
**TOWN OF LOOMIS
GENERAL PLAN LAND USE ELEMENT**

**SIERRA COLLEGE BOULEVARD
SUBCOMMITTEE MEETING
JUNE 10, 2021 – 3:00 P.M.**



AGENDA

- » **Comments Received**
- » **Business Park Discussion**
- » **Existing Policies and Programs**
- » **Revise Policies and Programs**



AVAILABLE DOCUMENTS

» **General Plan Update**

<https://loomis.ca.gov/2020-general-plan-update/>

» **Land Use Setting**

<https://loomis.ca.gov/documents/land-use-setting-v-1-03-25-2021/>

» **Vacant Lands Map**

<https://loomis.ca.gov/documents/vacant-lands-map-4-21-2021/>

» **Policy Writing Guidance**

<https://loomis.ca.gov/documents/loomis-goal-and-policy-writing/>

» **Social Pinpoint General Plan Update Survey**

<https://loomis.ca.gov/loomis-social-pinpoint-interactive-map/>

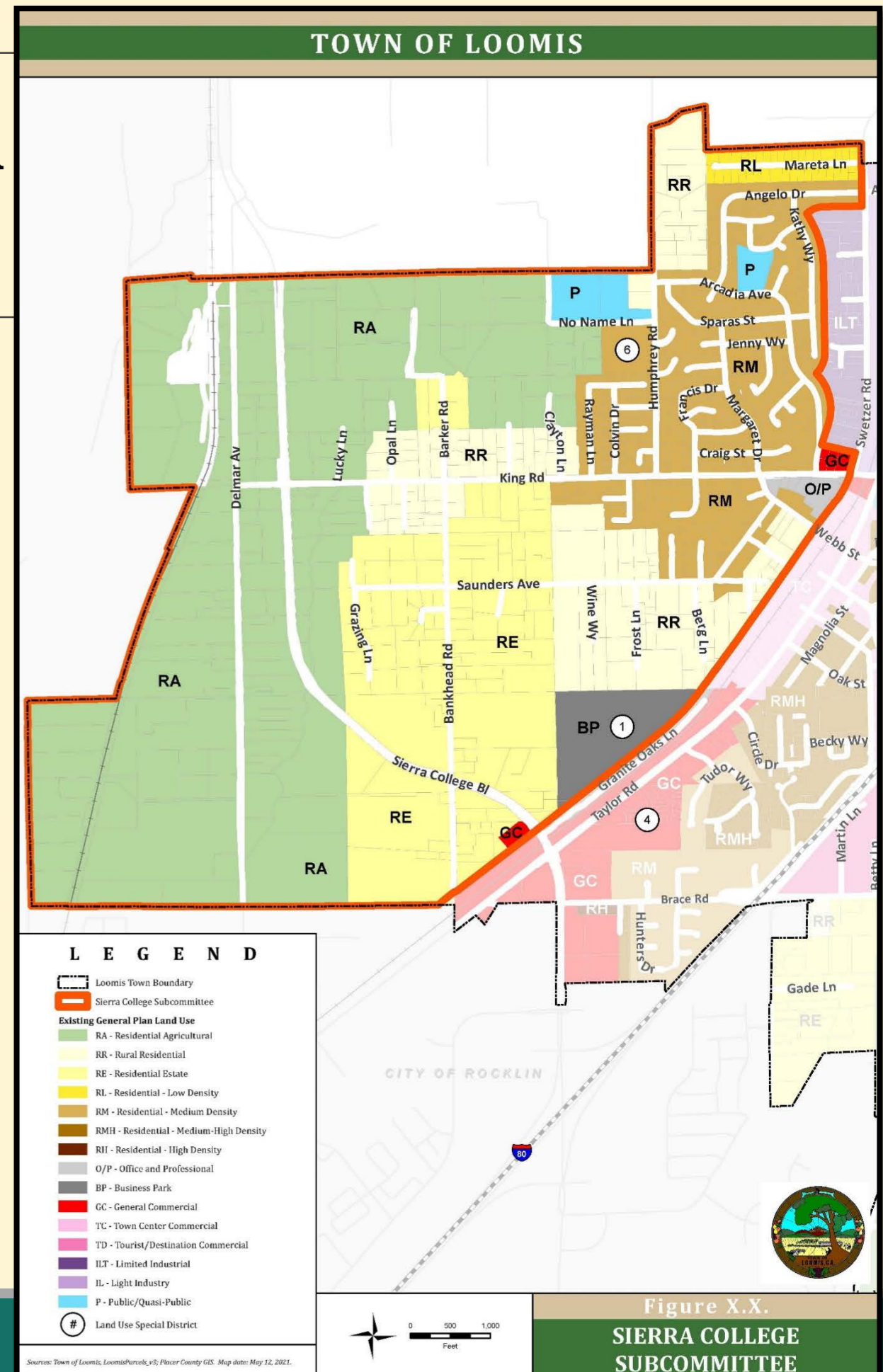


SUBCOMMITTEE AREA PUBLIC COMMENTS

Comment Theme	Count
Land Use Change Requests	3
Lot Size Reduction	2
No Changes	3
Increase Allowed Density	4

» Specific Land Use Change Comments:

- Industrial west of Delmar, adjacent to Rocklin
- Preserve land for oaks, trails, etc.
- Redesignate from RA to RE along Bankhead, King, and Saunders



