

(Continued from 2/3/2022 meeting)

Map: Site #17

Subcommittee Recommendation: No Change

Location: 5845 Webb St. North side of Webb Street, west of the railroad tracks. There is an existing residence on one side of the property and the RR track property forms the eastern boundary to the site. It appears there is an electrician shop on the parcel to the northeast and residential uses adjacent to the northwest.

Change Suggested by Non-owner

Request: 6/24/21 by Doug Tatara – change from Medium Density Residential to Town Center Commercial:

Golden Eagle Auto Repair Shop - I had a battery replaced there yesterday and got to talk to Rob Koya the owner. He said many people think his shop is an eyesore and want it gone. He's identified a site on the other side of the UP tracks that he would move to if possible. He thought it was commercially zoned but I checked and it is RS-10 with an existing house next to the .3 acre parcel. Do you think the town council would issue a CUP or do a rezoning to allow him to relocate his shop there with mitigation to the existing homeowner next door? The Steagalls own the property directly behind this parcel and that is zoned commercial or industrial. The APN is 044-072-012-000. Rob wants to move his shop to satisfy those complaints, but his options seem limited. Can you help?

Water Service: There is an existing main line in Webb.

Sewer Service: There is an existing main line in Webb.

Surrounding Land Use Designations: Office Professional to the north, Town Center Commercial to the east, Rural Residential to the south and Residential Medium Density to the west. The RR track is adjacent to the east.

Assessment: This parcel is designated RM with OP to the north, TC to the east, RM to the west and RR to the southwest. There is an adjacent electrician shop to the northeast. This is part of a small segment (5 total parcels) of RM on the north side of Webb. If pursued, this would result in an extension of the existing commercial and would not create an island of commercial. This is also adjacent to the RR tracks and office/professional land use designation; however, it is also adjacent to existing residences and the uses would need to be evaluated through the permitting process should the site be used for auto repair. Since the landowner did not make this request, the landowner should be consulted.



Map: Site #18

Subcommittee Recommendation: No Change

Location: 030-110-001 and -002, east side of Del Mar near Town limit with Rocklin

Change Request by Property Owner

Request: 7/21/21 by Mima Capital LLC:

~~These parcels comprise a total of approximately 8 acres and Mima Capital wishes to request the land use designation for these parcels be changed from Residential Agricultural (4.6ac min.) to Residential Estate (2.3ac min.). This minor increase in density will ensure the residential nature of the area is preserved while also making it possible to create additional housing which has been identified as an ongoing need. One of these parcels (030-110-002) does not currently conform to its current designated land use which re-designation to Residential Estate would rectify. Furthermore, approximately 69% of the existing parcels in this area along Delmar Ave north of the Rocklin City line do not conform to the minimum lot size of the current land use designation making re-designation an appropriate action to take as part of the General Plan update process. Additionally, access to the existing PCWA water main on Delmar Ave is readily achievable as will be access to the SPMUD sewer main currently located in "The Park" neighborhood (Rocklin) once the lots across Delmar Ave are developed and the main is extended to serve them through an existing easement. Lastly, the neighboring land uses in the City of Rocklin are currently a mixture of high density housing and light industrial. A slightly higher density on the Loomis side of the Rocklin City limits would be appropriate as a neighboring use while still preserving the rural character of the Town per lines 39-40 on page 21 of the Land Use Setting document and it would help to generate the forecast need of 373 additional dwelling units per lines 8-10 on page 32 of the Land Use Setting document.~~

Updated Request 1/13/22: New owners represented by Trang TuNguyen TNT Development Services Inc., request parcels 030-110-001 and -002 are redesignated from RA to RE. This request would place all the parcels recently purchased by the new owner into the same land use designation for future development. This slightly higher density would allow for 2.3 acre lots rather than 4.6 acre lots. No application for development has been submitted by the new owner.

Water Service: The water main in Del Mar that does not extend all the way south to Rocklin. Water mains are in the Rocklin "Park" neighborhood and Industrial area around Del Mar.

Sewer Service: There are no lines in the area within the Town limit here. There are main lines throughout the Park neighborhood in Rocklin to the south. Main line is proposed in Rocklin along Del Mar.

Surrounding Land Use Designations: Surrounded by RA

Assessment: These are RA parcels, and they are requesting a change to RE. Parcel -002 is only 2.58 acres, not 4.6 acres. This would also result in a pocket of RE if there are no other land use changes in this area. Both lots meet the sizing for RE, but only one meets the sizing requirements for RA. Both would still have adequate space for well and septic connections, this would allow parcel -001 to be split in the future, for a gain of one lot and one single-family residence if it is split.



Map: Site #19 (ORIGINAL PROJECT/REQUEST WITHDRAWN, NEW OWNER REQUEST IN RED)

Subcommittee Recommendation: No Change

Location: 030-100-013, -021, -022, and -024 AND 030-110-010, -011, and -013

Change Request by Property Owner

Request: 7/21/21 by Mima Capital LLC:

~~CURRENT: 030-100-021 / 030-100-022 / 030-100-024 / 030-110-013 – Residential Estate (2.6ac min.) 030-110-010 / 030-110-013 / 030-100-013 – Residential Agricultural (4.6ac min.)~~
~~PROPOSED: 030-100-013 / 030-100-021 / 030-100-022 / 030-100-024 – Business Park (BP) 030-110-010 / 030-110-011 / 030-110-013 – Light Industrial (LI)~~

~~The parcel currently designated Business Park zoning in the Town’s Land Use Map is not feasible for development as a business park due to lack of accessibility from major arterial roadways without construction of a railroad crossing, use of eminent domain, substantial impact to existing oak woodlands and flood plain, or some combination thereof. This would also likely result in large vehicle traffic accessing the site via Bankhead Rd through a residential neighborhood. Re-designating the aforementioned Mima Capital lots along Sierra College Blvd to a combination of BP and LI zoning will make construction of these uses feasible in order to meet the Town’s current and future needs.~~

