

# ALTERNATIVE A-2 TENTATIVE MAP HIDDEN GROVE TOWN OF LOOMIS, CALIFORNIA DECEMBER 15, 2021

- A. WOO JUDITH/HIRABAYA SHI FAM LIVING TRUST  
044-094-008
- B. HOUGHTBY LARRY K  
044-093-011
- C. STILLWELL FAMILY TRUST  
044-093-010
- D. DOBKINS ERNEST D III  
044-093-002
- E. ST. MARKS ANGLICAN EPISCOPAL CHURCH  
044-092-002
- F. GREEBRIAR INVESTMENTS II LLC  
043-190-001
- G. VORPAGEL RUSSELL E (TE)/VORPAGEL NANCY G (TE)  
043-190-002
- H. FISHER DON E (TE)  
043-190-003
- I. SPRAGUE O DEAN (TE)/SPRAGUE MARY B (TE)  
043-190-004
- J. LEMKE DORA L  
043-190-005
- K. ELLISON MARCIA E  
043-190-006
- L. DARLING SCOTT  
043-190-007
- M. ELLIS LEAH B/ELLIS NATHAN E  
043-190-008
- N. SUNADA MAXINE A (TE)  
043-190-009
- O. HULSEY ROSE  
043-190-010
- P. HAYA SHIDA LEE/HAYA SHIDA KIM ELAINE  
043-190-011
- Q. HAYA SHIDA SEISUKO  
043-190-012
- R. GREEN S.C. & D.E. 2021 TRUST  
043-184-001
- S. DEVER DANIEL L/DEVER ANNA M  
043-184-002
- T. ROSE GRANT T  
043-184-003
- U. TOFTT DONALD ROBERT/TOFTT IRENE LIDA  
043-184-004
- V. BULLARD RUTH HESELOTTE  
043-184-005
- W. MCMANUS RONALD W  
043-184-006
- X. GASSMANN BRYAN P  
043-184-007
- Y. WRIGHT W.F. & V.P. TRUST  
043-184-008
- Z. SWANSON DIANE  
043-184-009
- AA. BECKER SHERI LYNN  
043-184-010
- AB. PECK BRIAN  
043-184-011
- AC. MANN DEBORAH  
043-184-012
- AD. HADLEY CHERYL A (TE)  
043-184-013
- AE. CROSTHWAITE CATHY J  
043-184-035
- AF. STOWELL NANCY R  
043-184-034
- AG. MURPHY JAMES A  
043-184-033
- AH. SROKA JAMES M (TE)/SROKA KATHRYN L (TE)  
043-184-032
- AI. ADAMSON JARED D/ADAMSON DANIELLE  
043-184-031
- AJ. GREENBRIAR INVESTMENTS LLC  
043-182-029
- AK. ADAMS FRANK DEVINE  
043-182-030
- AL. MCCARTHY C.R. 2015 LIVING TRUST  
043-182-031
- AM. GRANITE PROPERTIES  
043-182-032
- AN. DOWNING JOHN P  
043-182-033
- AO. SUNADA MAXINE A (TE)  
043-182-034
- AP. COLLET JOHN GREGORY  
043-182-035
- AQ. BUCKMAN DIANE  
043-182-008
- AR. KRAMER FREDERICK A  
043-182-009
- AS. DIAZ DOLORES C  
043-182-010
- AT. CAMPBELL DENNIS  
043-091-011
- AU. NEWBY ADDIE  
043-091-010
- AV. BECK RICHARD L (TE)/BECK NANCY L (TE)  
043-092-001
- AW. FERNANDEZ MICHELLE R  
043-092-002
- AX. JABUSCH MARK D/JABUSCH DENISE M  
043-092-003
- AY. JABUSCH MARK D/JABUSCH DENISE M  
043-092-004
- AZ. LINDSAY DAVID/LINDSAY SERENA  
043-092-005
- BA. RICHARDSON RANDY G/RICHARDSON MICHELLE D  
043-092-006
- BB. GREGORY JUSTIN  
043-092-007
- BC. EATON ZACHARY  
043-092-008
- BD. LANIERMAN PAULA LYNETE/DOUGLAS ALLEN  
043-092-009
- BE. RYERSON LINDA M TRUST  
043-092-010
- BF. YOUNGBLUTH BRADLEY DEAN  
043-092-011
- BC. DEKELLS LINDSAY  
043-092-012
- BH. ROGERS CHRISTINA DARLENE  
043-092-013
- BI. WELBORN BRIAN C/WELBORN EVELYN V  
043-092-014
- BJ. BUSHNELL SCOTT/BUSHNELL BARBARA  
043-092-015
- BK. CORNISEN RYAN S/CORNISEN CHELSEA R  
043-092-016
- BL. GONZALEZ ROBERT/GONZALEZ TERRY I  
043-092-017
- BM. REBELL RYAN RAYMOND/REBELL RONNI MARIE  
043-092-018
- BN. SINDELOR FRANK/MCCLOUD JANET  
043-092-019
- BO. FR CONGREGATIONAL CHURCH OF LOOMIS  
043-092-036
- BP. FR CONGREGATIONAL CHURCH OF LOOMIS  
043-092-037



