



TOWN OF LOOMIS

6140 Horseshoe Bar Rd, Suite K
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number
Application Fee(s) \$2584.00
Receipt # 23496 Date 8/11/15
Date Received
Paid \$ 2,584.00

PLANNING DEPARTMENT

Planning Application

- 1. Project Title: Popie Wines Tasting Room
2. Street Address/Location: 3550 Taylor Road, Loomis CA
3. APN(s): 044-012-064 850-001-073-000 Acreage:
Zoning: CC General Plan Designation:
Current Site Use: Event Center, Produce-Retail, Antique Sales
Surrounding Land Use(s):
4. Property Owner: Heritage Foundation
Address: P.O. Box 1152 Loomis CA 95650
Telephone: (916) 652-8555 email: reider@elderfinancialbi
5. Project Applicant: Michael Duarte - Popie Wines
Address: 5860 Laird Rd. Loomis CA 95650
Telephone: (916) 768-7643 email: sales@popiewines.com
6. Project Engineer/Architect: Thomas Rowan
Address: 1809 S Street, Suite 101 PMB 362 Sacramento CA
Telephone: (530) 205-8750 email: Tom@TR-Architecture.com
7. What actions, approvals or permits by the Town of Loomis does the proposed project require?

- [] Appeal
[] Certificate of Compliance
[X] Conditional Use Permit
[] Design Review
[] Development Agreement
[] Environmental Review
[] General Plan Amendment
[] Hardship Mobile Home Permit
[] Lot Line Adjustment
[] Other
[] Miscellaneous Permit
[] Planned Development
[] Second Unit Permit
[] Sign Review
[] Tentative Review
[] Minor Land Division
[] Subdivision
[] Variance
[] Zoning Amendment (Rezone)

8. Does the proposed project need approval by other governmental agencies?
[X] Yes [] no if yes, which agencies? Alcohol Beverage Control License Transfer
Paperwork submitted on 8/3/2015

- 9. Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)
Electricity PG&E Natural Gas N/A
Fire Protection Loomis Fire District Water/Well PCWA
Sewer/Septic SPMUD Telephone Wave

High School Del Oro Elem. School Loomis Grammar
Other _____

Search
Cal EPA
Enforcement
Orders

10. The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated 8/6/2015 and find: Regulatory identification number _____

Date of list 8/6/2015 No problems identified _____
Type of problem _____

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.
Dated 8/6/2015 Applicant Michael T. Duarte

11. Project Description (Describe the project so that a person unfamiliar with the project would understand the purpose, size, phasing, duration, required improvements, duration of construction activities, surrounding land uses, etc. associated with the project. Attach additional pages as necessary.)

Winery Tasting Room - Typical traffic flow of between 10-15 patrons on a Friday and between 20-30 per day on Saturday & Sunday.

Open Friday - Sunday Noon - 5pm Currently See Attachment

12. Owner Authorization.
I hereby authorize Popie Wines, the above-listed applicant, to make applications for project approvals by the Town of Loomis, regarding the above-described project and to receive all notices, correspondence, etc., from the Town regarding this project. I also hereby authorize the town staff to place a noticing board (approximately 4' x 3') on my property, visible from the street, at least ten (10) days prior to the first hearing on my project, and for subsequent hearings as determined necessary by the Planning Director.

Signature(s) of Owner(s) [Signature] Printed Name(s) RAUDY ELMER 8/4/2015
Date

13. Applicant and/or Owner Hold Harmless:
Owner, and Applicant (if different from Owner), agrees to hold Town harmless from all injuries, damages, costs and expenses, including attorney's fees resulting from the negligence of owner, and Applicant (if different from Owner), and their employees, contractors, subcontractors and agents, in connection with any proceeding brought in any State or Federal court with respect to the applicant's project.

