

**TOWN OF LOOMIS
PLANNING DEPARTMENT**

**LOT LINE ADJUSTMENT
SUPPLEMENTARY APPLICATION FORM**

TRANSFERRING OWNER

Name Dominican SMME Corporation
Owner's Address C/O Bridget S. Barnes & Associates
3262 Penryn Road, Suite 200, Loomis, Ca 95650
Phone/Fax Ph (916) 660 9555, Fax (916) 660 9554
Property Location _____
5820 Rocklin Road, Loomis, Ca

APN(s) 045-161-020 & 021

Total Existing Area 11.379 Acres

Proposed Parcel Size 5.268 Acres

Date Purchased by Present Owner July 2, 2009

Book and Page of Deed 2009-0058042

Name(s) on Deed Dominican SMME Corporation, a
Michigan non-profit corporation

Title Company (if any) Placer Title Company

Contact Person Kevin Kormylo

Phone/fax (916) 624 8141 / 624 8002

I hereby acknowledge that I Have read this application and state that the information given is correct. I agree to comply with all Town ordinances and State laws regulating property division. I understand that if a final map has not been filed on the property, or if there are questions on the legal description, that a parcel map or a record of survey may be required.

Date 1-25-12 _____

Date 1-25-12 _____

RECEIVING OWNER

Name Same as Transferring Owner
Owner's Address Same as Transferring Owner
Phone/fax Same
Property Location _____
5500 Barton Road, Loomis, Ca

APN(s) 045-161-018

Total Existing Area 28.692 Acres

Proposed Parcel Size 34.804 Acres

Date Purchased by Present Owner Same

Book and Page of Deed Same

Name(s) on Deed Same

Title Company (if any) Same

Contact Person Same

Phone/fax Same

Transferring Signature Dominican SMME

Printed Name _____

Receiving Signature Sister Mary Samuel OP.

Printed Name Sister Mary Samuel OP.



Civil Engineers • Planners • Surveyors
8680 Greenback Lane, Suite 107, Orangevale, CA 95662
Phone 916-989-3285 Fax 916-989-3597
www.RFEengineering.com

Technical Memorandum

Date: December 5, 2011

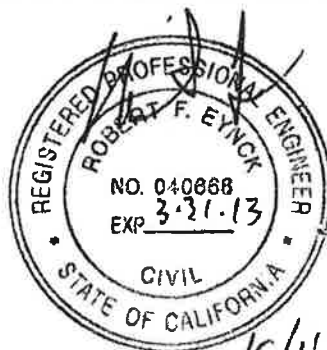
To: Steve Smith, AECOM

Prepared by: Robert F. Eynck, P.E.

Subject: **Loomis Priory, Southwest Corner Barton Road/Rocklin Road Drainage**

A Preliminary Drainage Study dated November 15, 2010 was prepared by RFE Engineering, Inc. based on the original location of the convent building. In the study the pre-development and post-development flows were determined. The results of the study indicated that the estimated post development runoff would increase for two of the sub-sheds but the existing downstream pond would generally attenuate the increased flows with minimal increase of peak flows downstream of the pond and no noticeable increase of pond depth resulting from the proposed project. Based on the evaluation it appeared that the project would not have an adverse impact on the downstream properties.

The subject project has been revised to move the proposed convent building 250 feet to the northwest of its original location. This was done in order to avoid additional wetlands recently delineated on the property. Although the drainage shed areas will change slightly, the impact to the site will be less since the kickball field is no longer a part of this project. The new site plan will have less tree removal and more of the site left in its natural state. This will translate in reduced post development drainage flows. RFE Engineering is currently evaluating the preliminary grading and drainage calculations for the new project site. The project will be designed such that the new project will not have an adverse impact on the downstream properties. The results of the new preliminary grading and drainage calculations will be provided to the Town shortly.



KD Anderson & Associates, Inc.

Transportation Engineers

December 1, 2011

Ms. Brigit Barnes
Brigit S. Barnes & Associates
3262 Penryn Road, Suite 200
Loomis, CA

RE: REGINA CAELI PRIORY IS/MND: TRAFFIC STUDY, LOOMIS, CA

Dear Ms. Barnes:

As requested I have reviewed the latest site plan for the Regina Caeli Priory Project in Loomis. While the site plan has moved the location of buildings within the site, the location of site access has not changed. I understand that the number of sisters planned at the site has not changed nor has the schedule of activities been altered.

As a result, the new site plan has no effect on the analysis, results or conclusions contained in our traffic impact analysis (11/12/2010). Project impacts and mitigation requirements would be unchanged.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

KD Anderson & Associates, Inc.



Kenneth D. Anderson, P.E.
President

June 2, 2011

Kathy Kerdus
Town of Loomis
PO Box 1330
Loomis, CA 95650

Ref: Regina Caeli Priory Project

Dear Kathy:

These comments are to reiterate and expand on what I had intended to say at the scoping meeting.

We (Ron, Chris and I) are fortunate to have the nuns as friends and neighbors. A delightful group of ladies that light up the room with their presence. What a feather in Loomis's cap to have the honor of these ladies living in our town.

