



Staff Report

TO: Town of Loomis Honorable Mayor and Town Councilmembers
FROM: Mary Beth Van Voorhis, Planning Director
DATE: July 14, 2020
RE: **BUILDING ENGINEERING AND MAINTENANCE, INC. (BEM)**
Application #20-12 – Request for processing General Plan Amendment

Recommendation

Adopt Resolution #20-** to allow Building Engineering & Maintenance, Inc. (BEM) to proceed with filing an application for a new project that will require a General Plan and Land Use Designation Map Amendment for the proposed Green Business Park Loomis (GBPL), a mixed use project as will be further defined under a Specific Plan.

Issue Statement and Discussion

BEM has approached Town staff and engaged in discussions of their ability to file an application for a General Plan and Land Use Designation Map Amendment for a proposed mixed use project on +/- 106.7 acres south of Sierra College Boulevard and east of Bankhead Road, and west of Antelope Creek, and north of the Rocklin Ranch Industrial Park in the Town of Loomis. The site consists of seven (7) parcels of approximately 86.28 acres and two (2) additional "optional" parcels that may be included in the total project area of 20.42 acres for a combined total of nine (9) parcels and 106.7 acres.

Existing General Plan and Zoning Designations:

| APN | Parcel Size / Acres | General Plan Designation | Zoning Designation |
|--------------|---------------------|-------------------------------|-------------------------------|
| 030-100-013 | 17.58 | RA – Residential Agricultural | RA – Residential Agricultural |
| 030-100-021 | 6.1 | RE – Residential Estate | RE – Residential Estate |
| 030-100-022 | 6.0 | RE – Residential Estate | RE – Residential Estate |
| 030-100-024 | 1.1 | RE – Residential Estate | RE – Residential Estate |
| 030-110-010 | 10.0 | RA – Residential Agricultural | RA – Residential Agricultural |
| 030-110-011 | 26.6 | RA – Residential Agricultural | RA – Residential Agricultural |
| 030-110-013 | 18.9 | RE – Residential Estate | RE – Residential Estate |
| 030-110-008* | 0.62 | RE – Residential Estate | RE – Residential Estate |
| 030-110-009* | 19.8 | RE – Residential Estate | RE – Residential Estate |

(*) – Denotes "Optional" parcels

The General Plan and Zoning Designations allow a minimum parcel size of 4.6 acres in the Residential Agricultural and 2.3 acres in the Residential Estates. The existing seven (7) parcels are vacant, and the two (2) optional parcels provide for existing residential uses.

Town of Loomis Municipal Code Chapter 13.76.010 provides procedures for the amendment of the General Plan and the zoning map whenever Council determines public necessity and general welfare require an amendment.

Chapter 13.76.020 Limitations of General Plan Amendments provides:

- A. **General Plan Policy on Amendments.** As provided by the general plan, it is the policy of the town to not consider individual requests for amendments to the general plan land use diagram and policies affecting private property, except as part of the periodic review of the plan by the town, unless the proposed amendments clearly offer community-wide public benefits.
- B. **Consideration of Private Amendments.** An individual property general plan amendment that is proposed other than during a periodic review of the general plan by the town will be considered at a council meeting prior to the formal processing of the amendment (i.e., environmental determination, staff review and the preparation of a staff report and recommendation, and public hearings before the commission and council). The purpose of this initial consideration will be for the council to determine whether the proposed amendment clearly offers community wide public benefits as required by the general plan, and whether the council wishes to initiate the processing of the amendment.
- C. **Public Notice of Amendment.** If an individual property amendment request is authorized for processing in compliance with subsection (B), the public notice for hearings before the commission and council to consider the amendments shall be mailed to all town property owners, at the expense of the applicant. (Ord. 205 § 1 (Exh. A), 2003).

As stated in Chapter 13.76.020(B), at this time, the applicant seeks Council approval to proceed with a General Plan Land Use and Zoning Designation amendment outside of the Town's regular General Plan Update process which is just being initiated and anticipated to be completed in April 2021.

As stated in the July 2001 General Plan, Section 3, Article 1, Paragraph 4, the classification of the residential land use designation on Sierra College Blvd. between King Road and I-80 is to be re-evaluated within three (3) years of adoption of the 2001 General Plan. To date, this re-evaluation has not occurred.

At this time, the project applicant proposes re-designation of these parcels through a Specific Plan to allow for development of a phased, mixed-use project including "flex" industrial and office/medical provider buildings including a stand-alone food service/retail building and a cluster of three-story condominium buildings. Although this concept is expected to evolve during and throughout the application review process and community engagement to ensure the desired result is most beneficial to the Town of Loomis.