~~The Mima Capital site is also ideally situated for these uses because its southern boundary abuts the existing Rocklin Ranch industrial park, its northern boundary fronts Sierra College Blvd (a corridor identified by the current General Plan as warranting re-evaluation for uses other than residential), and its western boundary is buffered from adjacent residential uses by dense oak woodland. Accessibility to, and capacity of, domestic water service along Delmar Ave has also been confirmed by PCWA as has accessibility to and capacity of the existing PG&E electric and gas infrastructures. Lastly, an approved sewer trunk extension project is to be constructed along Delmar Ave in the near future which will provide more than adequate sewer service for these types of uses so, whereas low density residential may have been all that was possible when the land use was last evaluated, commercial uses should now be considered.~~

Updated Request 1/13/22: New owners represented by Trang TuNguyen TNT Development Services Inc., request parcels 030-110-010 and -011, and 030-100-013 are redesignated from RA to RE. Parcels 030-100-021, -022, and -024 and 030-110-013 are already designated RE and no further change is requested on those parcels. This request would place all the parcels recently purchased by the new owner into the same land use designation (RE) for future development. This slightly higher density would allow for 2.3 acre lots rather than 4.6 acre lots. No application for development has been submitted by the new owner.

Water Service: The water main in Del Mar that does not extend all the way south to Rocklin. Water mains are in the Rocklin “Park” neighborhood and Industrial area around Del Mar.

Sewer Service: There are no lines in the area within the Town limit here. There are main lines throughout the Park neighborhood in Rocklin to the south. Main line is proposed in Rocklin along Del Mar.

Surrounding Land Use Designations: RA to the west, RE to the east, RA and RE to the north, Rocklin and RE to the south.

Assessment: These parcels are adjacent to the RE area and would expand that area and density at the southern limit of the Town. The difference between RA and RE is predominantly in relation to lot size requirements rather than use; however it does increase the allowable density should the parcels develop in the future.



Map: Site #20

Subcommittee Recommendation: No Change

Location: 030-130-028, -032, -033, and -014

Change Request by Property Owner

Request: 7/21/21 by ~~Domaine Fournier Winery & Vineyards LLC:~~

~~Domaine Fournier owns the following parcels in the southwest corner of town just north of the Rocklin City line: 030 130 028 / 030 130 032 / 030 130 033. These parcels comprise a total of approximately 50 acres and Domaine Fournier wishes to request the land use designation for these parcels be changed from Residential Agricultural (4.6ac min.) to Residential Estate (2.3ac min.). This minor increase in density will ensure the residential nature of the area is preserved while also making it possible to create additional housing which has been identified as an ongoing need. Furthermore, approximately 69% of the existing parcels in this area along Delmar Ave north of the Rocklin City line do not conform to the minimum lot size of the current land use designation making re-designation an appropriate action to take as part of the General Plan update process. Additionally, access to the existing PCWA water main on Delmar Ave and SPMUD sewer main located in "The Park" neighborhood (Rocklin) are currently available via existing easements making development at 2.3ac min. feasible. Lastly, the neighboring land uses in the City of Rocklin are currently a mixture of high density housing and light industrial. A slightly higher density on the Loomis side of the Rocklin City limits would be appropriate as a neighboring use while still preserving the rural character of the Town per lines 39-40 on page 21 of the Land Use Setting document and it would help to generate the forecast need of 373 additional dwelling units per lines 8-10 on page 32 of the Land Use Setting document.~~

Updated Request 1/13/22: New owners represented by Trang TuNguyen TNT Development Services Inc., request parcels 030-130-028, -032, -033, and -014 are redesignated from RA to RE. This request would place all the parcels recently purchased by the new owner into the same land use designation for future development (See Site Map #14). This slightly higher density would allow for 2.3 acre lots rather than 4.6 acre lots. No application for development has been submitted by the new owner.

Water Service: The water main in Del Mar that does not extend all the way south to Rocklin. Water mains are in the Rocklin "Park" neighborhood and Industrial area around Del Mar.

Sewer Service: There are no lines in the area within the Town limit here. There are main lines throughout the Park neighborhood in Rocklin to the south. Main line is proposed in Rocklin along Del Mar.

Surrounding Land Use Designations: Surrounded by RA and at Town limit with Rocklin

Assessment: These parcels are 41.1 acres total. Owner requests a change from RA to RE. None of these lots are sized too small for RA, except for parcel 030-130-014 (0.7 acre). The lots altogether could be split as RE to create about 15 units rather than 3 units or 9 units if the larger parcels are split to the minimum RA size. Altogether with request #18, this creates a pocket of RE within the RA area, although there is RE in the vicinity. While this could result in more parcels if they are split, each of the parcels would still be suitably sized for septic.



Map: Site #21

Subcommittee Recommendation: Change from BP to RE (SCB Subcommittee 11/2)

Location: 044-121-002 - BP triangle 3850 Granite Oaks Drive (30 acres)

Change Suggested by Owner After Meeting with Town Staff

Request: 6/3/21 by Ralph Trimm (non-written - verbal request during meeting with staff): He is supportive of the BP land use designation change to Rural Residential (RR) with 40,000 sq.ft. min lot sizes, although he would be more interested in a higher density application, Residential Single Family (RL) like RS-20 zone or less. He also mentioned that during the 2001 GP Update an at grade RR crossing was feasible at this location to Taylor Road (across from Shawn Way) if we discontinued the Webb Street crossing. At least at that time, the RR would entertain the addition but the Webb Street at grade crossing would have to be eliminated.

