



Staff Report

TO: Honorable Mayor and Members of the Town Council
FROM: Mary Beth Van Voorhis
DATE: April 9, 2019
RE: PARCEL MERGER – TOWN OWNED PARCELS
044-133-003, 044-080-063 & 044-120-074
(The parcels formerly known as the WW Moulding Site)

Recommendation

Staff recommends that the Town Council adopt Resolution #19-__ to merge three (3) Town owned parcels into one (1) and authorize the Town Manager to sign and record the Grant Deed with the Placer County Recorder's office.

Issue Statement and Discussion

The Town purchased these parcels from Union Pacific Railroad, located at the WW Moulding Plant (3800 Taylor Road), in 2004. Council awarded the exclusive development rights to the properties to a joint venture of High Hand Nursery and Loomis Basin Brewery in December 2018 and extended the negotiation period for an additional 90 days in March 2019.

As part of the redevelopment of the site, Town Staff recommends the merger of the three parcels into one, to better facilitate the overall proposed project.

CEQA Requirements

None.

Financial and/or Policy Implications

None.

Attachments

- A. Resolution
- B. Grant Deed & Legal Descriptions
- C. Planning Director Determination #19-02
- D. Application

TOWN OF LOOMIS

RESOLUTION #19-**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS
APPROVING A LOT MERGER OF
TOWN OWNED PARCELS #044-121-074, 044-080-063, AND 044-133-003.**

WHEREAS, the Planning Director, on March 26, 2019 reviewed the proposed lot merger for parcels recorded as Assessor's Parcel Numbers 044-121-074, 044-080-063, and 044-133-003; and

WHEREAS, the common property lines between Assessor's Parcel Numbers 044-121-074, 044-080-03, and 044-133-003 are being eliminated; and

WHEREAS, the attached exhibits indicate the revision would not create a greater number of parcels than originally exist, would not result in parcels violating authorized zoning requirements, and the properties merged as part of this adjustment are intended to merge without the creation of a new separately saleable parcel; and

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Loomis authorizes the Town Manager to sign and file recordation of this lot merger as provided in Section 66412(d) of the Subdivision Map Act, Title 7, Government Code.

PASSED AND ADOPTED this 9th day of April 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tim Onderko, Mayor

ATTEST:

Charleen Strock, Town Clerk

Recording requested by (name):

Town of LoomisWhen recorded mail to
and mail tax statements to:Town of Loomis3665 Taylor RoadPO Box 1330Loomis, CA 95650

Recorder's Use Only

GRANT DEED

Assessor's Parcel No. (APN):

Documentary Transfer Tax: \$

If exempt, enter R&T code:

Explanation:

Signature of Declarant or Agent determining tax**Declaration of Exemption From Gov't Code § 27388.1 Fee**

- ☐ Transfer is exempt from fee per GC § 27388.1(a)(2):
- ☐ recorded concurrently "in connection with" transfer subject to Documentary Transfer Tax
- ☐ recorded concurrently "in connection with" a transfer of residential dwelling to an owner-occupier
- ☐ Transfer is exempt from fee per GC 27388.1(a)(1):
- ☐ Fee cap of \$225.00 reached ☐ Not related to real property

For a valuable consideration, receipt of which is hereby acknowledged,

GRANTOR(S) Town of Loomis, Sean Rabé, Town Manager,
(owners who are signing deed)Town of Loomis,

(current owner(s) form of title)

hereby grant(s) to GRANTEE(S) Town of Loomis

(new owners, including current owners if staying on title)

(new owners, continued)

as Town of Loomis

(new owner(s) form of title)

the following real property in the City of Town of Loomis,County of Placer, California (insert legal description):

See attached Exhibit A

Date: _____

(Signature of declarant)

Sean Rabé, Town Manager
(Print name)

Date: _____

(Signature of declarant)

(Print name)

EXHIBIT "A"
New Legal Description

The land described herein is situated in the State of California, County of Placer, Town of Loomis, described as follows:

PARCEL ONE:

Beginning at a point on the Northwestern boundary of the Victory Highway right of way near the Town of Loomis, Placer County, California, from which point the 1/4 Section Cor. between Section 9 and 10, Township 11 North, Range 7 East, M.D.B.&M., bears South 83° 42' East a distance of 1,404.0 feet and running thence North 53°38' West 100.0 feet, thence South 36° 22' West 75.0 feet thence East 125.0 feet to the point of beginning, being the same land conveyed to the County of Placer November 8, 1923 in Book 211, Page 88, Official Records.

