

## **Land Use Change Requests I-80 SE Area:**

### **Map: Site #7**

**Location:** 5500 Barton Rd 045-161-018 and 5780 Rocklin Rd 045-161-020

### **Change Request by previous Property Owner**

**Original Request:** 2/25/21 by Brigit Barnes to change from RA to PI:

“We had not heard back from the Town-related to our request for designation. If the NE corner of the Sister's property is designated PI, as previously requested, will the school district be later required to request a rezone at the time they want to place a school on the site? What specific zoning designation will be provided to the NE corner as a result of the current GP update? Please let me know right away, by responding to this email, because the District and/or the Sisters will need to meet with you to ensure a rezone for the District. The School District and representatives of the Sisters would like to meet as soon as possible. We have preliminary designs ready and would suggest a pre-development meeting with the Town. It would be very helpful if your roads engineer and Sean could participate in the meeting.”

**Current Request by existing property owner:** 8/23/21 by Stefan Horstschaer/ Kevin Yttrup (Premier Homes) to change from RA to RR:

“Premier Homes has completed its purchase of lands within the Town of Loomis previously owned by the Dominican Sisters (APN - 045-0610020 and -021). Both parcels have a current General Plan land use designation of Residential Agricultural RA. As part of the Town's GP Update, Premier Homes respectfully requests a change of land use designation for both parcels to Rural Residential RR. The LUSD has worked with the previous owner and Town for a school site on the property. Premier Homes is committed to continue that cooperation ...We are excited to work towards achieving the goal of a combined school site with adjoining residential.... Premier Homes intends on creating a reservation for the LUSD for a school site on the property either via separate agreement or as part of a tentative map. Please accept this letter as our request to change the designation to RR for both parcels.”

**Water Service:** Main Line on Barton Road and portion of Rocklin Road fronting this site.

**Sewer Service:** Main line along Barton at this site

**Surrounding Land Use Designations:** RE immediately to the north, RR adjacent to the west, RA, adjacent to the south and east.

**Assessment:** Since there is adjacent RR, and that RR is also bound by RA to the south and east, it wouldn't create an island of RR that is out of place. However, it does result in a jump from 4.6 acre lots to 1 acre lots, which skips over the more moderate progression of 2.3 acre lots.

## **Map: Site #11**

**Location:** General area labeled RE between Horseshoe Bar Road, and Brace Road, southeast of the parcels designated Tourist Destination Commercial.

### **Change Suggested by Non-owner**

**Request:** 4/16/21 by member of the public – change from RE to RMH/RH:

The RE lots along Horseshoe Bar and north of Brace Road should be looked at for up zoning to encourage low income housing projects since these are relatively close to freeway access, shopping, and whatever gets built on our CT land.

