

Land Use Change Requests I-80 NW Area:

Map: Site #1 (Owner no longer wishes to pursue a change)

Location: 030-110-009 and 030-110-008 – Adjacent to Green Business Park Application along Bankhead Road - 3996 & 3994 Bankhead Road

Change Request by Property Owner

Request: 1/30/21 by Raymond Miller:

Currently own several parcels of land within the Town limits, 2 of which have been in the family for many years. Parcels #030-110-009 (19.80 acres) & 030-110-008 (.62 acres) (3996 & 3994 Bankhead). These properties have been historically used for farming/food production & livestock keeping. At the time of the 2001 GP update my properties were zoned 4.6 ac agricultural and in my misunderstanding during a Town Council meeting regarding a zoning change to neighboring properties to 2.3 residential I asked TC to follow. In hind site, I wish I would have stood firm on the Towns decision to leave my properties at the 4.6 ag. So at this time of the 2020 GP Updates, I would like to request that my two parcel revert back to its original zoning of 4.6 ac AG, so that I may continue farming usage.

Update from 9/9/21 SCB meeting - landowner wishes to stay RE since they are able to keep their animals and continue operating as they currently do. They no longer wish to pursue a change.

Water Service: No Main line in Bankhead Rd at these parcel sites.

Sewer Service: Main Line in Bankhead connecting to Main in Taylor.

Surrounding Land Use Designations: RE to the north and east, RA to the west. Rocklin to the south.

Assessment: Owner indicates they no longer wish to pursue the change as they are able to maintain current land uses as RE. It is recommended to keep the land use designation as is.

Map: Site #3

Location: 5945 King Rd. Vacant parcel at the northwest corner of the King/Swetzter intersection. There is an existing strip mall adjacent to the west, a metal fabrication business to the east, contractor offices/dance studio to the north, and a construction office/operation to the south.

Change Request by Property Owner

Request: 11/9/20 by Eric Stillwell – change from General Commercial to Light or Limited Industrial:

I own the vacant land located at the corner of King Rd and Swetzter Rd. The property address is 5945 King Rd (APN 044-200-017-00). The property is currently zoned as General Commercial but given the surrounding area and the current real estate/covid climate, I do not believe that is the best use of the property. I would like to ask that it be incorporated into the neighboring ILT or IL zones to allow for a better use of the property. My business currently occupies a portion of the building at 3340 Swetzter Ct, where my family has had their business for almost 35 years. We have far outgrown the current space and our parking situation is crowded to say the least. As the vacant land is currently zoned, our business would not be allowed to operate there (construction with a warehouse). I believe that allowing the zone change and allowing us to build a new building there will alleviate congestion in our current location, by not only moving our business to a larger and more suitable location, but also allowing other tenants in our current building to expand into our current space to reduce their contribution to the congestion.

Water Service: Main lines in King, Swetzter, and Arcadia.

Sewer Service: Main in Swetzter and on Arcadia.

Surrounding Land Use Designations: Limited Industrial to the north, Office Park to the south, Light Industrial to the east, and General Commercial to the west.

Assessment: The parcel is located at the northwest corner of the King and Swetzter intersection. Surrounding uses are GC to the west, ILT to the north, IL to the east, and OP to the south. The change is requested to allow for the warehouse space they are needing to expand current operations in the ILT area on Swetzter Ct. Expansion of IL or ILT on this parcel would not create an island of Industrial uses since IL and ILT are adjacent. It could result in the potential loss of mixed use residential (about 10 units vs. 1 caretaker unit) as a result of changing from commercial to industrial, but this site is not identified in the Housing Element as a site for residential units to meet the Town's Regional Housing Needs Allocation.

Map: Site #4

Location: 3760 Bankhead APN 030-090-057 (South of Saunders)

Change Request by Property Owner

Request: 1/26/21 by Gina Georgiou:

Would like the town reconsider the zoning from my address from residential estate to rural residential. I would like to split my lot into 1 acre parcel and I believe still remains the rural character of my town.

Water Service: No main line at this parcel.