### PROJECT NOTES

**OWNER**  
HIDDEN GROVE DEVELOPMENT CO., LLC.  
CONTACT: RANDY SATER  
OFFICE PHONE: (916) 484-3011  
3500 AMERICAN RIVER DR  
SACRAMENTO, CA 95864

**APPLICANT/SUBDIVIDER**  
STONEBRIDGE PROPERTIES, LLC.  
CONTACT: MIKE SIEG  
OFFICE PHONE: (916) 484-3011  
3500 AMERICAN RIVER DR  
SACRAMENTO, CA 95864

**PLANNER/ENGINEER**  
WOOD RODGERS INC  
3301 C STREET BLDG. 100B  
SACRAMENTO, CA 95816  
CONTACT: TIM DENHAM/  
MIKE MOTRONI PE 73891  
PHONE: (916) 341-7760

**ASSESSOR'S PARCEL NO.**  
043-080-007, -008, -015, -044,  
044-094-001, -004, -005, -006, 010.

**AREA**  
61.7 ± ACRES GROSS

**EXISTING USE**  
VACANT, RESIDENTIAL

**PROPOSED USE**  
SEE LAND USE SUMMARY

**EXISTING/PROPOSED GENERAL PLAN DESIGNATION**  
TC, RMH, RH, P, RM

**EXISTING/PROPOSED ZONING**  
CC, CG, RS-S, CO

**PARK DISTRICT**  
TOWN OF LOOMIS PARKS & RECREATION DEPT.  
3665 TAYLOR RD  
LOOMIS, CA 95650  
(916) 652-1840

**FIRE PROTECTION**  
SOUTH PLACER FIRE DISTRICT  
6900 EUREKA RD  
GRANITE BAY, CA 95746  
(916) 791-7059

**SCHOOL DISTRICT**  
LOOMIS UNION SCHOOL DISTRICT  
3290 HUMPHREY RD  
LOOMIS, CA 95650  
(916) 652-1800

**PLACER COUNTY WATER AGENCY**  
144 FERGUSON RD  
AUBURN, CA 95604  
(530) 823-4850

**GAS & ELECTRIC**  
PG&E  
151 N SUNRISE AVE, SUITE 513  
ROSEVILLE, CA 95661  
(800) 743-5000

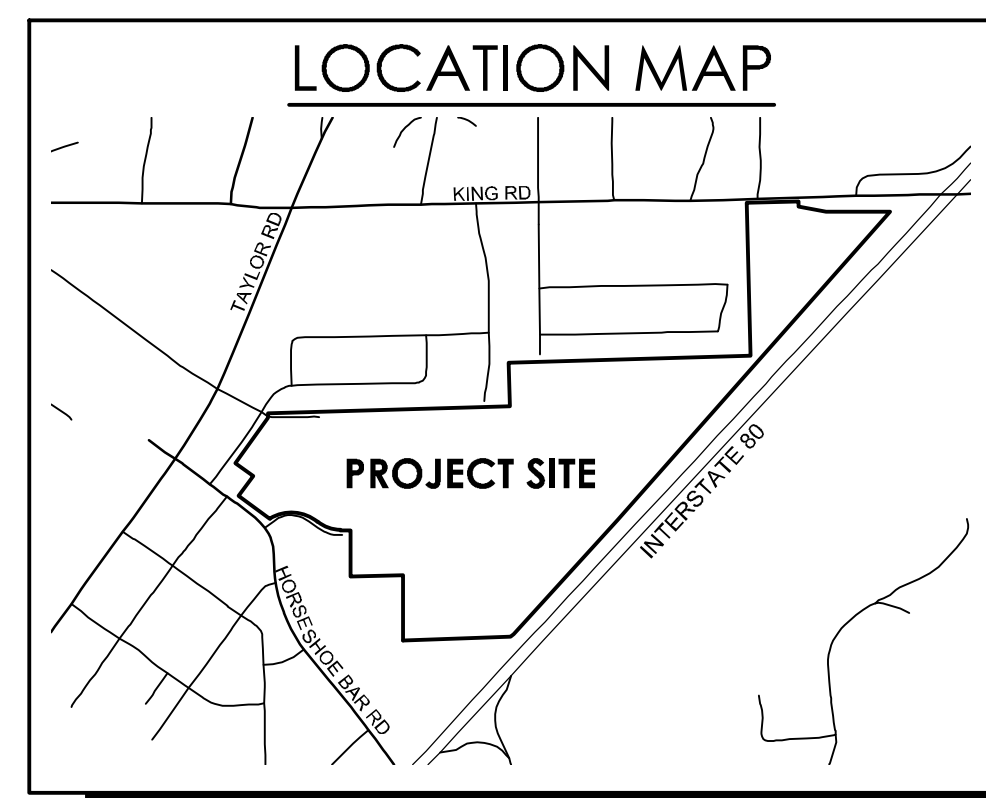