Council approval of BEM to proceed with filing the necessary application for General Plan Land Use and Zoning Amendments will provide the opportunity for this stand-alone project to also be considered as the Town continues update of the General Plan in the coming months.

BEM, Inc. will provide a brief presentation of their conceptual plan for Council's consideration at tonight's meeting.

CEQA Requirements

None at this time.

Financial and/or Policy Implications

There are no direct financial implications associated with the recommended action. Should Council approve the recommended action, a cost reimbursement agreement will be brought to Council for the project's processing costs. This reimbursement agreement ensures the project applicant pays for the cost of the project's processing.

Attachments

- A. Application #20-12
- B. Resolution

RECEIVED

Attachment A

JUN 23 2020



TOWN OF LOOMIS

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

For Town Use

File Number 20-12
Application Fee(s) 5,000⁰⁰ deposit
Receipt # 29200 Date 6/23/2020
Date Received 6/23/2020
Paid \$ 5,000⁰⁰ / deposit

PLANNING DEPARTMENT

Planning Application

1. Project Title: GREEN BUSINESS PARK LOOMIS
2. Street Address/ Location: SOUTH OF SIERRA COLLEGE BLVD BETWEEN DELMAR AVE AND BANKHEAD RD
3. APN(s) 030-110-010 / 030-110-011 / 030-110-013 / 030-100-013 / 030-100-021 / 030-100-022 / 030-100-024 / 030-110-008 / 030-110-009 Acreage: 106.7
Zoning: RA / RE General Plan Designation: TO BE RE-EVALUATED (Ref: Pg. 42, Para. I-4)
Current Site Use: VACANT / PASTURE
Surrounding Land Use(s): SOUTH: INDUSTRIAL; WEST/NORTH/EAST: RESIDENTIAL/AGRICULTURAL
4. Property Owner: MIMA CAPITAL, LLC / MILLER, RAYMOND L. & ALINA M. (030-110-008 & 030-110-009 ONLY)
Address: 4120 DOUGLAS BLVD, NO. 306-175 GRANITE BAY CA 95746
City State Zip
Telephone: (916) 315-8877 email: mfournier@mimacap.com
5. Project Applicant: BUILDING ENGINEERING & MAINTENANCE, INC.
Address: 4780 ROCKLIN RD ROCKLIN CA 95677
City State Zip
Telephone: (916) 741-7118 email: evanm@bem.com
6. Project Engineer/Architect: MACKAY & SOMPS CIVIL ENGINEERS, INC.
Address: 1025 CREEKSIDE RIDGE DR, STE. 150 ROSEVILLE CA 95678
City State Zip
Telephone: (916) 773-1189 email: vjones@msce.com
7. What actions, approvals or permits by the Town of Loomis does the proposed project require?

- | | |
|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Miscellaneous Permit |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Second Unit Permit |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Sign Review |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Tentative Review |
| <input type="checkbox"/> Environmental Review | <input type="checkbox"/> Minor Land Division |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Hardship Mobile Home Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lot Line Adjustment | <input checked="" type="checkbox"/> Zoning Amendment (Rezone) |
| <input type="checkbox"/> Other _____ | |

8. Does the proposed project need approval by other governmental agencies?
☒ Yes ☐ no if yes, which agencies? TBD

9. Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)
- | | |
|---|---|
| Electricity <u>PACIFIC GAS & ELECTRIC</u> | Natural Gas <u>PACIFIC GAS & ELECTRIC</u> |
| Fire Protection <u>SOUTH PLACER FIRE DISTRICT</u> | Water/Well <u>PLACER COUNTY WATER AUTHORITY</u> |
| Sewer/Septic <u>SOUTH PLACER MUNICIPAL UTILITY DISTRICT</u> | Telephone <u>AT&T</u> |

High School PLACER UNION HIGH SCHOOL DISTRICT
Other _____

Elem. School LOOMIS UNION SCHOOL DISTRICT

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 JUNE 22nd, 2020 and find: Regulatory identification number _____

Date of list JUNE 22nd, 2020

No problems identified ☒

Type of problem N/A

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated 6/22/2020

Applicant [Signature]

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.) **SEE: GBP LOOMIS-LETTER OF REQUEST-20200622.PDF (ATTACHED)**

12. Owner Authorization: **BUILDING ENGINEERING & MAINTENANCE, INC.**

I hereby authorize _____, 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)

Printed Name(s)

MICHEL M. FOURNIER

6/22/2020

Date

RAYMOND & ALINA MILLER

6/22/2020

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)

Printed Name(s)