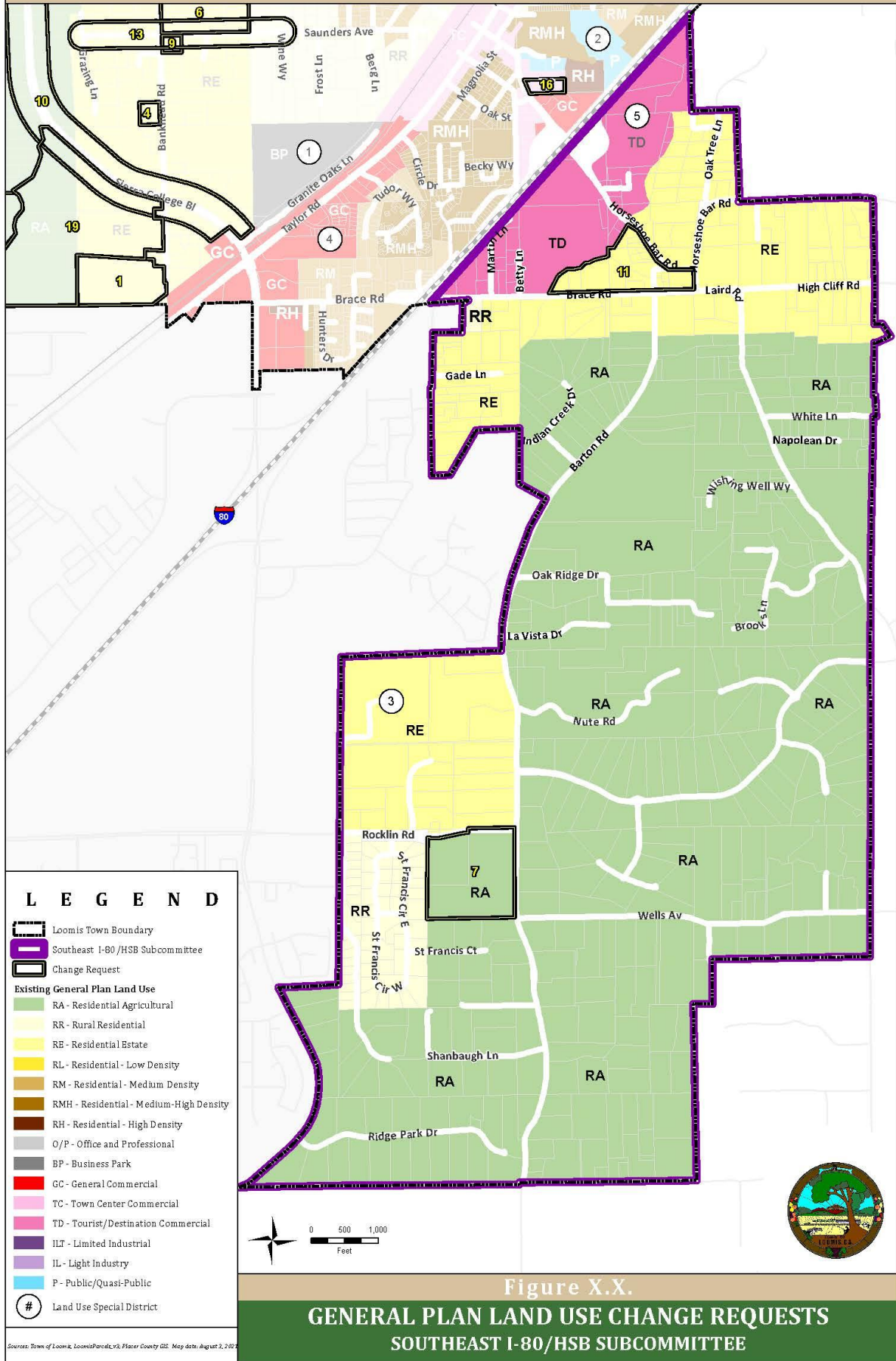
**Water Service:** Main Line on both Brace Road and Horseshoe Bar Road.

**Sewer Service:** Nearest Main cuts across Turtle Island and down Betty Lane. No existing sewer infrastructure to the east or south in the vicinity.