**SOLID WASTE**  
AUBURN PLACER DISPOSAL SERVICE  
12305 SHALE RIDGE RD  
AUBURN, CA 95602  
(530) 985-3755

**SEWER**  
SOUTH PLACER MUNICIPAL UTILITY DISTRICT  
1807 SPRINGVIEW DR  
ROCKLIN, CA 95677  
(916) 786-8555

**STORM DRAINAGE**  
TOWN OF LOOMIS  
3165 HIPPEY ROAD  
LOOMIS, CA  
(916) 430-4329

**NOTES:**

- SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 64651.1 OF THE SUBDIVISION MAP ACT.
- OWNER SHALL DEDICATE ALL EASEMENTS AND I.O.D.'S NECESSARY TO PROVIDE ALL UTILITIES.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- THIS EXHIBIT IS FOR TENTATIVE SUBDIVISION MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THE AERIAL TOPOGRAPHY SHOWN HEREON WAS PRODUCED BY WOOD RODGERS IN 2021.
- P.U.E.'S ARE PROPOSED FOR DEDICATION AS SHOWN OR AS OTHERWISE APPROVED.
- TITLE INFORMATION SHOWN PER PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE OF SACRAMENTO AND DATED SEPTEMBER 17, 2021.
- EXISTING AND PROPOSED TOPOGRAPHY AND GRADE TO BE PROVIDED IN THE GRADING AND DRAINAGE EXHIBIT.
- BUILDING SETBACK LINES TO BE PROVIDED IN SEPARATE MASSING STANDARDS DOCUMENT.
- LOCATION AND DESCRIPTION OF PROTECTED TREES TO BE PROVIDED IN SEPARATE TREE MITIGATION PLAN EXHIBIT.
- MINIMUM LOT SIZES AND MASSING STANDARDS ARE DEFINED BY THE HIDDEN GROVE MASSING STANDARDS AND ARCHITECTURAL STYLES DOCUMENT.