Sewer Service: Main lines on Bankhead Road.

Surrounding Land Use Designations: Surrounded by RE in every direction.

Assessment: This parcel is centrally located in a larger RE area. The lot is sized for RE and is served by sewer, but not water. This would result in an island of RR within an RE area, unless RR is expanded per the other requests in this area.

Map: Site #5

Location: 3561 Bankhead Road

044-051-092 3.6 acres between King and Saunders and 5150 King Road

044-051-094 2.6 acres on 5150 King Rd.

Joined at rear of properties

Change Request by Property Owner, but also includes suggestion for other parcels in the vicinity.

Request: 2/24/21 by Steve and Mary Davis:

We are homeowners at 3561 Bankhead Road in Loomis. While the original intent of the Land Use Zoning was to assist with the development and retention of agricultural uses and low-density residential use, the needs of the homeowners in this area has evolved.

The current zoning map is complicated and disjointed. The lines that had been drawn to designate "Residential estate" properties now show numerous properties that are no longer in the 2.3-acre guidelines.

Our property is currently approximately 3.6 acres. We love our home but would like to sell about an acre at the far end of our land to a neighbor who would like to purchase it. We maintain most of our property, but this back area we consider habitat. We are asking that the properties surrounding Bankhead, King and Saunders be rezoned for 1-acre parcels. Or at least consider the 2 properties involved in this situation; ours at 3561 Bankhead Rd. and the Williams property at 5150 King Road.

We appreciate your consideration in this matter which would benefit 2 Loomis families!

Water Service: Main line in Bankhead and King.

Sewer Service: Main line in Bankhead and in King at these 2 parcels

Surrounding Land Use Designations: RR to the north and west, RE to the south and east. RM and RR further east, but adjacent to the cluster of parcels referred to in this request.

Assessment: The two properties (3561 Bankhead and 5150 King) could have a lot line adjustment and remain compliant with the RE designation and minimum lot sizing. The request is also for other lots in the area to also be changed to RR. These 2 parcels and the parcels in the cluster up to King Rd create a small pocket of RE that extends into an area of mainly RR, but parcels between King and Saunders are primarily sized for RE, although there are a few lots sized for RR). This area is adjacent to both RE and RR with RM nearby (See map). Others have also made this request for this area along Bankhead between Saunders and King.

Map: Site #6

Location: 044-051-094 2.6 acres on 5150 King Rd. (See Map Site #5 Request above)

Change Request by Property Owner, but also has suggestion for other parcels in the vicinity.

Request: 2/24/21 by Van and Linda Williams:

While the original intent of the Land Use Zoning was to assist with the development and retention of agricultural uses and low-density residential uses, the needs of these parcels has evolved. Families have become creative in their uses to construct larger dwellings to support extended families. [this is not a bad thing, but one that cradles Loomis ideals of creating a space for our families to grow. While not a zoning expert, it is difficult to understand the property lines on the zoning map. The lines designated as Residential Estate (RE) appear to demonstrate numerous parcels that are not within the required 2.3 acres. No doubt these families have created land use that meets the needed for their family while also growing small gardens and grazing livestock. We live on one such parcel and our neighbor desires to sell us part of his parcel. The land has become too much for this homeowner to maintain but they desire to remain in our community and in their home. As we age, we too desire to remain in our home but would like our family to build on our lands so that we to can remain in Loomis and in our home. However, what both families really desire is the ability to sell an acre to my family member so that she may construct a home on one acre.

We are surround by rural residential (RE) designation. We are asking that the properties surrounding Bankhead, King Road, and Sanders be rezoned as RR. Please consider extending the RR designation to support the needs of the land downers. If this is not acceptable then we ask that you rezone the parcels with an address of 5150 King Road and 3561Bankhead. While this is an assumption, and would need further research or surveys, many landowners are having difficulties maintaining their properties. We walk the 2-mile block routinely and see how dur ageing neighbors are trying to maintain their lands. Having the ability to sell an acre could assist them with remaining in their community and help others with home ownership. It would allow a choice for current homeowners that they currently do not have.