MICHEL M. FOURNIER

6/22/2020

Date

RAYMOND & ALINA MILLER

6/22/2020

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 123 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

Printed Name(s)

MICHEL M. FOURNIER

6/22/2020

Date

RAYMOND & ALINA MILLER

6/22/2020



RECEIVED

JUN 23 2020

TOWN OF LOOMIS

June 22, 2020

To: Town of Loomis Planning Department
3665 Taylor Rd
Loomis, CA 95650

Attn: Mary Beth Van Voorhis
Planning Director
mvanvoorhis@loomis.ca.gov
(916) 652-1840

Subject: Request for consideration of new project application requiring an amendment to the General Plan and Land Use Designation Map

Dear Ms. Van Voorhis,

Please accept this letter as formal notice of intent for Building Engineering and Maintenance, Inc. (BEM), acting as Applicant on behalf of Mima Capital, LLC (Owner), as well as Raymond and Alina Miller (Adjacent Owners) to submit an application for entitlement of the Green Business Park Loomis (GBP Loomis), a mixed-use project located West of the intersection of Sierra College Blvd and Taylor Rd. This project will be defined by a Specific Plan and will therefore require an amendment to the General Plan and Land Use Designation Map. As such, this letter also serves as a formal request for consideration by the Loomis Town Council to allow the GBP Loomis project application to be accepted for processing per Article B of Loomis Code Section 13.76.020 (Limitation on General Plan Amendments).

The proposed project area is bounded by Sierra College Blvd to the North, Bankhead Rd to the East, Antelope Creek to the West and the Rocklin Ranch Industrial Park to the South. The core project area is approximately (86.28) acres and is comprised of (7) parcels. There are (2) additional parcels identified as "optional" that may be included in the project area pending the outcome of ongoing negotiations with Adjacent Owners. These optional parcels total (20.42) acres for a combined total of (106.7) acres across (9) parcels identified by the following APN numbers (see also Exhibit A: Parcel Map):

| APN # | Parcel Area | |
|--------------|-------------|-------|
| 030-100-013 | 17.58 | Acres |
| 030-100-021 | 6.1 | Acres |
| 030-100-022 | 6 | Acres |
| 030-100-024 | 1.1 | Acres |
| 030-110-010 | 10 | Acres |
| 030-110-011 | 26.6 | Acres |
| 030-110-013 | 18.9 | Acres |
| 030-110-008* | 0.62 | Acres |
| 030-110-009* | 19.8 | Acres |
| Total Area: | 106.7 | Acres |

* Included as optional



The subject parcels, as currently zoned, allow Residential Agricultural (RA) and Residential Estate (RE) development as defined by Loomis Code Section 13.24.040 (Residential District General Development Standards). However, Section 3, Article I, Paragraph 4 of the Loomis General Plan (adopted 7/31/2001) states the classification of the residential land use designations on Sierra College Blvd between King Rd and Interstate 80 was to be "re-evaluated" within three years of adoption of said General Plan (see Exhibit B: General Plan Excerpt). To date, BEM is not aware of the stated re-evaluation having taken place.

The project application will be requesting a re-designation of the subject parcels to a Specific Plan area to allow for development as a mixed-use project. If optional parcels (APNs 030-110-008 & 030-110-009) become part of project, access will be maintained from Bankhead Rd. (see Exhibit C: Zoning Map).

The uses within GBP Loomis will be flex industrial and office/medical provider buildings. Also proposed within the project is a standalone food Service/retail building and a cluster of three-story condominium buildings (see Exhibit D: Site Plan & Usage Breakdown). The Site Plan shown in Exhibit D is conceptual in nature and is expected to evolve during the application review process as feedback is provided by Town Staff/Officials, environmental reporting, the Loomis community, etc.

BEM has also developed a comprehensive program for community outreach to be carried out concurrently with the application review process. The express goal of these outreach efforts is to gather feedback from local residents and business owners and to gauge community interest in various aspects of the project so adjustments can be made to optimize the project and achieve the best possible outcome for the citizens of Loomis as well as the end users of the project.

It is our belief the uses proposed by GBP Loomis are ideally suited to the location and configuration of the proposed site and that the project will prove to clearly offer community wide public benefits as required by the General Plan.