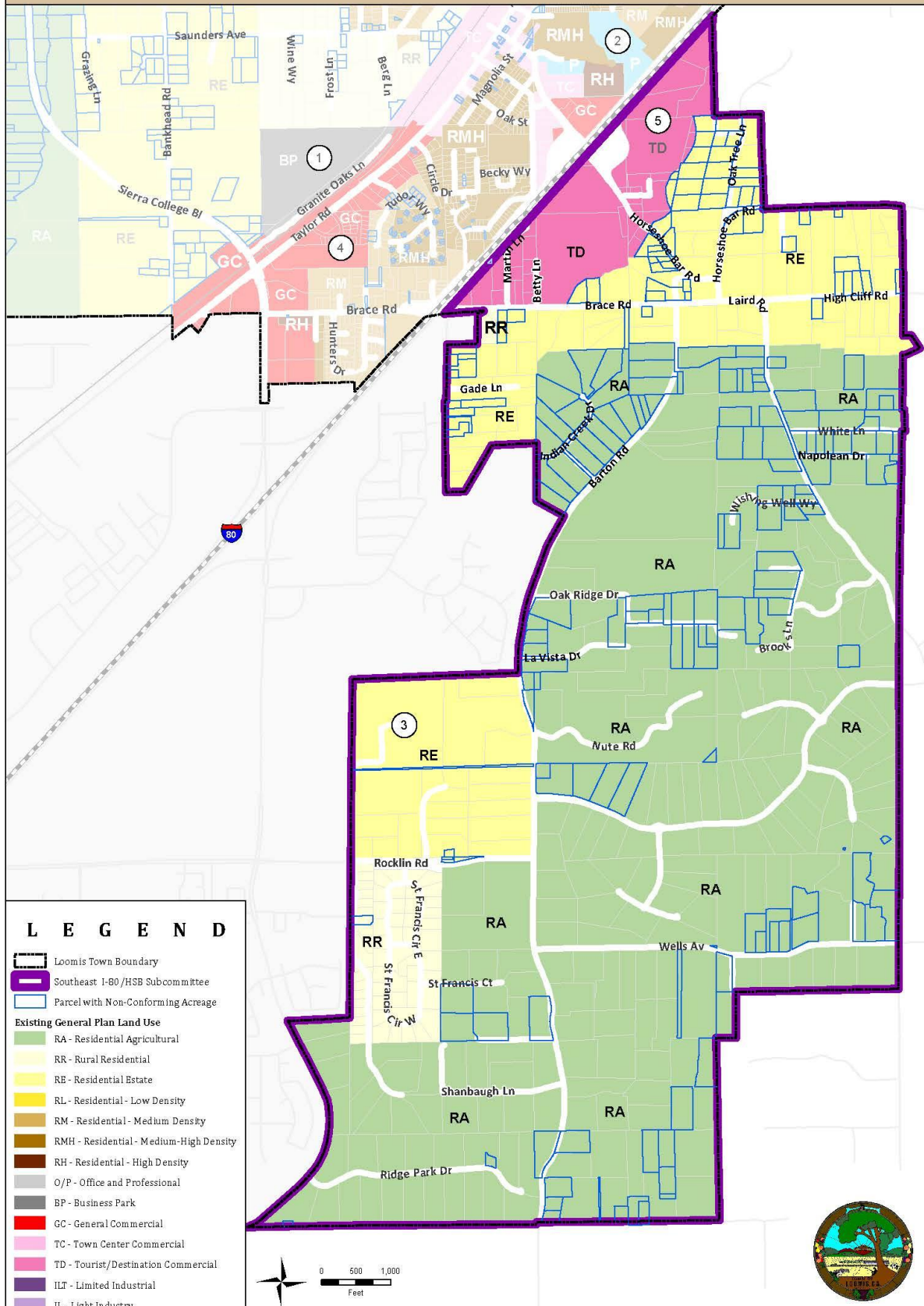
**Surrounding Land Use Designations:** TD immediately north and west, RE immediately northeast, east, and south.

**Assessment:** Currently there is no adjacent sewer service, but it could be extended to this area from the new trunk main that was completed in 2018. Water service is accessible. The uses to the northeast, east, and south are RE and RA. Although higher density, multi-family units could be developed in the adjacent TD area, changing the designation to RMH or RH on these RE lots would be a large jump from 2.3 acre sites. It should be noted that there are existing lots in this area that are smaller than the 2.3 acre minimum and appear to be closer to 1 acre or less in size. Only one lot appears to be vacant or undeveloped. The actual property-owners must be contacted as this suggestion was not made at their request, and they may not wish to change since they are currently occupied/used.