Water Service: Main along King and along Bankhead, stopping just south of Saunders.

Sewer Service: Main in Bankhead, ending just before reaching King. Another Main along the rear of the RR and RE parcels from King down to the BP parcel. Main in King, east of Bankhead.

Surrounding Land Use Designations: RR to the north, RE and RR to the west, RE the south and RE, RR and RM to the east.

Assessment: See #5. This is the neighbor on King wishing to gain one acre from neighbor on Bankhead. However, this neighbor indicates they ultimately wish to split out a 1 acre lot or have the ability to have 1-acre lots in this area. There is RR in the immediate vicinity. There is RM on south side of King at Clayton that abuts this general area. This area is a transition between the RA and RM areas, so it would be in keeping with the area as either RE or RR.

Map: Site #9

Location: 3661 Bankhead 044-060-031

Change Request by Property Owner

Request: 4/9/21 by Greg Obranovich:

We would like to request a minor re-zoning for our property at 3661 Bankhead Rd Loomis. Currently it is zoned as RA 2.3 acres -we would like to have it re-zoned as RE. Parcel 044-060-031-000.

Correction by Obranovich 4/9/21. Currently the property is RE and we request a change to RR (1 acre vs. 2.3)

Water Service: Main line in Bankhead.

Sewer Service: Main line in Bankhead.

Surrounding Land Use Designations: RE to the north, south, east, and west

Assessment: This parcel includes 2 acres per the County Assessor at the southwest corner of Saunders and Bankhead. Currently RE designation. This parcel is surrounded by RE on all sides. If the requests to change the area along Bankhead and Saunders are favorable, this could be included. If that change is not generally desired, then this request would create a pocket of RR within an RE area.

Map: Site #10

Location: Sierra College Boulevard Corridor

Change Suggested by Non-owner

Suggestion: 4/16/21 by Matt Fox:

The town needs to rezone many of the lots along Sierra College that are currently zoned RE and RA. Sierra College will very soon be a 4 or 6 lane regional artery. Residential Estate makes no sense here. Low and medium density low-income housing projects would be better for this area.

Water Service: Main line on SCB up to Taylor only. Main lines in Taylor and King at intersections with SCB.

Sewer Service: Main line in Bankhead, but not along the length of Sierra College Blvd.

Surrounding Land Use Designations: RA and RE. Southernmost end is GC around Taylor and Town limit.

Assessment: Except for the land near the Taylor Road intersection, this corridor includes a segment of RE, with the majority of the alignment in RA. Mixed use housing is allowed in the General Commercial at the south end of Sierra College Blvd. If this change is considered, it is recommended that medium and low density residential is located nearer to Taylor Road rather than at the north end of Sierra College Blvd to maintain a more natural progression of use intensity and avoid pockets of different designations. If higher intensity residential is pursued, increasing setback requirements from Sierra College Blvd or design standards could help to maintain a pastoral aesthetic.

Map: Site #13

Location: Saunders Ave.

Change Suggested by Non-owner

Suggestion: 4/21/21 by Miguel Ucovich:
Rezoning the land off Saunders to smaller parcels.

Water Service: Main line in Saunders west of Bankhead and east of Wine Way.

Sewer Service: Main line in Saunders from Bethel Ct eastward.

Surrounding Land Use Designations: RE around Bankhead and RR in the area of Wine Way east to the railroad tracks. A small section of RM near Frost and Berg

Assessment: See discussion for Sites 4, 5, 6, and 9. There is potential to change from RE to RR as RR is adjacent. There are utilities with some gaps. Committee must discuss as there are multiple requests and suggestions for this change in this area. This particular suggestion was vague and did not give a precise location or indicate what designation should be used other than one that allows for smaller parcels.

Map: Site #14

Location: Between Delmar and the RR track at the western boundary of the Town
030-130-028 / 030-130-014 / 030-130-033 / 030-130-032 / 030-110-001 / 030-110-002

Change Request by Property Owner

Request: 5/11/21 by Mima Capital LLC:

Mima Capital owns the following parcels in the SW corner of town just north of the Rocklin City line: 030-130-028 / 030-130-014 / 030-130-033 / 030-130-032 / 030-110-001 / 030-110-002.