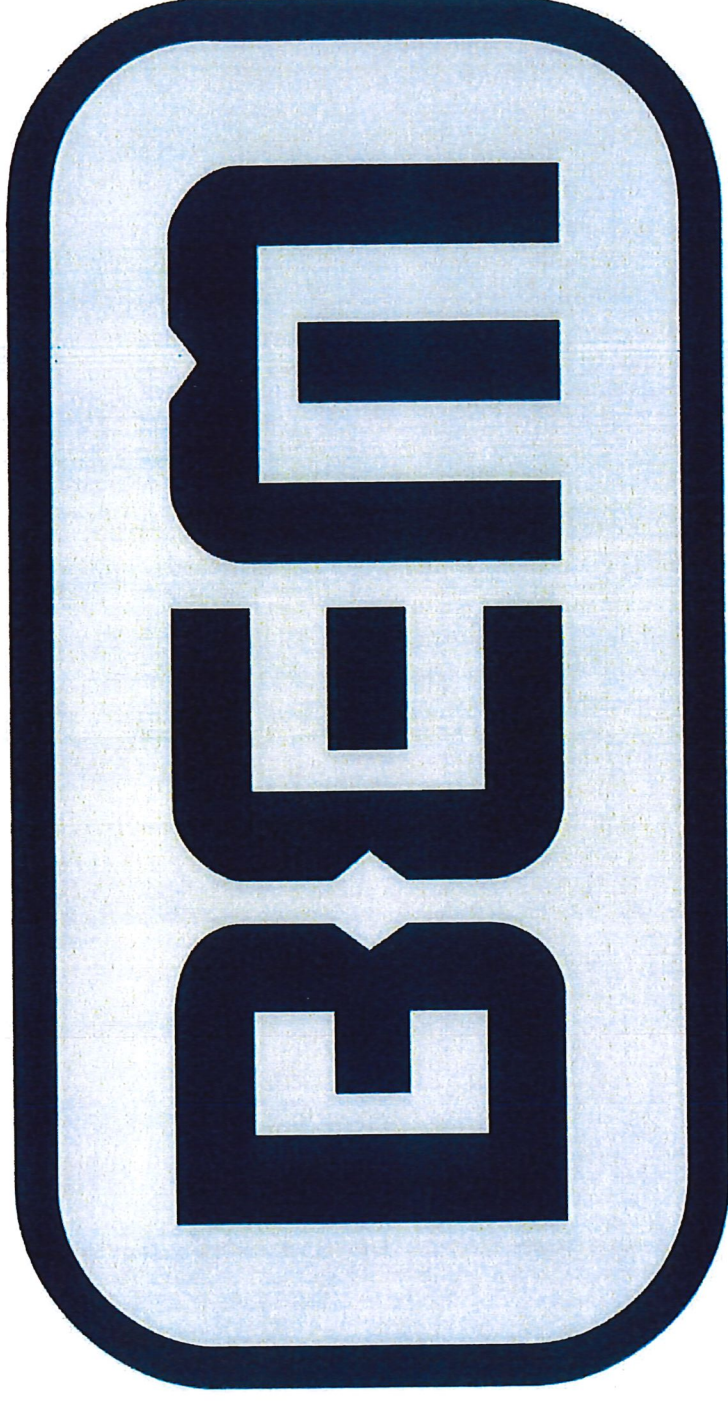
Please do not hesitate to contact us with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Evan Mackenzie', is written over a horizontal line.

Evan Mackenzie
Engineering Manager, Building Engineering & Maintenance, Inc.
evanm@bem.com
(916) 741-7118