# TOWN OF LOOMIS



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**LEGEND**

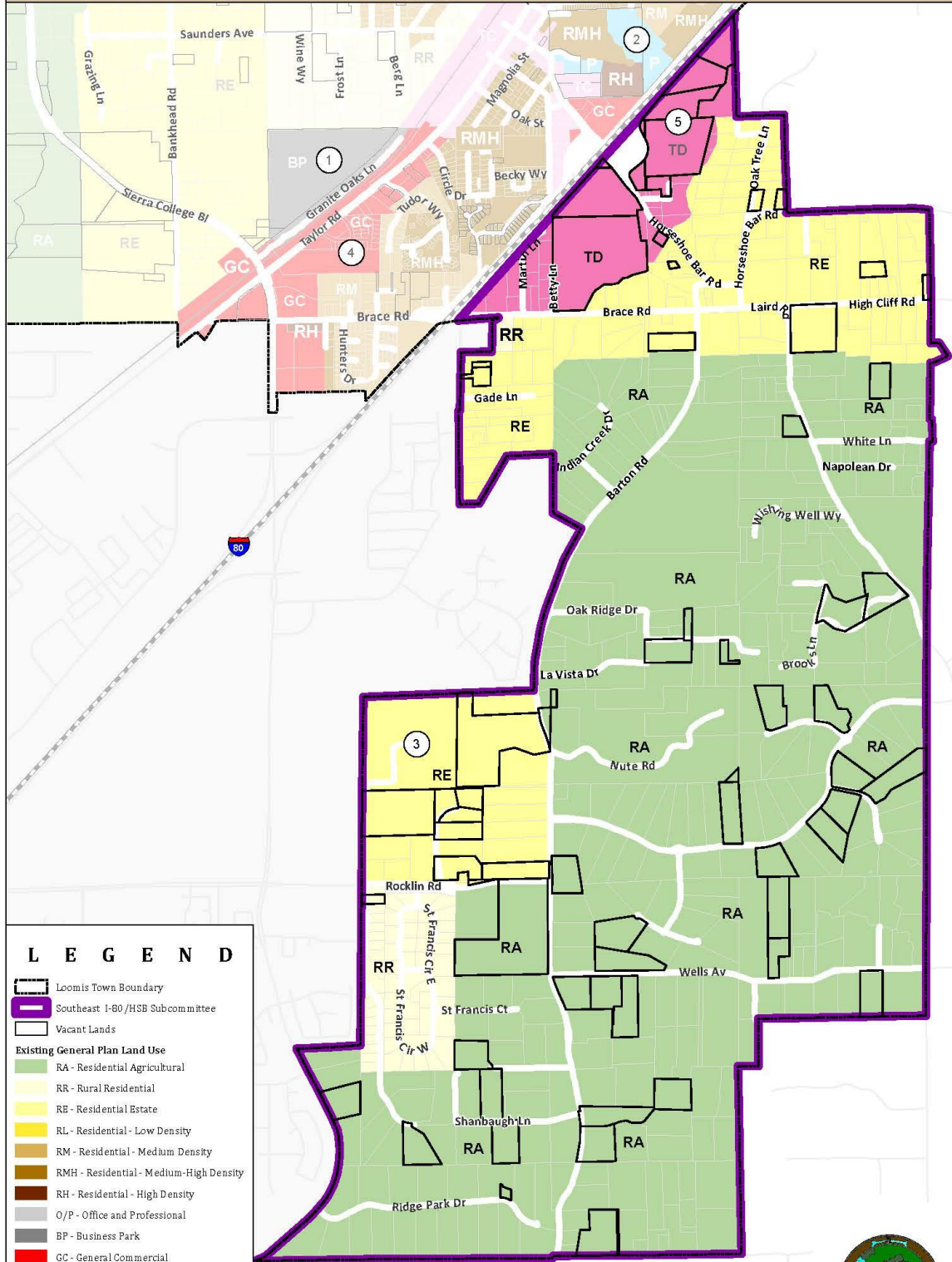
- Loomis Town Boundary
- Southeast I-80/HSB Subcommittee
- Parcel with Non-Conforming Acreage
- Existing General Plan Land Use**
- RA - Residential Agricultural
- RR - Rural Residential
- RE - Residential Estate
- RL - Residential - Low Density
- RM - Residential - Medium Density
- RMH - Residential - Medium-High Density
- RH - Residential - High Density
- O/P - Office and Professional
- BP - Business Park
- GC - General Commercial
- TC - Town Center Commercial
- TD - Tourist/Destination Commercial
- ILT - Limited Industrial
- IL - Light Industry
- P - Public/Quasi-Public
- Land Use Special District



Figure X.X.  
**PARCELS WITH NON-CONFORMING ACREAGES**  
**SOUTHEAST I-80/HSB SUBCOMMITTEE**

Source: Town of Loomis, LoomisParcels\_v3, Placer County GIS. Map date: August 2, 2022