These parcels comprise a total of approximately 58 acres and Mima Capital wishes to express a desire for the land use designation in this area to be changed from Residential Agricultural (4.6ac min.) to Rural Residential (40,000ft² min.). This minor increase in density will ensure the residential nature of the area is preserved while also making it possible to create additional housing which has been identified as an ongoing need. Furthermore, approximately 69% of the existing parcels in this area do not conform to the minimum lot size of the current land use designation making re-designation an appropriate action to take as part of the General Plan update process. Additionally, access to the existing PCWA water main on Delmar Ave and SPMUD sewer main located in "The Park" neighborhood (Rocklin) are currently available via existing easements making development at this moderate density feasible. Lastly, the neighboring land uses in the City of Rocklin are currently a mixture of high-density housing and light industrial. A slightly higher density on the Loomis side of the City limits would be appropriate as a neighboring use without sacrificing the character of the area.

Thank you for your consideration.

Water Service: There is a water main in Del Mar that does not extend all the way south to Rocklin. It is likely that water mains are in the Rocklin "Park" neighborhood and Industrial area around Del Mar.

Sewer Service: There are no lines in the area within the Town limit here. There are main lines throughout the Park neighborhood in Rocklin to the south. line is proposed in Rocklin along Del Mar.

Surrounding Land Use Designations: Surrounded by RA. RE is further east.

Assessment: The Rocklin land uses to the South are low density residential, mixed use and light industrial. A change to RR would create a pocket of higher density (1 acre lots) within the RA area (4.6 acre lots). This would not be typical for this area within Loomis, but as the comment notes, it would be consistent with the designation in Rocklin adjacent to the south. Utilities would need to extend up from the lines in Rocklin. Parcels -028, -033, and -032 are more recently discussed in #20 with a request to change from RA to RE. Lots -001 and -002 are also more recently discussed as changing from RA to RE in #18. That just leaves -014, which is a small sliver of land. It is recommended that the committee consider the more recent requests for this area (Sites #18 and #20) and treat this request as informational.

Map: Site #15

Location: Pin placed on the area around 3500 Winter Lane. Possibly APN 030-041-018, 030-041-012, 030-041-019, and 030-041-011?

Change Suggested by Non-owner? Unknown comment on Social Pinpoint

Request: 5/8/21 by member of the public:
Make this Industrial next to the one in Rocklin.

Water Service: Main line in Del Mar, but not Winter.

Sewer Service: No existing lines in this area.

Surrounding Land Use Designations: Surrounded by RA

Assessment: This area has significant slope and would not be suitable for higher intensity use.

Map: Site #18

Location: 030-110-001 and -002, east side of Del Mar near Town limit with Rocklin

Change Request by Property Owner

Request: 7/21/21 by Mima Capital LLC:

These parcels comprise a total of approximately 8 acres and Mima Capital wishes to request the land use designation for these parcels be changed from Residential Agricultural (4.6ac min.) to Residential Estate (2.3ac min.). This minor increase in density will ensure the residential nature of the area is preserved while also making it possible to create additional housing which has been identified as an ongoing need. One of these parcels (030-110-002) does not currently conform to its current designated land use which re-designation to Residential Estate would rectify. Furthermore, approximately 69% of the existing parcels in this area along Delmar Ave north of the Rocklin City line do not conform to the minimum lot size of the current land use designation making re-designation an appropriate action to take as part of the General Plan update process. Additionally, access to the existing PCWA water main on Delmar Ave is readily achievable as will be access to the SPMUD sewer main currently located in "The Park" neighborhood (Rocklin) once the lots across Delmar Ave are developed and the main is extended to serve them through an existing easement. Lastly, the neighboring land uses in the City of Rocklin are currently a mixture of high-density housing and light industrial. A slightly higher density on the Loomis side of the Rocklin City limits would be appropriate as a neighboring use while still preserving the rural character of the Town per lines 39-40 on page 21 of the Land Use Setting document and it would help to generate the forecast need of 373 additional dwelling units per lines 8-10 on page 32 of the Land Use Setting document.