PARCEL TWO:

Beginning at a point on the Northwestern boundary of the State Highway, from which point Engineer's Station 360+92.1 bears South 36° 38' West 187.12 feet, and running thence North 35° 57' East 72.7 feet; thence North 88° 45' East 43.8 feet to a point on the Northwestern boundary of said Highway; thence South 55° 19' West 104.25 feet along said boundary of said Highway 10 the place of beginning; being further described as being a fractional part of the Northeast quarter of Section 9, Township 11 North, Range 7 East M.D.B.&M., being the same land conveyed to the County of Placer, in deed recorded September 6, 1923 in Book 209, Page 449, Official Records.

PARCEL THREE:

That portion of State Highway right of way in Section 9, Township 11 North Range 7 East M.D.B.&M., described as follows:

Commencing at the point of intersection of the South line of a triangular parcel of land owned by the County of Placer with a curve concentric with and 40.0 feet Westerly, measured radially, from the centerline of the Department of Public Works' Survey between Loomis and Newcastle, Road III-PLA-17- A, from which point Engineer's Equation Station 369+89.5 = 369+90.9 of said survey bears North 44° 56'30" East 326.14 feet, and from which point the East quarter corner of said Section 9 bears North 89° 10' East 12.0 feet and South 83° 42' East 1,404.0 feet; thence, from a tangent that bears South 39° 45' 30" West along said concentric curve, to the right with a radius of 4,960 feet, through an angle of 0° 55' 20", a distance of 79.8 feet; thence, South 64° 29' West 176.2 feet to the Southeasterly right of way line of the Southern Pacific Company; thence, along said Southeasterly line North 35° 45' East 166.8 feet to the most Westerly corner of said triangular parcel; thence, along the South line of said triangular parcel North 89°10' East 113.0 feet to the point of beginning; being the same land relinquished to the County of Placer by Instrument recorded November 29, 1937 in Book 375, Page 74, Official Records.

EXHIBIT "A"
New Legal Description

PARCEL FOUR:

All that portion of State Highway 40 as conveyed to the County of Placer from the State of California in that certain "Relinquishment of Superseded State Highway in the County of Placer, road III PLA 17-A", recorded June 30, 1960 in Volume 840 at Page 426, Official Records of Placer County that lies Northwesterly of the following described line:

Commencing at the most Easterly corner of the above described Parcel Two being on a curve concentric with and 40.0 feet Westerly, measured radially, from the centerline of the Department of Public Works Survey between Loomis and Newcastle, Road III PLA-17-A, from which point Engineers Equation Station 369+89.5 - 369+90.9 of said survey bears North 44° 56' 30" East, 326.14 feet, and from which point the East quarter corner of said Section 9 bears North 89° 10' East, 12.0 feet and South 83° 42' East 1,404.0 feet; thence from said point of commencement, along the Southeasterly line of said parcel from a tangent that bears South 39° 45' 30" West, along said concentric curve, to the right, with a radius of 4,960 feet, through an angle of 0° 55' 20", a distance of 79.8 feet to the Southeast corner of said Parcel Two, the true point of beginning; thence continuing along the arc said concentric curve, with a radius of 4,960 feet, for a distance of 520 feet, more or less, to the Southeasterly right of way line of the Union Pacific Railroad (formally Southern Pacific Railroad).

EXCEPTING THEREFROM Parcels One, Two, Three and Four above, all that portion lying Northeast of the Southwesterly line of the property conveyed to Scott Paris Enterprises, Inc. in Deed recorded July 13, 2012, as Instrument No. 2012-0062694-00, Official Records.