GBP Loomis – Initial Submittal Exhibits



BEM, Inc.
4780 Rocklin Rd
Rocklin, CA 95677

Exhibit A: Parcel Map

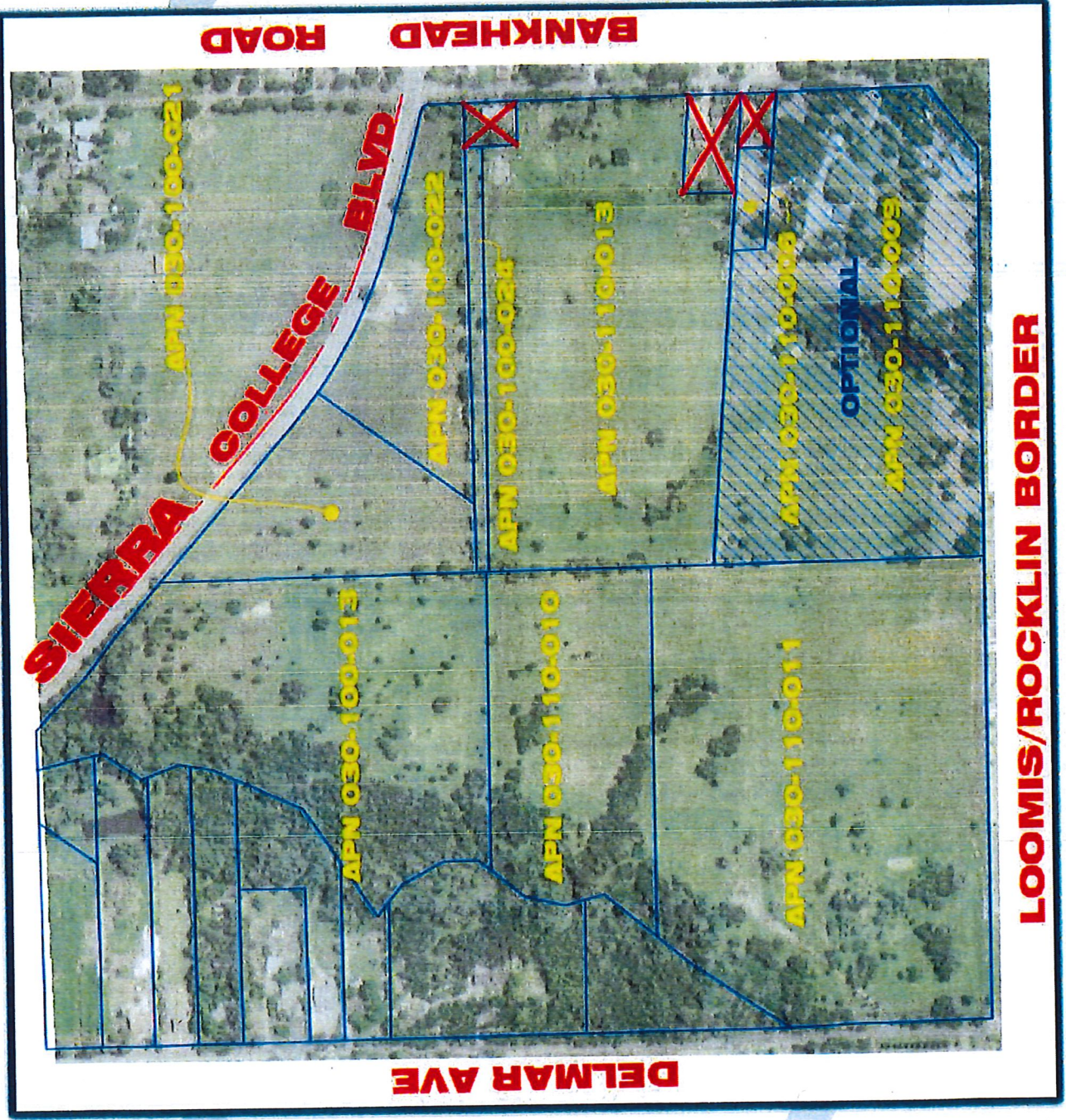


Exhibit B: General Plan Excerpt

support for residents, provide enhanced shopping and maintenance opportunities for Twin

4. Within three years of the adoption of this General Plan (by June 2004), the Town will re-evaluate the residential land use designations on Sierra College Boulevard between King Road and Interstate 80 to determine if reclassification to commercial would be appropriate. This study will consider existing and projected traffic volumes on Sierra College Boulevard, potentially appropriate commercial designations, types of commercial uses that may be used to buffer residential development from Sierra College Boulevard traffic impacts, the desirability of frontage roads, noise and air quality impacts.

2. Provide for the long-term protection, preservation and sustainability of the Sierra River as a public resource, and its aquatic and terrestrial resources.

6. Residential Medium-Density site on the west side of Huntington Road immediately south of the H Powers Clark School. The allowable density for this site is determined by the proposed subdivision of the site into lots. An application for the proposed subdivision of the property shall demonstrate special attention to the potential for residential development and the potential for development that would be detrimental to the residential development.

II. Other Policies

1. The boundaries of proposed land use designations should be consistent with existing property boundaries, to the extent possible. Other possible exceptions to this policy are where the frontage of a large lot posing a major potential would be inappropriate for residential development, while much of the remainder could be subdivided for residential use.

