

# ACTIVE PROJECTS PLANNING STATUS REPORT – As of 9/21/2017

<u>Project #</u> <u>Date Submitted</u> <u>Zoning</u>	<u>Project Name</u> <u>Location</u> <u>APN</u>	<u>Applicant/Engineer/Consultant</u>	<u>Owner</u>	<u>Request/Project Description</u>	<u>Current Status</u> <u>Actions Taken</u>
#14-05 SUB/GPAZA/ER 7-11-14	The Village at Loomis Eastern terminus of Library Drive, 11 parcels. APNs 043-100-025 & -027, 043-080-007, -008, -015, & -044; 044-094-001, -004, -005, -006, & -010	<b>Applicant:</b> Lowell Development Inc. P. O. Box 1200 Loomis, CA 95650  <b>Engineer:</b> TLA Engineering & Planning Inc 1504 Eureka Road, Suite 110 Roseville, CA 95661	The Village at Loomis LLC Todd Lowell P. O. Box 1200 Loomis, CA 95650 Nahibenti Family LLP 704 E. Bidwell St., #4 Folsom, CA 95630 Paul & Laura Johnson, 8205 Granada Lane Loomis, CA 95650	Request for Subdivision, General Plan Amendment, Zone Amendment (Rezone), and Environmental Review on 66± acres, currently consisting of 11 parcels with 3 owners. Request 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..	FEIR in process. Public workshop 9/12/2017 Planning Commission Meeting 9/26/2017
#16-10 – SUB 5/20/2016 RS-10a Zone	The Grove 3342 Humphrey Road APN: 044-021-008	<b>Applicant:</b> Mandarich Developments 4740 Rocklin Road Rocklin, CA 95677 <b>Engineer:</b> Meredith Engineering PO Box 4391 El Dorado Hills, CA 95762	Hyalite Investments 3805 Alherton Road, Site 101 Rocklin, CA 95765	Submitting a vesting tentative Map for approximately 25-28 homes and all related appurtenances on the property	<b>APPROVED</b> 3/28/2017 <b>APPROVED</b> Town Council May 9, 2017
#16-11 Minor Use Permit IL Zone	Loomis Self Storage RV Storage Site Rippey Rd. APN:043-020-030	<b>Applicant:</b> Loomis Self Storage Brian Hogan et al. 5950 Jettton Lane Loomis, CA 95650	<b>Owner:</b> Brian Hogan et al. 5950 Jettton Lane Loomis, CA 95650	Recreational Vehicle Storage Yard for approximately 165 RVs and 30 "mobile storage units" at a former lumber yard.	<b>APPROVED</b> June 6, 2017 Planning director approval
#16-17 Modification to CUP and Tract Map CG Zone	Taylor Road Mixed Use NE of Taylor Rd & Sierra College Blvd. APNs:044-123-059/068	<b>A:</b> Cannon, Johns <b>E:</b> Area West Engineers <b>C:</b> Peibquin Planning	Pat Cannon et al. P. O. Box 2428 Carmichael, CA 95609	Modification to reduce number and mixture of dwelling units.and conditions regarding commercial development	<b>APPROVED</b> Planning Commission meeting 6/6/2017
#16-19 Minor Subdivision RS-7 Zone	Lands of Peikus 5645 Brace Road APNs: 044-123-013 & 044-150-001, 008	<b>Applicant:</b> Dan Peikus 4760 Rocklin Rd. Rocklin, CA 95677	<b>Owner:</b> Bill Anson 5645 Brace Rd Loomis, CA 95650	To rescind an approved Tentative Major Subdivision of 15 lots( "Del Oro Estates " #08-012 ) and replace it with a Minor Subdivision of 4 lots.	<b>APPROVED</b> 3/28/2017
#17-01 January 3, 2017 GC (General Commercial) and RM- 5 (Medium Density Residential)	Loomis Costco Southeast of Sierra College Blvd. and Brace Road. APNs 045-042-011, 012, 034, 035, 036,037	<b>Applicant:</b> Costco Wholesale Michael Okuma 9 Corporate Park Suite 230 Irvine, CA 92606 <b>Architect:</b> David Babcock & Assoc. Jeff Berberich 3581 Mt. Diablo Blvd. Suite 235 Lafayette, CA 94549	Hamilton Landing Box 200 Novato, CA 94949	To approve a major conditional use permit and design review to allow a 150,000 sf Costco Store on a 17.38 site zoned along with a zone amendment to allow warehouse retail only at this location.	EIR Consultant appointed at July 11, 2017 Town Council meeting
#17-02 January 17, 2017 GC (General Commercial)	The Feathered Nest 3264 Taylor Road APN: 043-014-011	<b>Applicant:</b> Ricky Massie <b>Architect:</b> CHD Architects 2120 20 <sup>th</sup> Street Sacramento, CA 95818	Rick and Debbie Family Trust 1801 Tribute Rd. Sacramento, CA 95815	To approve a Minor Use Permit and Minor Design Review for a proposed 11,000 sf furniture store on a 1.8 acre site.	<b>APPROVED</b> 4/18/2017
#17-03 Minor Use Permit IL Zone	Verizon Wireless 3264 Rippey Road	<b>Applicant:</b> Verizon Wireless	Douprnik	To extend an existing cell tower and place additional cell phone equipment	<b>APPROVED</b> March 3, 2017
#17-04 Minor Modification RS-10 Zone	2nd Blessing Thrift Shop			To replace a single wide modular building with a double wide for building for their thrift store	<b>APPROVED</b> March 28, 2017
#17-05 Minor Variance RS-10 zone	6080 Helens Court	<b>Applicant:</b> Richard and Sherry Gauthier	Richard and Sherry Gauthier	To reduce the total sideyard setback from 20' to 17' (i.e. 5' on the north and 12' on the south) to accommodate an addition to the house.	<b>APPROVED</b> March 14, 2017