Water Service: Nearest main is in Taylor Road and at an extension from Taylor across the RR near Berg Lane.

Sewer Service: There is a sewer main that appears to run along the boundary between the RE and BP and RR clusters of parcels. *Line runs right along the western property boundary and is a 12" diameter line, which is a generous size. For comparison, the lines in Taylor and Swetzer are 8". The 12" line connects to a 15" line in Rocklin.*

Surrounding Land Use Designations: The BP Triangle is surrounded by RE to the west, RR to the north and GC to the south and east. It is also bound by the RR track.

Assessment: The BP parcel is landlocked and would require a frontage road access along the RR track to Sierra College Boulevard (Granite Oaks Lane) or access to Bankhead Road. Altering the parcel to an RR designation would be in keeping with the adjacent designations to the north. This may also serve as a transition area from GC to RR/RE if designated RL, if there are not other environmental concerns preventing smaller lots than RR. Number of units possible:

RE – 13 units [52 under SB9]

RR – 30 units [120 under SB9]

RL – 60 units /RS-20 – 60 units (1 unit per 20,000 SF), RS-10 = 120 units [240 under SB9]

BP – 0 (caretaker unit only) [SB9 cannot apply]



Map: Site #22

Subcommittee Recommendation: No Change

Location: 030-090-031 and 030-100-014- 4742 Saunders Ave. 11 acres & 0.6 acres

Change Requested by Owner After Receiving Designation Change Suggestion Notice

Request: 9/15/21 by David Ficker:

“Increase density size. 1) All adjacent properties have higher densities. 2) Have lost a number of sales. 3) Need to change lot lines (split) more than once. Can’t make reasonable split. Lot line adjustments do not make financial sense.” This request was received in response to the Town’s letter indicating a suggestion was made to change the land use designation on these properties (along Sierra College Blvd.). Mary Beth spoke with Mr. Ficker and he indicated he would like the parcels to change from RA to RE. He indicated connection to water/sewer would not be an issue as lines are nearby at the driveway access on Saunders.

Water Service: Nearest main lines are in Saunders and Sierra College Blvd. at the north end of the parcel. No main line in Sierra College Blvd where this parcel fronts the road, but the line in Saunders could be accessed or the line in Sierra College Blvd extended.

Sewer Service: There is a sewer main nearby at Grazing Lane that could be extended via the driveway access at Saunders.

Surrounding Land Use Designations: RE to the east, RA to the north, south and west.

Assessment: The RA to RE change would allow for 2.3 acre lots. Instead of two parcels, which the owner indicates is not financially feasible, this land could be split into 5 parcels, but more likely 3 given the need for an access road and Antelope Creek setback requirements. Altering the parcel to an RE designation would be in keeping with the adjacent designations to the west. No “island” would be created as the RE designation is contiguous with these parcels. This change would continue to serve as a transition area between RE and RA. The smaller triangle parcel is too small for the RA or RE designations. As RE, the lots would still be large and could connect to water/sewer. The main driveway is on Saunders. The frontage of the lots on Sierra College Blvd. is fairly small in comparison to the rest of the parcel, with an existing small driveway south of Antelope Creek. Antelope Creek is located at the western boundary of the parcel.

Sierra College Blvd is a two-lane arterial per the General Plan Circulation Element. The Town’s Subdivision Code indicates residential direct driveway access from an arterial is not permitted (*14.36.020 General access requirements. F. Direct driveway access shall not be permitted to arterial or collector streets for single-family lots. [Ord. 185 § 1, 1998]*). Since existing primary access is via Saunders, access via Sierra College Blvd is not required.

Map: Site #23 – Application Withdrawn 1/12/2022

Subcommittee Recommendation: ~~New request, not reviewed by subcommittees~~

Location: ~~043-050-023 (RE – 2.6 acres) and 043-050-024 (O/P – 6.6 acres) at Boyington and Chisom Trail – 9.2 acres total~~

Change Requested by Owner

Request: ~~10/29/21 by Douglas Ahlstrom of Contour RE, LLC:~~

~~Requests “re-designation of the parcel located at 3200 Chisom Trail, APN 043-050-023, to [O/P designation and] CO Zone. Additionally, it is requested that during this re-designation the property line separating the two individual parcels be eliminated constituting one combined parcel with a CO Zoning.”~~

Water Service: ~~Nearest main lines in King Road and could be extended.~~

Sewer Service: ~~There is a 6” sewer line at Chisolm Trail and a 12” main on Boyington, along with a lift station at Boyington near the Del Oro Stadium parking area.~~

Surrounding Land Use Designations: ~~RE to the north, P to the west, and OP to the south with RM further south across King Road. County land is located to the east. The existing Senior Care Villa (the parcel affected by the change request) is designated RE~~

Assessment: ~~The purpose of the request is to redesignate the land on which the existing Senior Care Villa is located to O/P and rezoned CO. CO zoning allows residential care facilities for the elderly with a use permit. RE designation/zoning in which it is currently located also allows Residential Care Facilities for the Elderly with a use permit. Both zones limit height to 2 stories, but CO allows for smaller setbacks than RE. Changing the designation and zoning to O/P and CO makes both parcels consistently designated and zoned and combining the parcels in the future would be cleaner with matching designations. RE allows for one dwelling unit on this parcel, and O/P allows for 2-10 dwelling units/acre in mixed use projects or up to 26 units on this parcel.~~

Map: Site #24

Subcommittee Recommendation: New request made on 11/4/2021 at Land Use Committee, not reviewed by subcommittees.

Location: 5645 Rocklin Road Sierra Christian Church, west of Barton Road, 5 acres total currently with a church, Loomis Head Start, and community garden. APN 045-150-033.