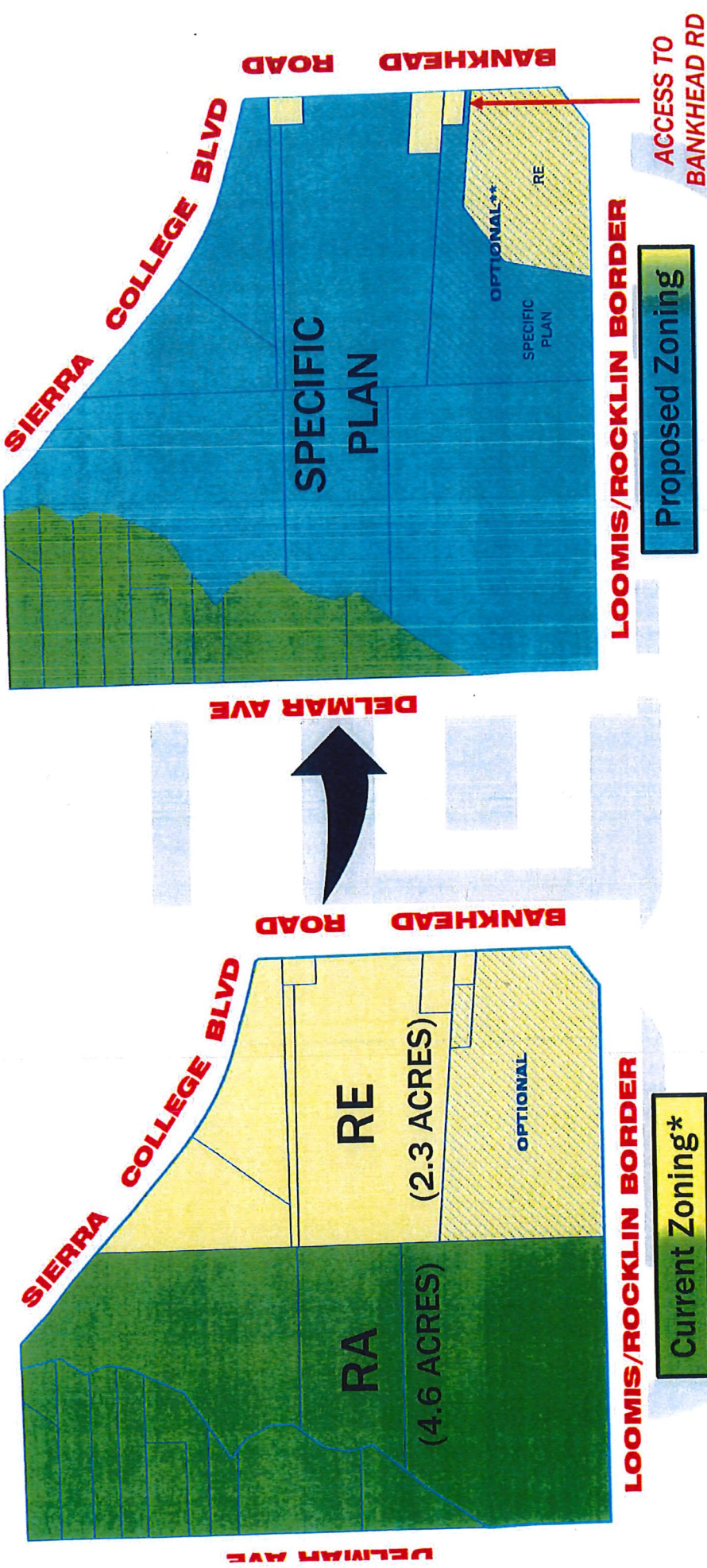
I. Land Use Implementation Measures

In order to implement the above land use policies of the General Plan, the Town will do the following:

1. Amend the Zoning Ordinance and Zoning Map consistent with this General Plan
2. Adopt "right to farm" provisions within the Zoning Ordinance.
3. Amend the Zoning Ordinance to provide incentives for the development of commercially zoned property adjacent to residential zoning that require compliance with development to buffer residential areas from the noise, night lighting, and other impacts of a commercial use.

4. Within three years of the adoption of this General Plan (by June 2004), the Town will re-evaluate the residential land use designations on Sierra College Boulevard between King Road and Interstate 80 to determine if reclassification to commercial would be appropriate. This study will consider existing and projected traffic volumes on Sierra College Boulevard, potentially appropriate commercial designations, types of commercial uses that may be used to buffer residential development from Sierra College Boulevard traffic impacts, the desirability of frontage roads, noise and air quality impacts.

Exhibit C: Zoning Map



*Loomis General Plan (2001) Section 3, Article 1, Paragraph 4 states land use in this area to be re-evaluated within 3 years of adoption

** Actual delineation between Specific Plan & Residential Estate Zoning of “optional” parcels to be determined at a later date

Conceptual Site Plan



Proprietary to Building Engineering & Maintenance, Inc.