APN: 044-133-003

PARCEL FIVE:

All of parcels 1, 2, 3, and 7 as described in the Quitclaim Deed to the Town of Loomis, and Parcel 4 as described in the Donation Quitclaim Deed to the Town of Loomis recorded on December 12, 2008, as Document No. 2008-0095584 and 2008-0095585 respectively, Placer County Official Records, and all that Real property described in the Quitclaim Deed to the Town of Loomis, recorded on December 28, 2000, Placer County Official Records, lying within the East half of Section 9, Township 11 North, Range 7 East, M.D.B. & M., in the County of Placer, State of California, described as follows:

Commencing at the Northeast corner of said Section 9, thence South 26° 13' 03" West 1,476.42 feet to the most Easterly corner of said Parcel 4, said point being the point of beginning; thence along the Southeasterly line of said Parcel 4, South 36° 09' 53" West 2,059.80 feet to a point on the Northerly right of way line of Taylor Road (80 feet in width); said point being the beginning of a non-tangent curve concave to the Northwest, having a radius of 4,960.00 feet, and a radial bearing of South 42° 16' 10" East; thence along said Northerly right of way line, 387.99 feet Southwesterly along said curve through a central angle of 04° 28' 55"; thence continuing along

EXHIBIT "A"
New Legal Description

said Northerly right of way line, South 52° 12' 45" West 361.96 feet to the most Southerly corner of said Parcel 7; thence leaving said Northerly right of way line, North 39° 45' 45" West 69.15 feet to the most Westerly corner of said Parcel 7; thence along the Westerly, Northeasterly, and Southeasterly lines of said Parcels 7, 3, 2, 1 and said real property to the Town of Loomis the following five courses:

1. North 51° 49' 22" East 11.19 feet to the beginning of a curve to the left, having a radius of 2,874.84feet;
2. 785.65 feet North along said curve through a central angle of 15° 39' 29";
3. North 36° 09' 53" East 2,539.39 feet;
4. South 54° 09' 57" East 150.00 feet;
5. South 36° 09' 53" West 559.41 feet to the point of beginning, as described on Boundary Line Adjustment recorded January 11, 2011, Instrument No 2011-0003828, Official Records.


EXCEPTING THEREFROM Parcel Five above, all that portion lying Northeast of the Southwesterly line of the property conveyed to Scott Paris Enterprises, Inc. in Deed recorded July 13, 2012, as Instrument No. 2012-0062694-00, Official Records.

ALSO EXCEPTING THEREFROM Parcel Five above, all that portion lying Northeast of the Southwesterly line of the property conveyed to Scott Paris, et ux. in Deed recorded February 27, 2015, as Instrument No. 2015-0014060-00, Official Records.

APN: 044-080-063 & 044-120-074

As a result of Voluntary Merger, the above parcels of land are now merged into one legally saleable parcel.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors Act.



