



**STAFF REPORT  
THE VILLAGE AT LOOMIS  
PUBLIC WORKSHOP  
JANUARY 27, 2015**

To: Planning Commission

From: Amanda Rose, Town Planner

Subject: PROJECT #14-05 THE VILLAGE AT LOOMIS PUBLIC WORKSHOP

Date: January 27, 2015

**REQUEST**

Lowell Development, Inc., the applicant, requests for Subdivision, General Plan Amendment, Zone Amendment (Rezone), and Environmental Review on 66± acres, currently consisting of 11 parcels with 3 owners. The application includes a 4 Phase Tentative Subdivision Map, a General Plan Amendment and Rezone creating 6.3 acres of commercial, 52.2 acres of single family residential, and 7.2 acres of multi-family residential with new general plan designations, zone districts and development standards. An Environmental Impact Report (EIR) will be prepared and circulated pursuant to CEQA. The applicant will be making a presentation at the workshop on the proposed project. The purpose of the workshop is to obtain feedback from the Planning Commission and the public so that any issues can be addressed in the EIR.

**PROJECT BACKGROUND**

*Planning Context*

The project site is planned for village-themed mixed-use development under the Town of Loomis General Plan (General Plan) (Town of Loomis 2001). The planning concept for this project site was first developed under the Town Center Master Plan (Master Plan) (Town of Loomis 1992), which was adopted in 1992 as a part of the General Plan. The intent of the 1992 Master Plan was to guide new development in the central portion of Loomis “while maintaining its traditional small town character and encouraging its economic vitality.” The Master Plan anticipated development of a compact, pedestrian-oriented, commercial village at the project site.

In the 2001 General Plan update, the guidance from the Master Plan was incorporated directly into various sections of the General Plan, including design guidelines, and the separately adopted update to the Town's Zoning Ordinance. The 2001 General Plan identifies key community development issues for the downtown area, such as the requirement for a consistent design theme and aesthetic improvements for some buildings in the area.

### *Prior Development Proposal*

An application for a prior version of the proposed project was submitted to the Town in 2007. The previously submitted project proposal covered 54 acres and proposed development of a village-themed retail center, professional office uses, a possible site for the future town hall, detached single-family residential units, attached single-family residential units, live-work units, multiple-family residential units, parks, and open space. A Notice of Preparation (NOP) for an EIR for the prior project was circulated in November and December 2007. The project was placed on hold in 2008 until new project applications were submitted in July 2014; however, the application was not deemed complete until October 17, 2014. The project site has been expanded to cover 66 acres and the proposed development has been significantly changed from the 2007 submittal. The 2014 project application will be evaluated in the EIR for The Village at Loomis Project.

### **PROJECT DESCRIPTION**

The proposed project consists of the following land uses: a village-themed retail center, commercial and professional uses, detached single-family residential units, multiple-family residential units, parks, and open space. The layout and amount of each land use is summarized in Table 1, shown on Figure 3 at the end of the attached NOP.

The project site would be organized into five distinct districts: three single-family residential districts of varying density (Village Single-Family Residential, Village Residential, and Village Mixed Use), a Commercial/Office district, and a High-Density Multiple-Family Residential district, in support of the Town's Housing Element goals.

For a complete Project Description, see the attached NOP.

### **SITE DESCRIPTION**

The project site is located north and northeast of the I-80/Horseshoe Bar Road interchange in the Town of Loomis. It is bounded by Horseshoe Bar Road and Laird Street to the west; the Silver Ranch, Sun Knoll, and Day Avenue neighborhoods to the north; I-80 to the east-southeast, and the Raley's Shopping Center to the south.

The project contains approximately 66 acres and includes 11 parcels, all of which are anticipated for development under the General Plan. Six existing dwellings and one business are located on the western portion of the project site, while the majority of the site is vacant land.

The following properties comprise the project site, as shown on Figure 4 of the Notice of Preparation:

- APNs 043-080-007 and -008 total approximately 8 acres and are located at the southwest corner of the King Road/I-80 overcrossing.
- APN 043-080-015 is approximately 24 acres and is generally located at the southern terminus of Day Avenue.
- APN 043-080-044 is approximately 29 acres, located at the eastern terminus of Library Drive.
- APNs 043-100-025 and -027 total approximately 4.8 acres and are located north of the Raley's Shopping Center and east of Horseshoe Bar Road.
- APNs 044-094-001, -004, -005, -006, and -010 total approximately 1 acre and are developed with single-family detached homes fronting Horseshoe Bar Road and Laird Street.