Change Requested by Owner

Request: 11/4/21 by Pastor Christine Pobanz-Hartmire of Sierra Christian Church: Requests re-designation of the parcel located at 5645 Rocklin Road, APN 045-150-033, to allow a 25-85 unit Senior Affordable Housing complex. The units would be affordable, but do not include medical assistance or assisted living to be considered a residential care facility for the elderly (RCFE). The request is to change a parcel designated RE to one of four possible designations: Residential Medium High Density, Residential High Density, General Commercial, or Town Center Commercial, although Town. Center Commercial should not be considered due to the location of this property.

Water Service: Water mains are located in both Rocklin Road at this location and in adjacent Poppy Ridge Ct.

Sewer Service: Sewer mains are located in both Rocklin Road at this location and in adjacent Poppy Ridge Ct. (6" diameter for both lines)

Surrounding Land Use Designations: RE to the north, west, and east, and RR to the south.

Assessment: The purpose of the request is to redesignate the land to allow for the construction of 25-85 affordable senior units. This would be a restricted multi-family complex on the 2-acre portion of the property nearest Rocklin Road, as the church, community garden, and Head Start facilities would remain on the rear 3 acres. Although the units would serve seniors, they don't include medical or living assistance and are therefore considered age and income restricted multi-family units rather than a RCFE. Since the units don't fall under a RCFE, the designations and zones in which it can be located are more restricted. To allow multifamily units, the parcel would need to be redesignated/zoned as one of the following (assumes a 2-acre portion of the site):

Designation	Zone	Potential Units	Analysis
Residential Medium High Density	RM-3.5 (UP)	24 (1 unit/3,500 SF or 12/acre)	Appropriate for use and still residential
Residential High Density	RH (MUP) Or RH-20	29 (1 unit/3,000 SF or 14/acre) 40-50 (20-25 units/acre)	Appropriate for use and still residential, but high density for the area. Need 2.2 acres RH-20 for HCD requirement
General Commercial	CG (MUP)	20 (2-10/acre in mixed use project)	Possible, but not near any other commercially designated area. The church and school = mixed use project
Town Center Commercial	CC (UP)	30 (15 units/acre in mixed use project)	Not appropriate due to location away from downtown.



Map: Site #8

Subcommittee Recommendation: No Change

Location: 3239 Taylor Road (APN 043-013-013). Between Foothill Feed and Lemos Ranch Drive on the southeast side of Taylor Road, and north of Del Oro High School. The parcel is occupied by an existing residence and Alice's Fruit Stand. (6.3 acres)

Change Request by Property Owner

Request: 3/5/21 by Bret Gervasoni – *[Note: the landowner is not requesting a specific change but would like the Town to tell him what can be done with the property]*: Would like a rezone and attached/referenced the zoning Code pages 41-50. Our property address is 3241 Taylor Rd (CORRECT ADDRESS IS 3239). My mom just had a permanent easement of approximately 0.75 of an acre placed on the property by PG&E for a "Gas Receiver Station" to be installed. This transaction also includes a temporary easement for construction of approximately 1-2 years and future right of way access to the property. The associated risks that gas distribution systems present and to have a new part of the system installed on our property presents a few challenges. I also believe that this should warrant a collaborative discussion between the Town of Loomis and us from a safety standpoint and future land use/zoning.

Request: 3/25/21 by Bret Gervasoni – change from General Commercial to a combination of General Commercial and Limited Industrial with a lot split: Our current zoning plan would be to sub-divide the property and have it zoned in a combination of General Commercial and Limited Industrial for an RV/Boat storage facility.

Request: 4/5/21 by Bret Gervasoni: I wanted to follow up with you since our last email, as we have been brainstorming, and thought that a good way to start the collaborative process might be to get your (the Town's) desired thoughts on the ideal development of our property on Taylor Rd. If the Town could choose the best business or use for our property, with all the known obstacles, what would that be?

Request: 2/9/2022 by Bret and Mike Gervasoni: We wish to re-address the Committee for consideration of a Land Use Change from General Commercial to Residential (RS-10). We feel this change request would be beneficial to the existing surrounding residential uses and future development of this parcel.

Water Service: Main line along Taylor Road.

Sewer Service: Nearest main at Lemos Ranch Drive and Orchard Park Ct.

Surrounding Land Use Designations: Medium Density Residential immediately east, General Commercial immediately west and north, and Residential Estate to the south.

Assessment: This was an open-ended request on zoning, requesting that the Town tell the owner how best to use the property with the PG&E receiver station constructed on the south end of the parcel (+/- .75 acres). The request on March 25 to split the lot for General Commercial and Industrial uses is not feasible because there is General Commercial all along this corridor and it would not make sense to extend Industrial across Taylor at this location creating a spot zone and placing Light Industrial adjacent to existing residences. The recommendation is to leave it as is since the owner's last request has no concrete proposal. Once a proposal is submitted, the Town will review the submittal. Open for discussion.



3239 Taylor Road (APN 043-013-013) - 2/9/2022 - Owner request Land Use Change from GC to RS-10 - Additional Information

	CG(6)	Specific Use Regulations
INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING		
Laboratory - Medical, analytical (not experimental)	P	
Recycling - Reverse vending machines	P	13.42.210
Recycling - Small collection facility	MUP ⁽⁴⁾	13.42.210
Winery ^{(8), (9)}	UP	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES		
Bar/tavern	S	13.42.050
Club, lodge, private meeting hall	UP	13.26.070(C)
Commercial recreational facility - Indoor	MUP	
Community Center	P	13.26.070(C)
Fitness/health facility	P	
Park, playground	P	
Religious facility	P	13.42.230 / 13.26.070(C)
School - Elementary, middle, secondary	UP	
School, Specialized education/training	UP	13.26.070(C)
Studio, Art, dance, martial arts, music etc.	P	
Theater, auditorium	UP	
RESIDENTIAL USES(10)		
Emergency shelter	P	13.42.245
Home occupation	P	13.42.120
Household pets	P(5)	13.42.060
Live/work unit	MUP	13.42.130
Multifamily housing	MUP	13.42.250
Multifamily housing in a mixed use structure	P	13.42.140
Retail Trade		
Accessory retail use	P	13.42.030
Alcoholic beverage sales	S	13.42.050
Artisan shop	P	
Assembly of building components	MUP	
Auto and vehicle sales	MUP	
Auto parts sales w/no installation services	P	