Involvement in the community – Just last month we ran into the Sisters at the So. Placer Heritage Foundation Food Extravaganza, and we have entertained them several times here at the winery. I see them each year at the Eggplant Festival, so they indeed are a part of our community.

Property Use and Structure – having heard and read a few opinions, I can hardly believe that individuals would have the audacity to tell someone what they should do with their own property and their own residence. The property is appropriately zoned for this project, and as long as the structure meets codes and ultimately satisfies the owners needs, that should end the discussion. You know what they say about designs by committees.

Open space – We estimate the building envelope would utilize about 5 acres (including driveways, gardens and such) this leaves 35 acres as open space, certainly enough for the deer, rabbits, turkeys and skunks to make their way west across the property.

Trees – Having been on the property several times, there are many sickly trees that need to be removed so the more stately trees can survive and flourish. We understand new trees will be planted allowing the developer to select proper trees that will beautify the property for us all to enjoy as we pass by.

Property Tax – The need for tax revenue? There have been projects in town that were met with negative opinions because of adding too many people and yet those potential new residents would have generated tax revenue. Perhaps the

opponent's "play book" is no development or change at all in the Town of Loomis. If this is the case there is no future hope for any new tax revenue.

Bell Tower – The bell tower is in appropriate scale to the building and hopefully will be granted a variance. We also hope that we will be able to hear the bells chime as we pass by the priory. The chimes bring back a more communal life where neighbors worked, and played together and were called to worship. Once we hear the bells I am sure we will be overjoyed, so let's roll down our car windows, open our doors, windows and hearts and enjoy a few peaceful moments, we get very few these days.

Fence – Fences make for good neighbors. The fence proposed will not keep out animals and satisfies the fence ordinance. We can attest to the fact that deer can jump over just about any fence. And the night air breeze lets us know that a skunk is crossing nearby and the rising shoots outside of our garden tells me a squirrel has deposited another walnut. The dogs are the only ones that get upset when the rabbits and turkeys make their way across the property - - and we have a fence.

Summary – There is no dam being built, no freeway proposed, no sanitation dump, no animals being slaughtered, no skyscraper, this is a residence for nuns who will serve as proper stewards of the land and provide our surroundings with tranquility and beauty. It's a good thing that early California did not have these developmental problems in the mid 1700's, otherwise Father Serra would have never gotten the California missions built.

Sincerely,



Vicky Morris
4390 Gold Trail Way
Loomis, CA 95650

RECEIVED

OCT 20 2011

TOWN OF LOOMIS

6136 Smoke Wood Ct.
Loomis, CA 95650
October 20, 2011

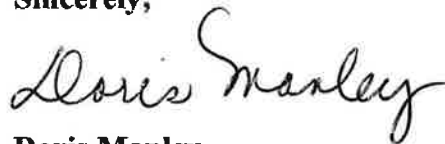
**Town of Loomis
3665 Taylor Road
Loomis, CA 95650**

To whom it may concern:

As a Loomis resident, I would like to express my whole hearted support for the construction of the of the Regina Caeli Priory. Loomis is very fortunate to have the Dominican Sisters as part of its community. The contemplative lifestyle of the sisters require that the priory foster an environment of peace and serenity. I could not think of a better use of land.

It is my hope that the Town of Loomis will assist the sisters in moving forward with this project and remove any unreasonable obstacles that would cause its delay.

Sincerely,

A handwritten signature in cursive script that reads "Doris Manley".

Doris Manley

JAMES M. CHIMERA

3575 RIDGEWOOD DRIVE
LOOMIS, CALIFORNIA 95650
(916)660-1460
FAX: (206)202-0859
e-mail: jamesc5982@aol.com

January 27, 2012

Planning Commission
Town of Loomis
FAX 652-1847

Dear Commissioners:

I was out of town and unable to attend the workshop on the Priory project.

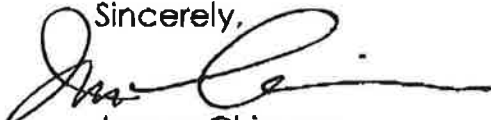
On paper, the project sounds good. I have only two concerns that I would like addressed, if they have not been already. I understand there will be at least one playing field at the priory.

1) There should be no night time activities on these fields which will require lighting.

2) Activities on these fields should be limited to the nuns. The fields should not be used by outside groups (such as Little League, etc.) which would create additional traffic at the site.

Thank you for addressing my concerns.

Sincerely,



James Chimera



Jerome F. & Rene Schmit

6235 Barton Road

Loomis, CA 95650

916 660-9908

SUBMITTED @
4/18/12 Workshop

January 18, 2012

Town of Loomis
Planning Commission
3665 Taylor Road
Loomis, CA 95650

Town of Loomis,

My Husband and myself are in full support of the Priory going in at Barton and Rocklin Road. We live down the street on Barton and drive by the property every day. We are excited about the building going in and the property being developed. We like the idea of the bell tower and looking forward to hearing the bell sound. The Priory will improve the property and maintain it just like their home on Rocklin Road. It will have a better impact instead of a lot of homes going in.

We look forward to the start of construction and to have the Sisters as our new neighbors.

Thank you

Rene Schmit
6235 Barton Road

Jerome F. Schmit
6235 Barton Road