Site elevation ranges from approximately 390 to 410 feet above mean sea level. Across the project site, topography ranges from relatively flat to gently rolling. The site is generally bisected into east and west areas by a remnant of the original Penryn Canal, which has created a riparian corridor in a north-south direction across the site. This former canal is encased in a pipe for a distance of over 5,000 feet immediately upstream of the project site. The on-site portion of the canal, which is not encased in a pipe, is characterized as a perennial stream that has water year-round.

This drainage course is essentially the center point of a 100-year floodplain extending from the north edge of the site to the south edge and terminating in a steel culvert crossing under I-80 to the south. Drainage through the site empties into Secret Ravine Creek south of I-80 as part of the Dry Creek watershed. The parcels that compose the project site slope down generally to this drainage, with the exception of the northeast portion of the project site adjacent to King Road. Drainage from that portion of the site flows into a separate culvert that runs under I-80 near King Road.

Over at least the last 20 years, no activity has occurred on the vacant portions of the properties. Prior to that, portions of the project site supported various agricultural activities, including cattle grazing and a fruit orchard.

Two utility easements exist on the site. One is used by the South Placer Municipal Utility District (SPMUD) for the Lower Loomis Sewer Trunk Line. This is a 10-inch sewer main that runs from the southern terminus of Sun Knoll Drive directly south through the riparian area of the site to the site's southern boundary, where the sewer line continues through the Raley's Shopping Center. The other easement is held by Pacific Gas & Electric (PG&E) and is used by the Placer County Water Agency (PCWA) for a 20-inch raw water pipeline conveying the Eastside Canal. This line generally parallels the SPMUD sewer line to a midpoint of the center of the site and then turns southwesterly and continues into the Raley's Shopping Center.

## ENVIRONMENTAL REVIEW

On November 13, 2014, the Town of Loomis issued an NOP for a 30-day public and agency comment period. The NOP was sent to property owners within 300 feet of the project area. The following property owners provided comment on the NOP:

- Kurt Sandhoff
- Don Ross

The NOP was sent to the following regional public agencies (agencies listed in bold provided comment on the NOP):

- **Caltrans District 3**
- Loomis Fire Protection District
- Loomis Union School District
- AT&T Public Works
- **Pacific Gas & Electric**
- Department of Fish and Wildlife, Region 2
- **Placer County Air Pollution Control District**
- Placer County Environmental Health
- Placer County Flood Control District
- South Placer Fire Department
- **Placer County Water Agency**
- Placer Union High School District
- **Rocklin Unified School District**
- **SPMUD**
- U.S. Army Corps of Engineers
- U.S. Post Office
- United Auburn Indian Community
- Placer County Office of Education
- Penryn Fire Protection District
- **Rocklin Planning Department**
- Placer County Flood Control & Water Conservation District
- Placer County Planning Department
- Recology Auburn Placer
- **Placer Mosquito & Vector Control District**

The NOP was also filed with the State Clearinghouse and distributed to the following agencies (agencies listed in bold provided comment on the NOP):

- Resources Agency
- Department of Conservation

- Cal Fire
- Office of Historic Preservation
- Department of Parks and Recreation
- Department of Water Resources
- Department of Fish and Wildlife, Region 2
- Department of Housing and Community Development
- Office of Emergency Services, California
- **Native American Heritage Commission**
- California Highway Patrol
- **Caltrans, District 3 S**
- Air Resources Board
- Department of Toxic Substances Control
- **Regional Water Quality Control Board, Region 5 (Sacramento)**

The Town hosted a public scoping meeting on December 2, 2014. Notice of the public scoping meeting was provided to all recipients of the NOP (property owners within 300 feet of the project area and the regional public and State agencies listed above). The NOP announcing the public scoping meeting was also posted on the Town's website.

#### **ATTACHMENTS**

1. Notice of Preparation
2. Comments Received on the NOP