Ryan L Ming, P.L.S. 8409

3-21-19

Date



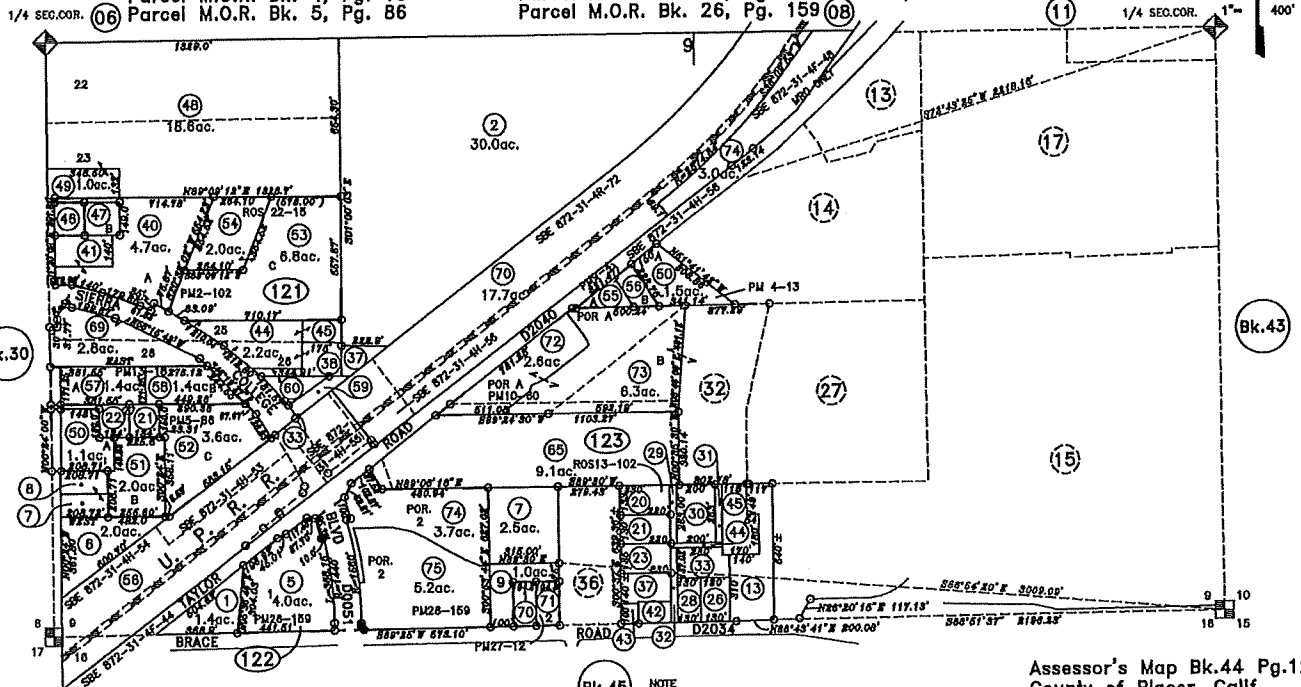
S.1/2 SEC. 9, T.11N., R.7E., M.D.B.&M.

44-12

Saunders Colony, M.O.R. Bk. C, Pg. 89
 Survey M.O.R. Bk. 2, Pg. 12
 Survey M.O.R. Bk. 3, Pg. 61
 Parcel M.O.R. Bk. 2, Pg. 102
 Parcel M.O.R. Bk. 4, Pg. 13
 Parcel M.O.R. Bk. 5, Pg. 86

Parcel M.O.R. Bk. 6, Pg. 42
 Parcel M.O.R. Bk. 9, Pg. 4
 Parcel M.O.R. Bk. 10, Pg. 60
 Survey M.O.R. Bk. 7, Pg. 27
 Parcel M.O.R. Bk. 27, Pg. 12
 Parcel M.O.R. Bk. 26, Pg. 159

Parcel M.O.R. Bk. 13, Pg. 18, P-72566
 Parcel M.O.R. Bk. 12, Pg. 148, P-72806
 Survey M.O.R. Bk. 13, Pg. 102
 Survey M.O.R. Bk. 22, Pg. 15, #3242



Assessor's Map Bk.44 Pg.12
 County of Placer, Calif.

08-10-2011
 01-11-2008 CHM
 Page Drawn Per Basemap Information

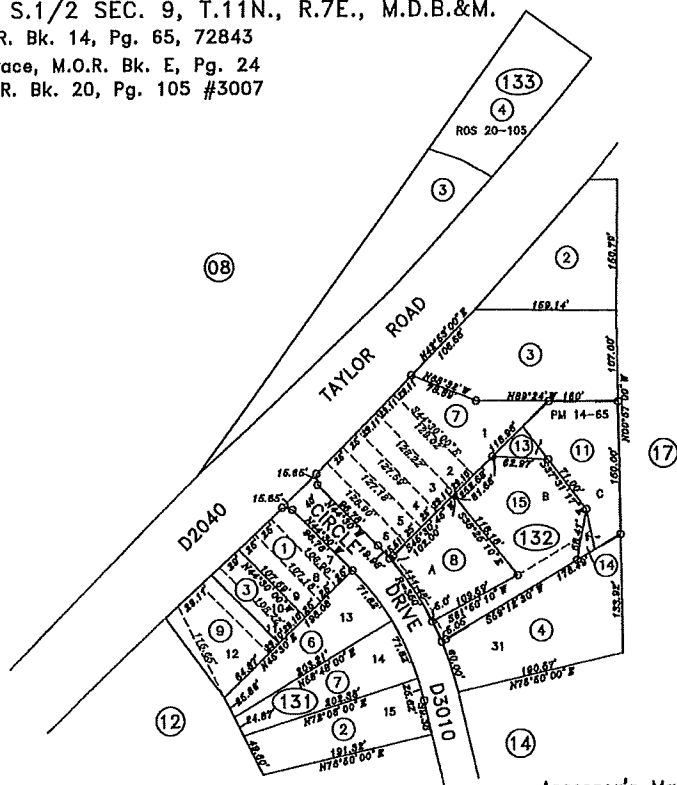
NOTE
 All distances on curved lines are chord measurements.