	RS-10	Specific Use Regulations
AGRICULTURAL AND OPEN SPACE USES		
Animal Keeping	S	13.42.060
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES		
Golf course, country club	UP	
Parks and playgrounds, public	P	
Private residential recreation facility	MUP	
	UP	13.42.230
RESIDENTIAL USES(4)		
Carriage House	P	
	P	
	P(2)	
Mobile Home - In mobile home park	P	13.42.160
Mobile home- Outside of mobile home park	P	13.42.150
Mobile Home-Special Needs	MUP	13.42.170
Mobile Home Park	UP	13.42.160
Multifamily housing - 2 units	UP	13.42.250
Residential accessory use of structure	P	13.42.260
Residential care facility - 6 or fewer clients	P	
Residential care facility - 7 or more clients	UP	
Residential care facility for the elderly (RCFE)	UP	13.42.240
Residential care facility for the elderly (RCFE) - 6 or fewer	P	
Residential care facility for the elderly (RCFE) - 7 or more clients	UP	
Second Unit	P	
Single Family Dwelling	P	
Zero lot line single-family dwelling	P	13.42.300
Retail Trade		
	P	13.42.030

Auto rental	MUP	
Building/landscape materials sales-Indoor	P	
Building/landscape materials sales-Indoor (50,000 sf max)	P	
Building/landscape materials sales-Outdoor	MUP	13.42.180
Construction and heavy equipments sales and rental	UP	
Convenience Store	P	
Drive-through retail	UP	13.42.090
Extended hour retail	MUP (4)	
Farm supply/feed store	P	
Fuel dealer (propane for home and farm use, etc)	MUP	
Furniture, furnishings and appliance store	P	
Gas station	UP	13.42.100
General retail-10,000 sf or less	P	
General retail-10,001 to 19,999 sf	P (2)	
General retail-20,000 sf or more	UP	
Groceries, specialty foods - 10,000 sf or less	P	
Groceries, specialty foods - More than 10,000 sf	P(2)	
Mobile home, boat, or RV sales	UP	
Office-supporting retail	P	
Outdoor retail sales and activities	P	13.42.180
Produce Stand	MUP	13.42.200
Resturant, café, coffee shop	P	
Second hand store	MUP	
Shopping center	MUP	
Warehouse retail	UP(11)	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	
Bank, financial services	P	
Business support service	P	
Medical services - Doctor office	P	
Medical services - Clinic, lab, urgent care	UP	
Medical services - Extended care	UP	
Office - Accessory	P	
Office-business/service	P	
Office-Government	MUP	
Office-Professional	P	

SERVICES - GENERAL

Adult day care - 14 or fewer clients	P	13.42.080
Adult day care - 15 or more clients	MUP	
Catering service	P	
Child day care center	P	
Drive-through service	UP	
Equipment rental	MUP	
Kennel, animal boarding	MUP ⁽⁴⁾	
Lodging - Bed and breakfast inn (B&B)	P	13.42.070
Lodging - Hotel or motel	UP	
Lodging - Recreational vehicle (RV) park	UP	13.42.220
Maintenance service - Client site services	P	
Mortuary, funeral home	UP	
Personal services	P	

SERVICES

	UP	
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Adult day care - 6 or fewer clients	P	
Adult day care - 7 or more clients	MUP	

Child day care - Small family day care home	P	
Child day care - Large family day care home	MUP	
Child or adult day care	UP	13.42.080

	UP	13.42.070
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Personal services - Restricted	MUP ⁽⁴⁾	
Public safety facility	UP	
Repair service - Equipment, large appliances, etc.	MUP	
Social service organization	P	
Vehicle services - Major repair/body work	UP	
Vehicle services - Minor maintenance/repair	MUP ⁽²⁾	
Veterinary clinic, animal hospital	UP	13.26.070(C)

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

Broadcasting studio	P	
Parking facility, public or commercial	MUP	
Pipeline, utility transmission or distribution line	UP	
Telecommunications facility	S	13.44
Transit station or terminal	MUP	
Utility facility	UP	
Utility infrastructure	P	

Minimum lot size	5,000 sq (1)	
Residential Density	2-10 units per acre in a mixed use project	
Setbacks(2)	F=15', Side 15', Rear 15'	offices shall be set back no more than 15'except where an entry courtyard is provided or where approved through Design Review
FAR	.60 maximum	
Lot coverage	25%-60%	
Height	35'-2 stories	
Landscaping		13.34
Parking		13.36
Signs		13.38

Public buildings and uses	UP	
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	UP	
	S	13.44
	UP	
	P	

13.24.050, Table 5 - 10,000 sf min lot size - 60'Wx100'D		
F=20' / Side 20" (10+5), R 20'		
30% max		
30'-2 stories		
	13.34	
	13.36	
	13.38	

TOWNSHIP 11 NORTH, RANGE 07 EAST,
SW ¼ OF NE ¼, SECTION 03, M.D.M.