Site Surroundings

Exhibit D: Conceptual Site Plan



Exhibit D: Conceptual Site Plan

- All Truck/Delivery Traffic Through Separate Entrance/Exit Routed to Rear of Buildings
- Gated Entry/Exit for Increased Security
- Angled Parking Along Building Frontage
- Well Landscaped Common Areas Maintained by Association
- Solar Canopies in All Parking Lots
- Shared Truck Dock in Each Cluster

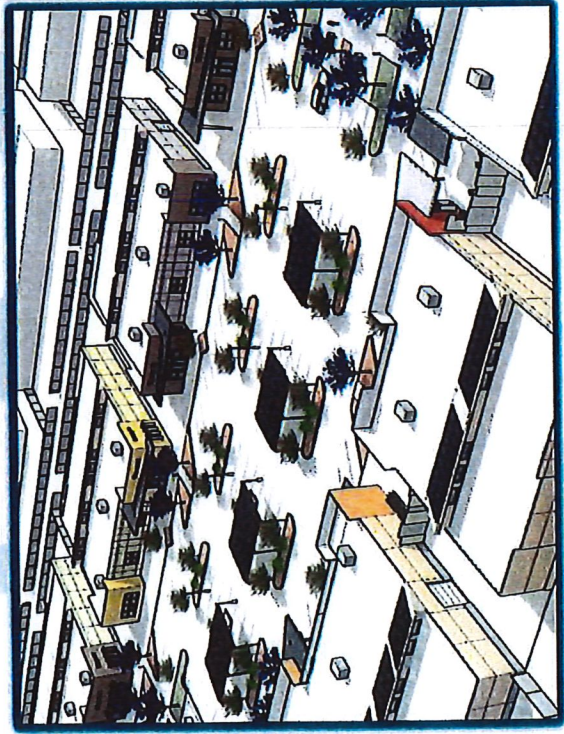
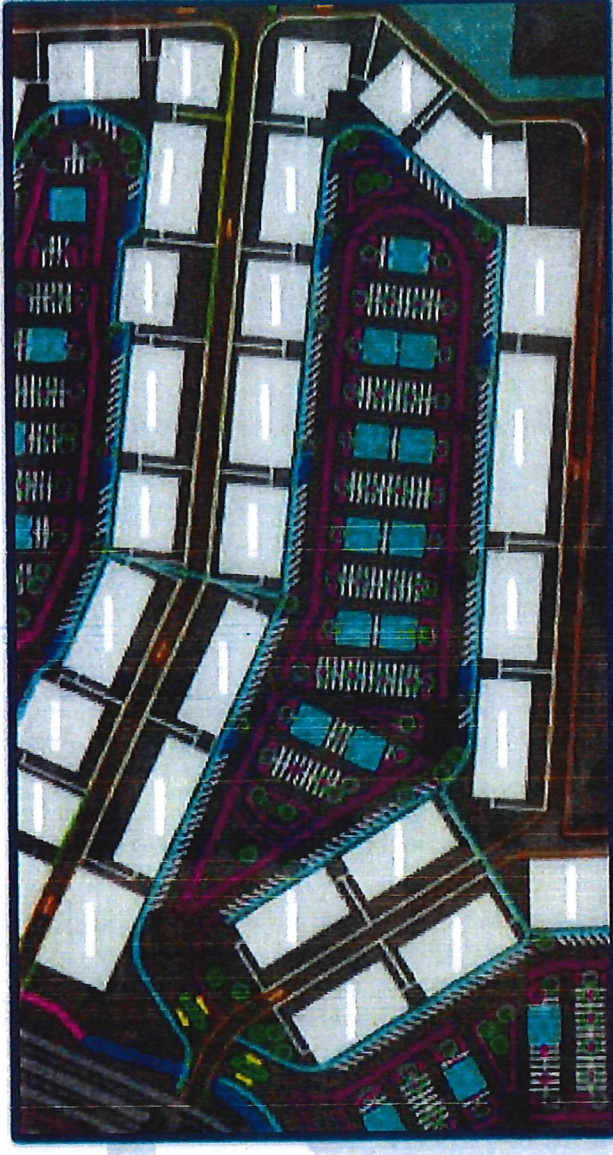
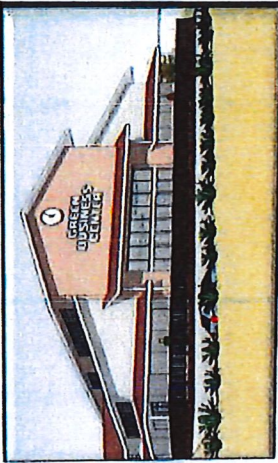
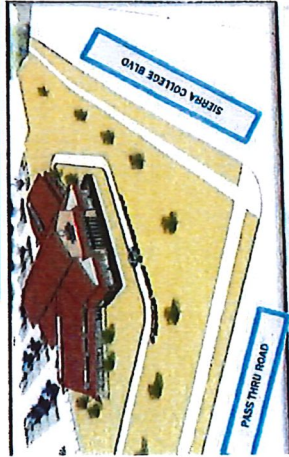