NOTE
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

NOTE
 Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

POR. N.1/2, S.1/2 SEC. 9, T.11N., R.7E., M.D.B.&M.
 Parcel M.O.R. Bk. 14, Pg. 65, 72843
 Loomis Terrace, M.O.R. Bk. E, Pg. 24
 Survey M.O.R. Bk. 20, Pg. 105 #3007

44-13



NOTE

This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.44 Pg.13
 County of Placer, Calif.

NOTE

Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

NOTE

All distances on curved lines are chord measurements.

POR. N.1/2 SEC.9, T.11N., R.7E., M.D.B.&M.

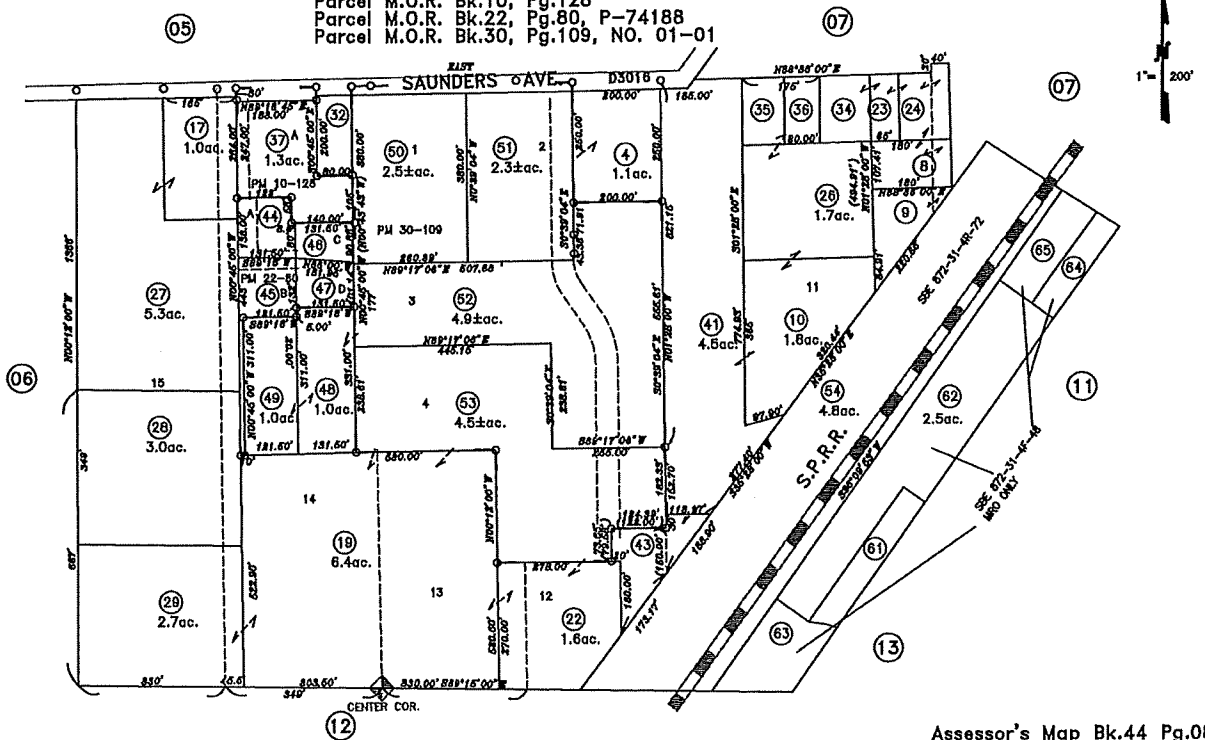
Saunders Colony M.O.R. Bk. C, Pg. 89

Parcel M.O.R. Bk.10, Pg.128

Parcel M.O.R. Bk.22, Pg.80, P-74188

Parcel M.O.R. Bk.30, Pg.109, NO. 01-01

44-08



NOTE
All distances on curved lines are chord measurements.

NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.44 Pg.08
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

RECORDING REQUESTED BY:

DETERMINATION NO: #19-02

WHEN RECORDED, RETURN ORIGINAL TO:

**TOWN OF LOOMIS
3665 TAYLOR ROAD
PO BOX 1330
LOOMIS, CA 95650**

***Town of Loomis, CA
Planning Director Determination
Lot Merger #19-02***

A DETERMINATION BY THE PLANNING DIRECTOR OF THE TOWN OF LOOMIS
APPROVING A LOT MERGER BY:

Property Owner: Town of Loomis, CA

WHEREAS, the Planning Director, on March 26, 2019 reviewed the proposed lot merger for parcels recorded as Assessor's Parcel Numbers 044-121-074, 044-080-03, and 044-133-003; and

WHEREAS, the common property lines between Assessor's Parcel Numbers 044-121-074, 044-080-03, and 044-133-003 are being eliminated; and

WHEREAS, the attached exhibits indicate the revision would not create a greater number of parcels than originally exist, would not result in parcels violating authorized zoning requirements, and the properties merged as part of this adjustment are intended to merge without the creation of a new separately saleable parcel; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Director approves the recording of this lot merger as provided in Section 66412(d) of the Subdivision Map Act, Title 7, Government Code.

BE IT FURTHER RESOLVED that this Determination does not constitute approval of a Parcel Map or Certificate of Compliance, and there is no stated or implied warranty by the Town of Loomis as to the legality of any transfers or accuracy of the attached plat.

Approved on March 26, 2019:



Mary Beth Van Voorhis, Planning Director
Town of Loomis

March 26, 2019

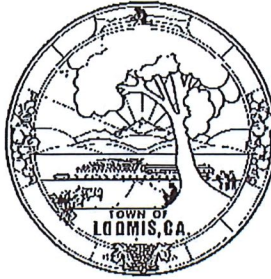
Date

EXHIBIT B
CONDITIONS OF APPROVAL
PLANNING DIRECTOR 3/26/2019

GENERAL CONDITIONS

1. _____ Owner shall comply with all provisions of the Town of Loomis Municipal Code.
2. _____ The project shall proceed only in accordance with approved plans on file in the Planning Department, the conditions contained herein and the Town of Loomis Municipal Code. Approval of this project, subject to said plans, conditions and Code(s), shall not be interpreted as the Town having waived compliance with any sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, or applicable Plans.
3. _____ The owner shall indemnify, exonerate and hold harmless the Town of Loomis and all officers and employees thereof against all claims, demands and causes of action arising out of improvements constructed within this project.
4. _____ All existing structures and easements shall remain in place and are not affected by the approval of this Lot Merger.

* * * * *



VOLUNTARY MERGER APPLICATION

Receipt # N/A Filing fee: \$ N/A File #: 19-02

THE PLANNING DIVISION CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY.
APPLICATIONS AFFECTING PROPERTY WITH ZONING VIOLATIONS, OR OTHER VIOLATIONS OF TOWN OF
LOOMIS CODE MAY BE REJECTED.

-----TO BE COMPLETED BY THE APPLICANT-----

1. Property Owner(s) Merging Property

Town of Loomis

The names listed above must be as they appear on the title to the property.

2. Assessor's Parcel Number(s)

044-121-074, 044-080-063, 044-133-003

3. Reason for merger: To create one parcel.

SIGNATURE (Indicate if property owner, or buying subject to contract of sale)

-----FOR TOWN OF LOOMIS USE ONLY-----

Planning Division: MBV

Approval Denial MBV

Planner: MB VanVoorhis

Comments: _____

Engineering and Surveying Division:

Legal Description of Newly Combined Parcel: Approved ☒ Rejected ☐ Initials BS

Comments: Brit Snipes

3665 Taylor Road ~ P.O. Box 1330, Loomis, CA 95650

Phone: 916-652-1840 Fax: 916-652-1847

www.loomis.ca.gov