APN:
043-014-027

APN:
043-014-029

APN:
043-014-010

FOUND 3/4"
REBAR BENT

TAYLOR ROAD - 100' WIDE

B.O.B N44°54'10"E (PER 17 PM 82) N44°27'30"E (MEASURED)

LANDS OF WOLFE
DOC# 2009-0046510-00
APN: 043-013-013
PARCEL A, 17 PM 82

FOUND 3/4"
REBAR

P.O.B.

S44°27'30"W
140.00'

N33°20'12"W
240.00'

EASEMENT AREA = 32,826 SQ. FT.
0.754 AC.

S33°20'12"E
240.00'

N44°27'30"E
140.00'

APN: 043-013-014

LEGEND

- PROPERTY LINE
- - - EXCLUSIVE EASEMENT AREA
- P.O.B. POINT OF BEGINNING
- FOUND PROPERTY CORNER AS NOTED

The bearings used are based on the northwesterly boundary line of Parcel A, also being the southerly boundary line of Taylor Road, which according to the Parcel Map filed for record November 13, 1980 in Book 17 of Parcel Maps at page 82, Placer County Records has a bearing of North 44°54'10 East, taken as North 44°27'30" East.



AUTHORIZATION
31490652

BY
DR: C1R8
CH: EKF2
O.K.
DATE: 09/16/20

EXHIBIT "B"
EXCLUSIVE UTILITY EASEMENT
3239 TAYLOR ROAD
LOOMIS CA. 95650

PACIFIC GAS AND ELECTRIC COMPANY
San Francisco California



JCN 31490652
AREA NORTH VALLEY
COUNTY PLACER
SCALE 1" = 100'

SHEET NO. 1 OF 1

DRAWING NUMBER SL-1576 CHANGE

LD# 2111-07-10060
2020085 (31490652) 20 09 1
L-173 MP 8.65 I-103 ILI UPGRADE LOOMIS

EXHIBIT "A"

LANDS

PARCEL A as shown upon the Parcel Map filed for record November 13, 1980 in Book 17 of Parcel Maps at page 82, Placer County Records.

EASEMENT AREA

Beginning at the found $\frac{3}{4}$ inch rebar accepted as marking the most westerly corner of said PARCEL A and running thence southeasterly along the southwesterly boundary line of said PARCEL A

- 1) south $33^{\circ}20'12''$ east 240.00 feet;
thence leaving said southwesterly boundary line
- 2) north $44^{\circ}27'30''$ east 140.00 feet; thence
- 3) north $33^{\circ}20'12''$ west 240.00 feet, more or less,
to a point in the northwesterly boundary line of said PARCEL A, also being the southeasterly boundary line of Taylor Road (100 feet wide); thence along said northwesterly boundary line
- 4) south $44^{\circ}27'30''$ west 140.00 feet, more or less, to the point of beginning

Containing 0.754 acre, more or less.



APPROVED AS TO DESCRIPTION

10-28-2020

The foregoing description is based on a survey made by PG&E in March 2020. The bearings used are based on the northwesterly boundary line of said PARCEL A, also being the southeasterly boundary line of Taylor Road, which according to said Parcel Map filed for record November 13, 1980 has a bearing of North $44^{\circ}54'10''$ East, taken as North $44^{\circ}27'30''$ East.



Construction and Landscaping Near PG&E Facilities

Making Improvements to Your Property? Check For Utility Easements

Getting Started

Pacific Gas and Electric Company's (PG&E) gas and electric system is designed to deliver safe energy to customers across the region. It is common for our infrastructure to run underground and out-of-sight, which means that just because you can't see it, doesn't mean it's not there. So if you are considering a home or business improvement project, for the safety of you, your contractor and your community, be aware of any PG&E facilities or land use restrictions for your property.

Before you get started on a project that involves construction, demolition, landscaping or any modification to your property, take a moment to answer these important safety questions:

- Is there a PG&E natural gas pipeline running under my property?**
- Is there a PG&E electric power line running above my property?**
- Is there a recorded PG&E easement which restricts certain uses on my property?**

If you answered "yes" to any of these questions, or if you are not 100% sure, PG&E is here to help you get the answers you need to make your project a success.

Easements Made Easy

If there is a PG&E overhead or buried utility on your property, such as a natural gas transmission pipeline or high-voltage electric power line, there will typically be an easement agreement reflected in your property's title report. If you cannot locate your title report, copies can be obtained through the County recorder's office, or your title company may be willing to provide you with a copy.

Carefully review the title report and look for references to **PG&E, utilities, easements, rights-of-way, land use restrictions**, or other language that may restrict certain land uses on or near your property.

Planning a Safe Project

If your property has an existing utility easement or right-of-way, you will need to plan your project accordingly. Depending on the type of PG&E facility located on or near your property, there may be restrictions on what can be planted, placed or built. Contact PG&E in the early planning stages and our engineers and land agents will review your plans and help ensure that your project is compatible with critical infrastructure and safe for you and your neighbors.

When in Doubt, Call Us

We encourage you to contact us with any questions at **(800) 743-5000** and ask for the **Land Management Department** for your local area. To learn more about safety around gas and electric facilities, please visit www.pge.com/safety.

Terms You Should Know

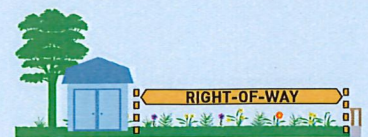
Easement Agreements

Easement agreements are recorded documents, typically reflected in your property's title report, that remain in effect when a property is transferred to new owners. The agreements include language that restricts certain uses within and near rights-of-way and ensures PG&E's ability to access the area to safely operate its gas and electric systems.



Rights-of-Way

Rights-of-way are areas of land above the natural gas transmission pipeline or below electric transmission power lines that PG&E uses to maintain, inspect and safely operate its power systems. Rights-of-way are a common and important aspect of safely maintaining infrastructure.



