kindergarten through 8th grade students and operates seven (7) elementary schools within the district. The PUHSD operates Del Oro High School in the Town of Loomis and serves high-school students in grades 9 through 12. Any students generated by housing units within the Project Site will be accommodated within existing school facilities located in each district.

6.4 LIBRARY SERVICES

Library services are provided by both the Town of Loomis and Placer County. The Town operates one (1) library, the Loomis Library and Community Learning Center, which is located approximately 1.5 miles northeast of the Project Site, just east of downtown Loomis. Additionally, Placer County operates several libraries throughout the County, including branches located in Rocklin and Granite Bay. County-operated facilities are also available to Loomis residents.

6.5 LAW ENFORCEMENT

The Town of Loomis contracts its law enforcement services from the Placer County Sheriff's Department (PCSD). Although the PCSD is based at the Auburn Justice Center in Auburn, local law enforcement services will be provided through the South Placer Substation located in Loomis. General law enforcement services include jail services, coroner's services, court security, and marshal duties. Additionally, a full-time traffic enforcement officer is allocated to the Town of Loomis near Horseshoe Bar Road. Staff from the Loomis substation will provide law enforcement services for the GREEN BUSINESS PARK. This substation also serves a larger geographic area, including the communities of Granite Bay, Newcastle, Ophir, Penryn, Sheridan, and the West Roseville/Dry Creek area.

6.6 FIRE & EMERGENCY SERVICES

The project site lies within the service area of the South Placer Fire District (SPFD). The SPFD operates five (5) staffed stations and one (1) volunteer station, which collectively serve the communities of Granite Bay, Loomis, and portions of Penryn and Newcastle. Additionally, the California Department of Forestry and Fire Protection (CAL FIRE) provides fire protection services in the area and has primary jurisdiction over wildland fires. To enhance fire protection services in the region, the SPFD and CAL FIRE have established mutual aid, continuous aid, and automatic aid agreements with one another.

SPFD's Station 18 is the nearest fire station to the GREEN BUSINESS PARK, located approximately 1.5 miles northeast of the Project Site, just east of downtown Loomis on Horseshoe Bar Road near Taylor Road. Fire and emergency services will primarily be provided from this station, with support from other fire stations in the district.



Section 7: Implementation

Implementation of the GREEN BUSINESS PARK's development plan would be administered by the Town of Loomis with a formally adopted specific plan. The specific plan's purpose is to establish the project vision, objectives, development plan, and regulatory structure, which collectively, would facilitate the systematic and orderly development of the Project Site.

7.1 SPECIFIC PLAN AS AN IMPLEMENTATION TOOL

A specific plan is a planning and regulatory tool that implements a General Plan's goals and policies. It includes an overarching development framework and regulatory structure that provides an intermediate level of detail between the General Plan and individual development projects within a defined plan area. The Specific Plan for the GREEN BUSINESS PARK will function as the primary land use, policy, and regulatory document used to implement the development plan. It will establish a framework for land uses, circulation, utilities and services, resource protection, project financing, and implementation. It will also include, by reference, other implementing mechanisms such as a development agreement, financing plan, infrastructure phasing plan, and environmental impact report with mitigation measures.

A Specific Plan for the GREEN BUSINESS PARK will be adopted under the authority granted to the Town of Loomis by Sections 65450 through 65457 of the California Government Code (Planning and Zoning Law). Consistent with State law, it would include a program of implementation measures necessary to carry out its proposed land uses, infrastructure, development standards, and criteria. After adoption, implementation of the Specific Plan would be administered by the Town of Loomis.

7.2 RELATIONSHIP TO GENERAL PLAN AND MUNICIPAL CODE

The Town of Loomis General Plan serves as the long-term policy guide for its physical and economic development. The Town's core values are the foundation of the General Plan and the underlying basis for its vision and direction. The Specific Plan for the GREEN BUSINESS PARK will implement the goals and policies of the General Plan and augments these goals and policies by providing specific direction to reflect conditions unique to the Project Site.

The Loomis Municipal Code is one of the primary tools for implementing the General Plan. It includes several titles that apply to new development areas, including Development, Zoning, Subdivision Regulations, and Environmental Protection, which would be used in tandem with the Specific Plan to implement the development plan. The Specific Plan will establish the permitted uses, development standards, and other regulations to implement the development plan, and in these cases, the Specific Plan's regulations would supersede regulations contained in the Town's Zoning Ordinance. However, for regulatory items where the Specific Plan is silent, the Zoning Ordinance's regulations would prevail.

7.3 INFRASTRUCTURE PHASING

A conceptual infrastructure phasing plan will be included in the Specific Plan, which will outline a program for the orderly construction of facilities needed to serve the proposed project. The phasing plan will ensure that adequate infrastructure improvements are constructed to support each development phase (or each land use cluster) as individual development projects move forward within the Project Site. Infrastructure requirements for each development phase will include all on-site backbone infrastructure and off-site facilities necessary for the build out of each phase. These include roadways, water, sewer, storm drainage, dry utilities, and other facilities needed to serve development.



7.4 FINANCING AND MAINTENANCE OF PUBLIC IMPROVEMENTS

The Specific Plan for the GREEN BUSINESS PARK will include a Financing Plan (by reference) that outlines the cost and funding mechanisms for construction of all backbone infrastructure needed to serve the proposed project. It will also include a plan for each development phase, with funding mechanisms, to construct the Project Site's public facilities.

7.5 ENTITLEMENTS AND APPROVALS

Several types of entitlements and approvals will be required prior to initiating construction of the proposed project. From the Town of Loomis, entitlement approvals will include an Environmental Impact Report (EIR), General Plan Amendment, Rezone, Specific Plan, Subdivision Map(s), Development Agreement, and other discretionary permits. In addition, several types of regulatory permit approvals will be required from County, State, and Federal agencies.