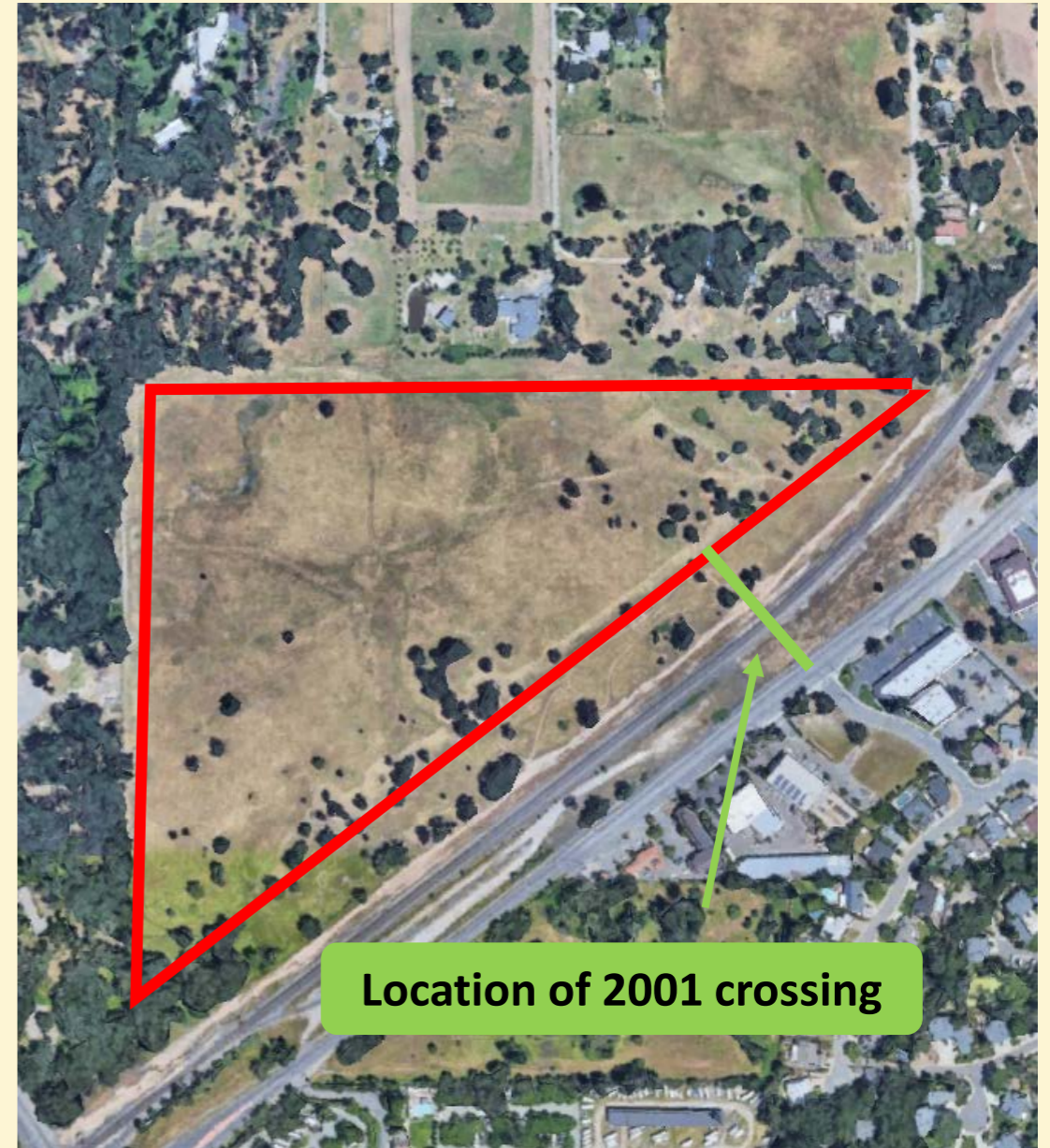
BUSINESS PARK DISCUSSION RECAP

- » **To use Bankhead Road as access will require expansion of the road**
- » **Will need at least two access points, one can be reserved for emergency use**
- » **Swetzer Road access to the site is feasible but will cut into backyards – property lines would need to be surveyed**
- » **Alternative Uses for the Site:**
 - Exclusively residential
 - Exclusively oak preservation/open space for passive recreation
 - Mixed density residential with linear park along RR
- » **Alternative Business Park Sites:**
 - Green Business Park site located between Delmar and Bankhead
 - Designating industrial or BP closer to Rocklin



BUSINESS PARK OWNER INPUT

- » **Supports land use designation change to RR with 40,000 square foot minimum lot sizes**
- » **Would prefer RS-20 or higher density**
- » **In 2001, an at-grade railroad crossing was feasible on Taylor Road, across from Shawn Way**
 - Would require the Webb Street crossing to be eliminated
 - Has not been confirmed if the RR would still support this



Location of 2001 crossing



ALTERNATIVE SITE



BUSINESS PARK DESIGNATION

~~**Business Park.** This is also a new land use designation developed for this General Plan update, and it is applied to approximately 35 acres in single ownership along the northerly edge of the Union Pacific Railroad right of way, n01theasterly of Sierra College Boulevard. This site will eventually be bounded along its southeasterly edge by the extension of Swetzer Road to Sierra• College Boulevard. The property along the extension of Swetzer Road is also subject to special policies which define its development potential, and provide standards for the design of potential development projects. These policies can be found on page 39.~~

~~As applied to specific properties by this General Plan and as may be applied to additional properties through later amendments, this ***This*** land use designation is intended for "headquarters" office-type and high technology uses in campus-like settings (buildings of similar or compatible architecture with shared circulation and parking, with substantial setbacks from streets and other property boundaries) with extensive landscaping throughout. ***Warehouses or fulfillment centers greater 40,000 or 50,000 square feet are not envisioned in this designation.