# TOWN OF LOOMIS



**LEGEND**

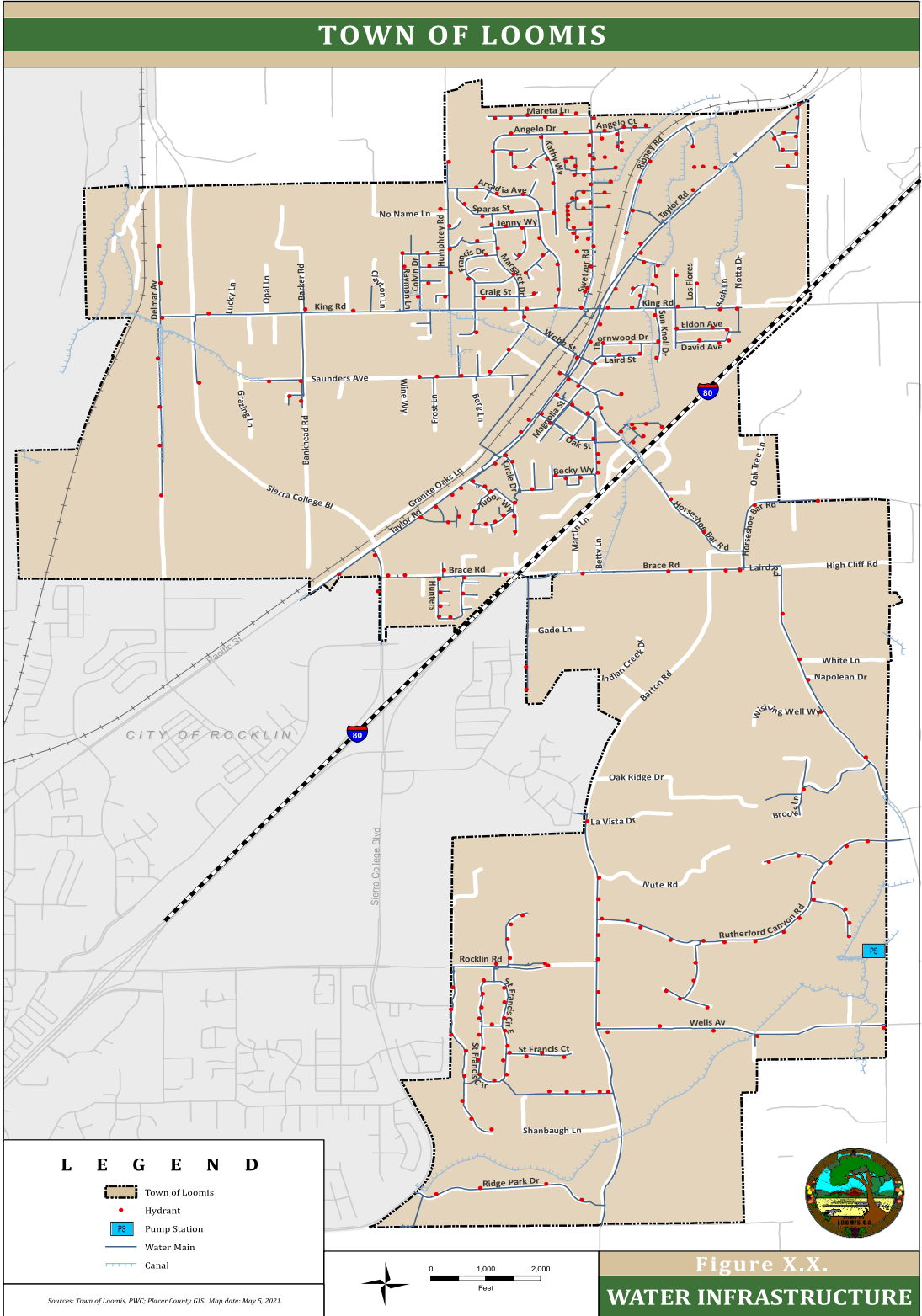
- Loomis Town Boundary
- Southeast I-80/HSB Subcommittee
- Vacant Lands
- Existing General Plan Land Use**
- RA - Residential Agricultural
- RR - Rural Residential
- RE - Residential Estate
- RL - Residential - Low Density
- RM - Residential - Medium Density
- RMH - Residential - Medium-High Density
- RH - Residential - High Density
- O/P - Office and Professional
- BP - Business Park
- GC - General Commercial
- TC - Town Center Commercial
- TD - Tourist/Destination Commercial
- IIT - Limited Industrial
- IL - Light Industry
- P - Public/Quasi-Public
- Land Use Special District



Figure X.X.

## VACANT LANDS INVENTORY SOUTHEAST I-80/HSB SUBCOMMITTEE

Sources: Town of Loomis, LoomisParade, v2, Placer County GIS. Map date: August 2, 2022



Interactive Sewer Map can be found here:

<https://spmud.maps.arcgis.com/apps/webappviewer/index.html?id=6179a87a0d1b4f9e84027e1f1cb40648>