#17-06 Minor Use Permit ILT Zone	Mike's Auto Classics 3282 Swetzer Road	Applicant: Mike Poteet	Owner: Wes Hutchinson	To allow minor auto repair at an existing industrial park formerly used for the same use.	<b>APPROVED</b> March 14, 2017
#17-07 Zone Text Amendment	Planned Development Zone	Town of Loomis	Town of Loomis	To add a Planned Development Zone to the existing Zoning Ordinance	<b>APPROVED</b> TC 6/10/2017
#17-08 Major Use Permit Equestrian Center	Flying Change Farms 5145 James Drive APN: 045-150-003	Grace Kamphefner Casey Feickert, P.E TSD Engineering, Inc) 31 Natoma Street, Ste 160 Folsom, CA 95630	Rex & Grace Kamphefner 3920 Sandstone Drive El Dorado Hills, CA 95762	To Build a small commercial equestrian center catering to dressage and hunter/jumper riders. Proposes to include a barn, a covered indoor riding arena and an outdoor area.	Agency notification sent 4/19/2017 RFP mailed out 6/30/2017 Consulted selected 8/8/2017
#17-09 Minor Use Permit RA- Barn Height	McCabe Barn MUP 6853 White Lane APN 045-063-027	Applicant: Matthew McCabe 6853 White Lane Loomis, CA 95650	Matthew McCabe	To approve a MUP allowing a 720 sq ft / 26 Ft in height barn to be constructed in a RA zone	<b>APPROVED</b> May 3, 2017
#17-10 Minor Use Permit RA - Garage /workshop Height	Halla Workshop/Garage MUP 5786 Ridge Park Drive APN: 046-042-004	Applicant: Nick Colonna 5786 Ridge Park Drive Loomis, CA 95650	Brian Halla 5786 Ridge Park Drive Loomis, CA 95650	To approve a MUP allowing a 2400 sq ft / 22 Ft in height garage/ workshop to be constructed in a RA zone	<b>APPROVED</b> May 3, 2017
17-11 LLA - King road	McDonald LLA 5442 King Road APN 044-051-018/084	Mathias Land Surveying 2968 Ste Hwy 49 Cool, CA 95614	Jonathon Mack Kevin McDonald 5460 King Road Loomis, CA 95650	To approve a Lot Line adjustment between parcels 044-051-081 and 044-051-084, resulting in the access easement to 5460 King road to the opposite side of the property, in a site zoned RR.	Received June 2, 2017 Agency notification sent September 14, 2017
17-12 Minor Subdivision King Road	McDonald LLA 5460 King Road APN 044-051-018/084	Mathias Land Surveying 2968 Ste Hwy 49 Cool, CA 95614	Jonathon Mack Kevin McDonald 5460 King Road Loomis, CA 95650	To approve a minor land division of 5460 King Road into 4 separate parcels each +/- 1.12 acres on a site zoned RR.	Received June 2, 2017 Agency notification sent September 14, 2017
17-13 Minor Use Permit Minor Design Review - Swetzer Rd	Energy Saving Pros Expansion 3334 Swetzer Road Loomis, CA 95650 APN: 044-220-041	Energy Saving Pros 3334 Swetzer Road Loomis, CA 95650	Energy Saving Pros 3334 Swetzer Road Loomis, CA 95650	Modification of existing Conditional Use Permit to add a 3050 sq ft warehouse to the site	Received August 8, 2017 Deemed incomplete August 23, 2017
17-14 Minor Use Permit Minor Design Review -Taylor Rd	Holt Landscape Services 3363 Taylor Road APN 043-020-051	Patricia Greene P.O. Box 1521 Loomis, CA 95650	Gary Holt/Cynthia Rogers 3363 Taylor Road Loomis CA 95650	To approve a Minor Use Permit and Minor Design Review on the Existing design and service business, with the addition of landscape and hardscape retail sales	Received 9/8/2017
#12-09 PRELIMINARY SITE DESIGN (Tree Bank & Passive Park)	Heritage Park and Mitigation Bank (end of S. Wainut)	Town of Loomis	same	Town Council has approved the Heritage Park site to no longer be a subdivision but rather a tree mitigation bank and passive park. A workshop is planned to receive input on preliminary design rec.'s from residents.	Public Workshop held on 9/15/12. Report and recommendation received 11/6/12. <b>ON-HOLD</b> pending Council direction.
#10-07 MP update	PARK, RECREATION & OPEN SPACE MASTER PLAN UPDATE	CONSULTANTS Keith Gurnee (Master Plan); Adrienne Graham (CEQA)	TOWN OF LOOMIS	Prepare Park, Recreation & Open Space Master Plan Update.	Master Plan update completed & recommended for approval by PC. <b>ON-HOLD</b>