*** Building heights are limited to two stories or 30 feet. Within this area, site coverage may range from 35 percent to a maximum of 50 percent. *(Table allows up to 60%.)*~~



BUSINESS PARK AND SIERRA COLLEGE BOULEVARD POLICIES

Business Park

- 1. Business park development shall require access from multiple access points.**
2. The site shall be planned to provide a self-contained, campus-like character mixed use project with extensive landscaping throughout.

Sierra College Boulevard Corridor

- 1. Proposed development separated from Sierra College Boulevard and Bankhead Road by a landscape area of 100 feet. The landscape area that may include trails, trees, open space, manicured landscaping, or similar rural features.**



IF THE EXISTING BUSINESS PARK IS DESIGNATED RURAL RESIDENTIAL

- 1. At least two points of vehicle access shall be provided to the development through public streets.**
- 2. Site planning may provide for a variety of parcel sizes provided that larger residential parcels are provided at the perimeter and smaller parcels provided toward the center and railroad so that the total number of housing units is consistent with the land use designation.**
- 3. Proposed development shall provide a buffer of 50 feet from the Rural Residential and Rural Estate designated lands. The buffer may be trail, trees, open space, extended rear yards, or similar rural features and shall be in addition to any required setback.**
- 4. Proposed development separated from the railroad by a landscape area of 100 feet. The landscape area that may include trails, trees, open space, manicured landscaping, or similar rural features, and shall be in addition to any required setback.**
- 5. Proposed development shall include off-road internal trails and provide connections to a Town-wide trail system.**



AMENDED LAND USE ELEMENT

» **Screen view of Actual Land Use Element and Policies as amended by the Committee**



QUESTIONS?

MARY BETH VAN VOORHIS, TOWN OF LOOMIS
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