### SHEET INDEX

ALTERNATIVE A-1: SHEET 1 OF 10  
ALTERNATIVE A-2: SHEET 2 OF 10  
ALTERNATIVE B-1: SHEET 3 OF 10  
ALTERNATIVE B-2: SHEET 4 OF 10  
ALTERNATIVE C-1: SHEET 5 OF 10  
ALTERNATIVE C-2: SHEET 6 OF 10  
GRADING & DRAINAGE PLAN: SHEET 7 OF 10  
PRELIMINARY WATER & SEWER PLAN: SHEET 8 OF 10  
TREE MITIGATION PLAN EXHIBIT: SHEET 9 OF 10  
GENERAL PLAN COMPLIANCE EXHIBIT: 10 OF 10

### ALT. A-2 LOT AREA SUMMARY

AC±	UNIT A	UNIT B	UNIT C	UNIT D
MIN.	3,431.0	7,018.0	3,550.0	6,446.0
MAX.	7,420.0	15,949.0	6,732.0	18,446.0
AVERAGE	4,220.2	9,286.3	4,054.6	9,314.8

### LAND USE SUMMARY

UNIT/LOT DESIGNATION	LAND USE	LOT SIZE (TYF)	GENERAL PLAN DESIGNATION	GENERAL PLAN DENSITY	AREA (G)	AREA (N)	DWELLING UNITS	NET DENSITY
UNIT A/VILLAGE 1	MEDIUM-HIGH DENSITY RESIDENTIAL	(47' x 75' TYP)	RMH	(6-10 DU/AC)	13.7	13.2	97	7.3
UNIT B/VILLAGE 2	MEDIUM DENSITY RESIDENTIAL	(65' x 105' TYP)	RM	(2-6 DU/AC)	10.1	9.4	35	3.7
UNIT C/VILLAGE 3	MEDIUM-HIGH DENSITY RESIDENTIAL	(47' x 72' TYP)	RMH	(6-10 DU/AC)	7.7	6.1	50	8.2
UNIT D/VILLAGE 4	MEDIUM DENSITY RESIDENTIAL	(60' x 105' TYP)	RM	(2-6 DU/AC)	8.0	5.2	19	3.7
<b>SUBTOTAL</b>					<b>39.5</b>	<b>33.9</b>	<b>201</b>	
UNIT E/VILLAGE 5	HIGH DENSITY RESIDENTIAL		RH	(20-25 DU/AC)	6.9	5.9	148	25.0
<b>SUBTOTAL</b>					<b>6.9</b>	<b>5.9</b>	<b>148</b>	
LOT A	PARK		PQP		1.5	1.5		
LOT B	OPEN SPACE/RECREATION		PQP		8.1	7.2		
LOT C	OPEN SPACE/RECREATION		PQP		4.6	3.4		
LOT D	TOWN CENTER COMMERCIAL		TCC	(15 DU/AC) (FAR 35-1.4)	1.1	0.9	8	8.9
LOT E	PARK		PQP		0.0	0.9		
LOT F	PARK		PQP		0.0	0.2		
LOTS G-K	LANDSCAPE		PQP		0.0	0.7		
LOTS L-H	OPEN SPACE/BASIN		PQP		0.0	1.4		
LOTS O-S	BOYINGTON ROAD RESERVATION		RM/RMH/POP/RH		0.0	5.7		
<b>SUB-TOTAL</b>					<b>15.3</b>	<b>21.9</b>	<b>8</b>	
<b>TOTAL</b>					<b>61.7 AC.</b>	<b>61.7 AC.</b>	<b>357 DU</b>	

\* NOTE: THIS EXHIBIT ACCOMPANIES AN SB 380 APPLICATION. ALL ACRESAGES AND UNIT COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