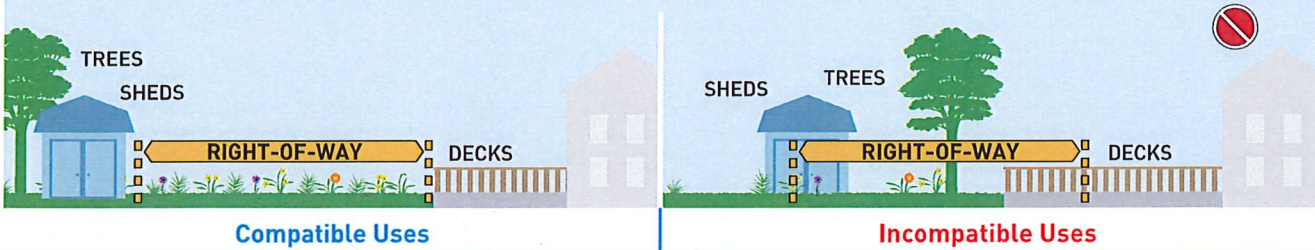


Construction and Landscaping Near PG&E Facilities

The following are basic guidelines regarding uses on or within PG&E's right-of-way. For more specific guidance, always consult with PG&E's Land Management Department and be aware of any easements that may place land use restrictions on your property.

Underground Gas Pipelines

Structures like sheds, gazebos, and decks, as well as certain trees and shrubs, should not be placed above or near a natural gas transmission pipeline.



More information can be found at: www.pge.com/pipelineaccess or by calling us at (800) 743-5000.

Electric Power Lines

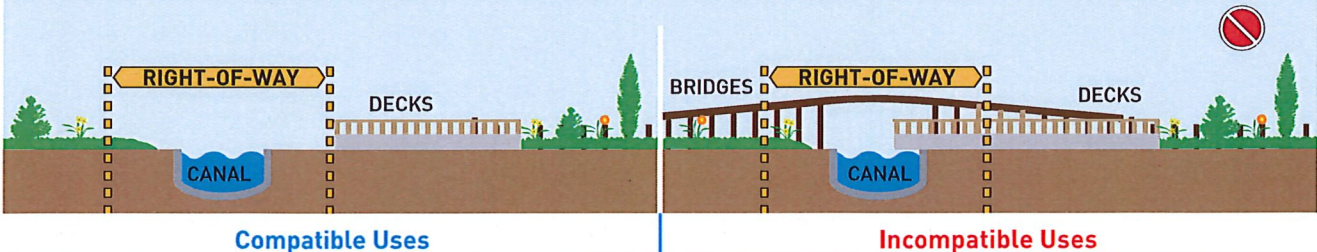
Trees should not be planted below or near high-voltage electric transmission power lines.



More information can be found at: www.pge.com/trees or by calling us at (800) 743-5000.

Hydro-electric Facilities

PG&E's water canals deliver water to our hydro-electric generating power plants. Construction of bridges, decks, or other structures near PG&E water canals can impede the safe operation of our hydro-electric systems.