Signature(s) of Owner(s) Applicant [Signature] Printed Name(s) Michael T. Duarte 8/4/2015
Date

14. Applicant and/or Owner Acknowledgment:
Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant [Signature] Printed Name(s) Michael T. Duarte 8/4/2015
Date

Town of Loomis Planning Application Attachment

Michael Duarte
Popie Wines
5860 Laird Road
Loomis, CA 95650

August 11, 2015

Amanda Rose, Planner
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Dear Amanda:

This letter is to accompany Question #11 of my Planning Application and is in regards to the distance my new proposed Wine Tasting Room will be in relation to Loomis Grammar School. This is also in reference to the Town of Loomis planning code that requires a business serving alcohol to be a minimum of 500 feet away from any School. During our phone discussion last week, you suggested I submit, in writing, a document that details out the distance my proposed site is to any schools in the area.

With the above said and based on the Town of Loomis Code that isn't specific to foot or vehicle traffic, I chose to measure both. I believe the foot traffic, is either 950 feet or 775 feet depending on the direction taken and assuming one is crossing Taylor Road legally via one of two cross walks in the vicinity. I also believe the vehicle traffic to be just over the 500 foot mark assuming leaving the south end of the Blue Goose Building where my tasting room will be to Loomis Grammar School.

There are currently two other businesses operating with alcohol licenses in the area. The Blue Goose is approximately 60 feet closer to Loomis Grammar and the Liberal Bull (across Taylor Road) is approximately the same distance as I'm proposing. Knowing the Blue Goose is closer and currently operating events with alcohol, I believe I will be in the minimum 500 foot distance range to comply with the Town Code.

Also to note, I will be open less than three (3) hours each week while school is in session, much less than the other surrounding businesses as close if not closer to the school.

If you have questions and/or concerns about my calculations, please don't hesitate to contact me at (916) 768-7643 or via e-mail at Sales@PopieWines.com.