Exhibit D: Usage Breakdown

"Green Business Center"



"Green Business Center": 25k ft²

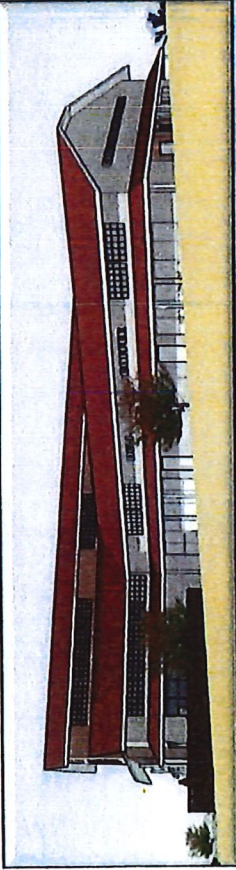
Meeting Room: 15k ft²
 Deli/Coffee: 2k ft²
 Retail/Wine Tasting: 3k ft²
 Admin: 5k ft²

Office/Medical Space: 225k ft²

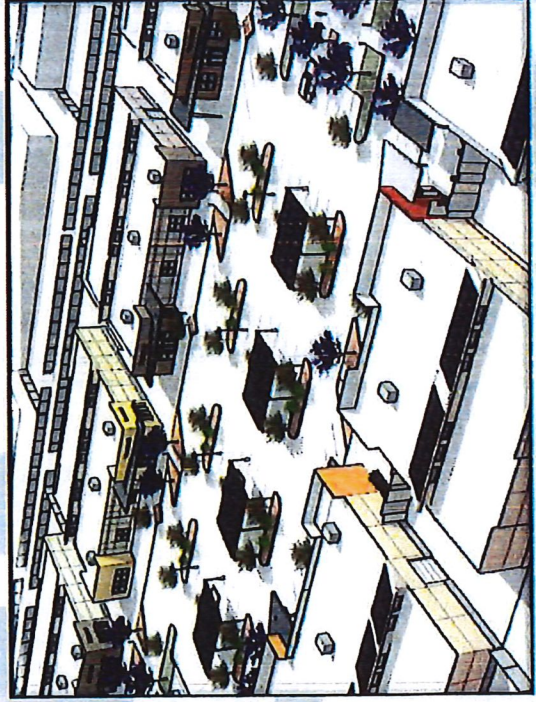
Flex Space: 625k ft²

Condominium Space: 50k ft²

Total: 925k ft²



Flex Space Building Cluster



TOWN OF LOOMIS

RESOLUTION NO. 20-____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS, PLACER COUNTY, AUTHORIZING BUILDING ENGINEERING AND MAINTENANCE, INC. (BEM) TO PROCEED WITH FILING AN APPLICATION FOR A NEW PROJECT THAT WILL REQUIRE A GENERAL PLAN LAND USE AND ZONING MAP AMENDMENT FOR THE PROPOSED GREEN BUSINESS PARK LOOMIS

WHEREAS, pursuant Loomis Municipal Code Chapter 13.76.020, applicant Building Engineering and Maintenance, Inc. (BEM) seeks Council authorization to proceed with an application for a General Plan Land Use and Zoning Map Amendment independent of the current General Plan Update; and

WHEREAS, the Town Council of the Town of Loomis, Placer County, finds it is appropriate for BEM to pursue an application for a General Plan Land Use and Zoning Map Amendment to re-evaluate the area as described in the July 2001 General Plan, Section 3, Article 1, Paragraph 4; and

WHEREAS, the Town Council is supportive of BEM to submit a formal application for a General Plan Land Use and Zoning Map Amendment, through a Specific Plan to allow for development of a phased, mixed-use project including “flex” industrial and office/medical provider buildings including a stand-alone food service/retail building and a cluster of three-story condominium buildings; and

WHEREAS, upon receipt of a complete application, the Town of Loomis will process the application, including environmental determination, staff review, preparation of a staff report with findings and recommendations, including public hearings before the commission and council, with community engagement.

NOW THEREFORE, THE TOWN COUNCIL OF THE TOWN OF LOOMIS RESOLVES to allow BEM, Inc. to proceed with submittal of an application for a General Plan Land Use and Zoning Map Amendment as provided in Municipal Code Chapter 13.76 for Consideration of Private Amendments.

PASSED AND ADOPTED this 14th day of July, 2020, by the following vote:

AYES:

NOES:

ABESENT:

ABSTAIN:

Jan Clark-Crets, Mayor

ATTEST:

Charleen Strock, Town Clerk