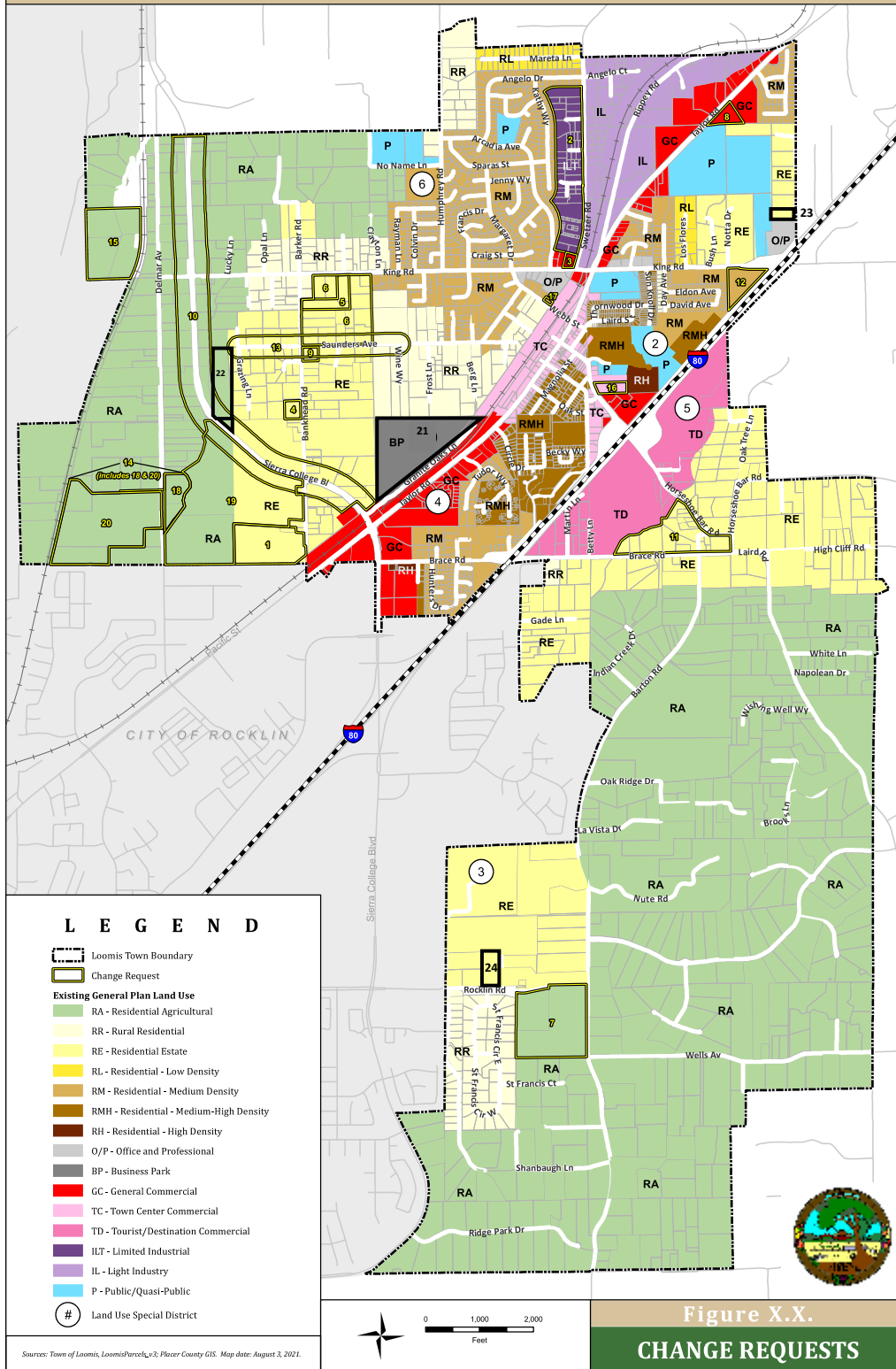


More information can be found at: www.pge.com/safety or by calling us at (800) 743-5000.

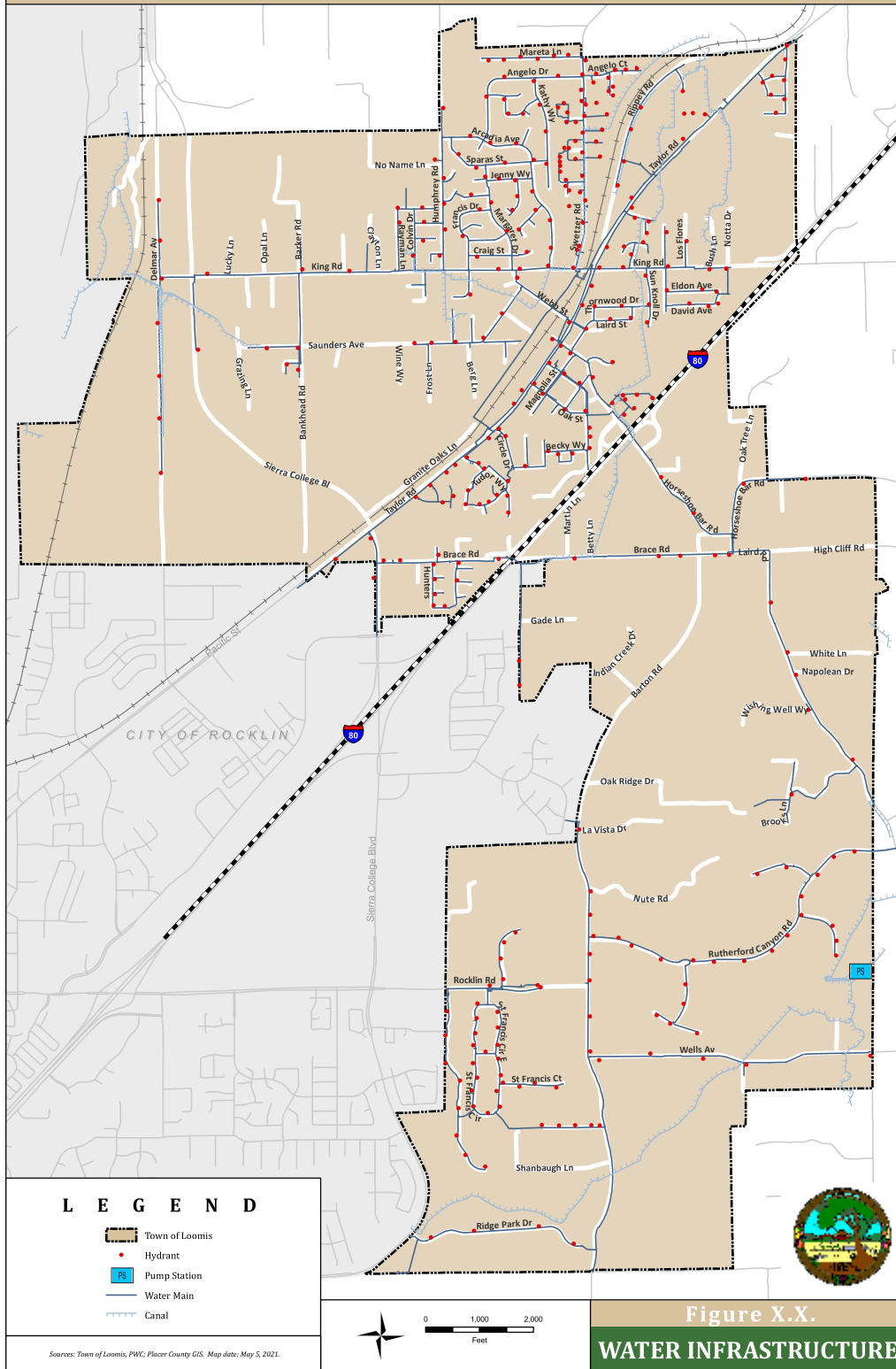
Call 811 Before You Dig

Damage from excavation is the most common cause of underground utility accidents. If you plan on doing any digging, such as planting a tree or installing a fence, please call **811** before you dig. With one free call to Underground Service Alert (USA) at least two working days in advance, PG&E will send a crew to mark the underground gas and electric facilities before you begin work, helping you to plan a safe project.

TOWN OF LOOMIS



TOWN OF LOOMIS



Interactive Sewer Map can be found here:

<https://spmud.maps.arcgis.com/apps/webappviewer/index.html?id=6179a87a0d1b4f9e84027e1f1cb40648>