Sincerely,

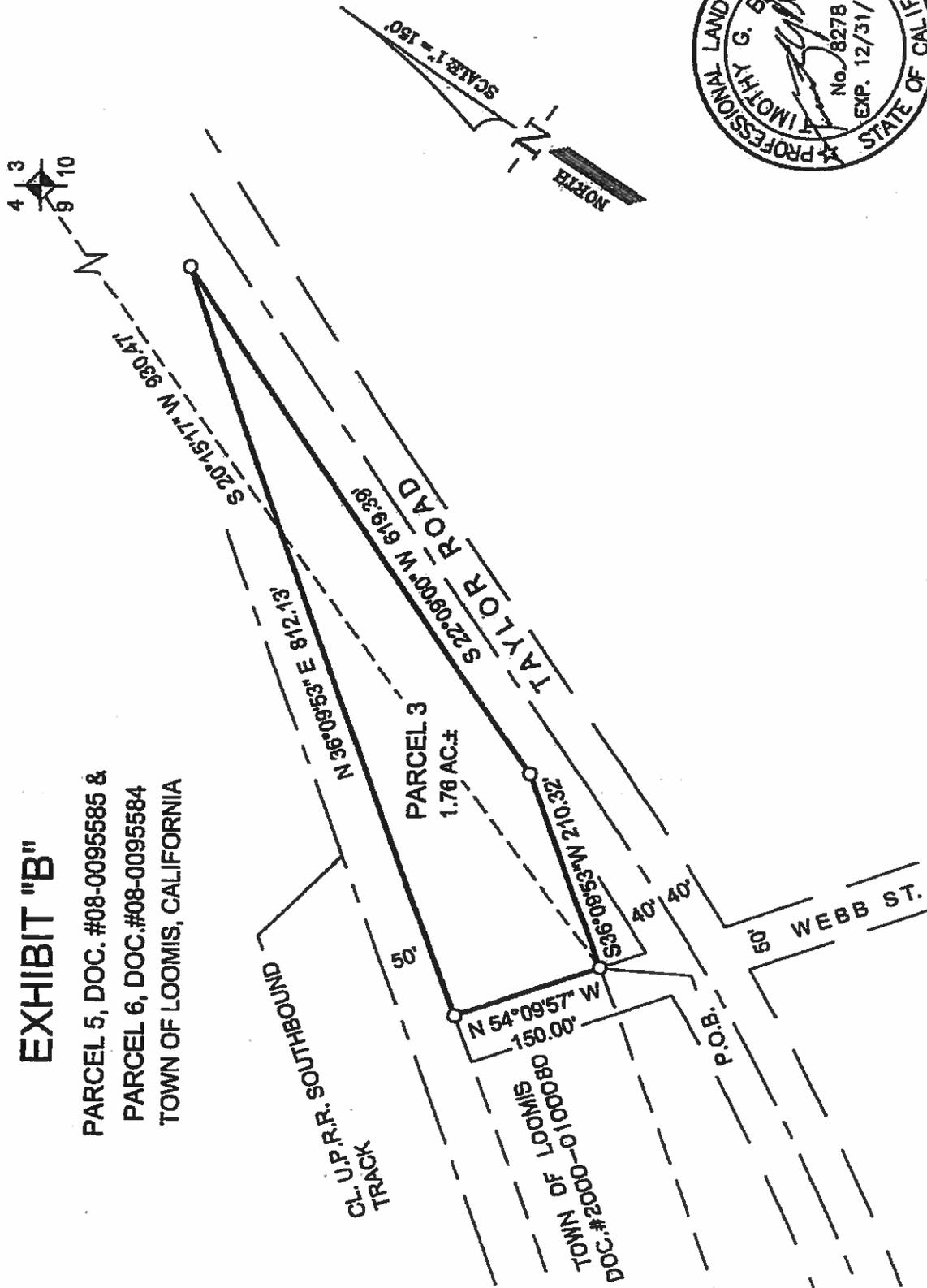
Michael Duarte
Popie Wines
Owner



8/11/2015

EXHIBIT "B"

PARCEL 5, DOC. #08-0095585 &
 PARCEL 6, DOC.#08-0095584
 TOWN OF LOOMIS, CALIFORNIA



SURVEYORS GROUP, INC.
 LAND SURVEYORS CIVIL ENGINEERS
 8009 FOOTHILLS BOULEVARD, SUITE 150
 ROSAMBLE, CALIFORNIA 93747
 (916) 788-0822
 (916) 788-0824 (fax)
 email: surveyorsgroup@surwest.net

RECEIVED

AUG 25 2015

TOWN OF LOOMIS

EXHIBIT "A"

PARCEL 3

LEGAL DESCRIPTION:

Being all that certain real property situate in the Town of Loomis, County of Placer, State of California, and lying in its entirety within Section 9, Township 11 North, Range 7 East, Mount Diablo Meridian and being all of Parcel 6 as described in Quit Claim Deed to the Town of Loomis recorded in Document No. 08-0095584 and all of Parcel 5 as described in Quit Claim Deed to the Town of Loomis recorded in Document No. 08-0095585 of Official Placer County Records, and being more particularly described as follows:

Commencing at the Northeast corner of said Section 9, Township 11 North, Range 7 East, Mount Diablo Meridian as said corner is shown on that certain parcel map filed in Book 12 of Parcel Maps, at Page 24 of Official Placer County Records; thence South $20^{\circ}15'17''$ West 930.47 feet to the most Southerly corner of said Parcel 5 as said parcel is described in said document, said point being the Point of Beginning of this description; thence from said Point of Beginning Northwesterly along the Southwesterly lines of said Parcel 5 and said Parcel 6 as said parcel is described in said document, North $54^{\circ}09'57''$ West 150.00 feet to the most Westerly corner of said Parcel 6; thence from said corner along the Northwesterly line of said Parcel 6, North $36^{\circ}09'53''$ East 812.13 feet to the most Northerly corner of said Parcel 6; thence from said corner in a Southwesterly direction along the Easterly lines of said Parcels 5 & 6, South $22^{\circ}09'00''$ West 619.39 feet to a Southeasterly corner of said Parcel 5; thence from said corner along the Southeasterly line of said Parcel 5, South $36^{\circ}09'53''$ West 210.32 feet to the Point of Beginning of this description, containing 1.76 acres more or less of land.

Surveyors Group, Inc.
TOL 10-07
02-18-10

Timothy G. Blair 2/24/10
Timothy G. Blair, PLS 8278