BUILDING PERMITS ISSUED	FY 2017/2018 1 <sup>st</sup> qtr July-Sept	FY 2017/2018 2 <sup>nd</sup> qtr Oct - Dec	FY 2017/2018 3 <sup>rd</sup> qtr Jan - Mar	FY 2017/2018 4 <sup>th</sup> qtr Apr-Jun	FY 17/18 TOTAL	FY 16/17 TOTAL	FY 15/16	FY 14/15	FY13/14	FY 12/13
Single-Family Dwelling						12	20	16	10	8
Solar						91	119	63	20	30
Re-Roof						45	48	65	25	20
Residential Addition/Remodel						32	29	21	37	22
HVAC change-out						55	46	59	40	44
Water Heater change-out						18	27	19	14	15
Patio Cover						10	6	3	3	9
Swimming Pool						13	19	13	11	14
Ag.Building / Detached Structure						13	14	15	12	11
Electrical						36	29	16	14	24
Gas Line Work						7	1	4	3	3
Demolition						6	5	2	2	3
Commercial Building						0	1	0	0	0
Temporary Power Pole						0	3	4	3	5
Water line extension						2	4	3	1	
Residing/Windows change-out						18	8	10	3	7
Furnace C/O / install						6	4	4	6	4
Tenant Improvement						4	8	5	10	6
Sign installation						1	0	0	4	
Fire Repair						4	1	1		
Accidental damage repair						0	1	1		
Retaining Wall						2	3	6	2	
Grading						12	22	9	1	
Carports						1	1	2	3	
Deck						0	1			
Mics						12	12	13		
<b>TOTALS</b>						<b>400</b>	<b>432</b>	<b>354</b>	<b>244</b>	<b>235</b>

**ACTIVE BUSINESS LICENSES FOR CALENDAR YEAR:**

	2017(as of report date)	2016	2015	2014	2013	2012	2011	2010
Loomis Business Licenses Issued or Renewed -	458	482	496	482	486	424	440	543
Out of Town Business Licenses Issued or Renewed -	188	186	197	182	175	168	216	234

**ACTIVE TREE MITIGATION ITEMS:**

(1) **Homewood Lumber (Comm. Development)** – 1,057 trees owed at ±100 per year over 10 years. Existing total owed (as of 4/22/13) = 973 (84 utilized). If any of the required ±100 trees per year are not utilized by the Town, those trees roll-over to the following year. Per the agreement, the Town's Tree Matrix (developed by the Town Arborist) is utilized when selecting tree type(s) to be used by the Town (maximum cost of tree = \$500).

(2) **Leon Code Violation (Code Enf.)** – 75 15-gallon oak trees planted onsite to mitigate for oaks removed without proper permitting. Mitigation planting plan was implemented in August 2011. Arborist report required. 80% of the 75 trees are to be healthy and thriving after the 5-year establishment period August 2016, if 80% are not healthy at that time, additional plantings will be required and the 5-year monitoring starts again for those trees.

(3) **Steinmetz (Res. Development)** – Original mitigation agreement with the Town entailed planting 30 15-gallons in September 2010 and required an arborist report to be submitted by the end of September 2015 to determine 80% survivability. If 80% are not healthy, additional plantings will be required and the 5-year monitoring starts again for those trees. Due to the ongoing drought, the planting of trees was postponed. Trees to be planted fall/summer of 2016 and the 5 year clock restarted and subsequent arborist report to be submitted September 2021