Water Service: The water main in Del Mar that does not extend all the way south to Rocklin. Water mains are in the Rocklin "Park" neighborhood and Industrial area around Del Mar.

Sewer Service: There are no lines in the area within the Town limit here. There are main lines throughout the Park neighborhood in Rocklin to the south. Main line is proposed in Rocklin along Del Mar.

Surrounding Land Use Designations: Surrounded by RA

Assessment: These are RA parcels, and they are requesting a change to RE. Parcel -002 is only 2.58 acres, not 4.6 acres. This would also result in a pocket of RE if there are no other land use changes in this area. Both lots meet the sizing for RE, but only one meets the sizing requirements for RA. Both would still have adequate space for well and septic connections, this would allow parcel -001 to be split in the future, for a gain of one lot and one single-family residence if it is split.

Map: Site #19

Location: 030-100-013, -021, -022, and -024 AND 030-110-010, -011, and -013 (Green Business Park Application site)

Change Request by Property Owner

Request: 7/21/21 by Mima Capital LLC:

CURRENT: 030-100-021 / 030-100-022 / 030-100-024 / 030-110-013 = Residential Estate (2.6ac min.) 030-110-010 / 030-110-013 / 030-100-013 = Residential Agricultural (4.6ac min.)

PROPOSED: 030-100-013 / 030-100-021 / 030-100-022 / 030-100-024 = Business Park (BP) 030-110-010 / 030-110-011 / 030-110-013 = Light Industrial (LI)

The parcel currently designated Business Park zoning in the Town's Land Use Map is not feasible for development as a business park due to lack of accessibility from major arterial roadways without construction of a railroad crossing, use of eminent domain, substantial impact to existing oak woodlands and flood plain, or some combination thereof. This would also likely result in large vehicle traffic accessing the site via Bankhead Rd through a residential neighborhood. Re-designating the aforementioned Mima Capital lots along Sierra College Blvd to a combination of BP and LI zoning will make construction of these uses feasible in order to meet the Town's current and future needs.

The Mima Capital site is also ideally situated for these uses because its southern boundary abuts the existing Rocklin Ranch industrial park, its northern boundary fronts Sierra College Blvd (a corridor identified by the current General Plan as warranting re-evaluation for uses other than residential), and its western boundary is buffered from adjacent residential uses by dense oak woodland. Accessibility to, and capacity of, domestic water service along Delmar Ave has also been confirmed by PCWA as has accessibility to and capacity of the existing PG&E electric and gas infrastructures. Lastly, an approved sewer trunk extension project is to be constructed along Delmar Ave in the near future which will provide more than adequate sewer service for these types of uses so, whereas low-density residential may have been all that was possible when the land use was last evaluated, commercial uses should now be considered.

Water Service: The water main in Del Mar that does not extend all the way south to Rocklin. Water mains are in the Rocklin "Park" neighborhood and Industrial area around Del Mar.

Sewer Service: There are no lines in the area within the Town limit here. There are main lines throughout the Park neighborhood in Rocklin to the south. Main line is proposed in Rocklin along Del Mar.

Surrounding Land Use Designations: RA to the west, RE to the east, RA and RE to the north, Rocklin and RE to the south.

Assessment: These parcels are within the proposed Green Business Park area, therefore, it is recommended that no changes be considered at this time as there is an active proposal and the Town will evaluate that proposal through the formal project review process.

Map: Site #20

Location: 030-130-028, -032, and -033

Change Request by Property Owner

Request: 7/21/21 by Domaine Fournier Winery & Vineyards LLC:

Domaine Fournier owns the following parcels in the southwest corner of town just north of the Rocklin City line: 030-130-028 / 030-130-032 / 030-130-033. These parcels comprise a total of approximately 50 acres and Domaine Fournier wishes to request the land use designation for these parcels be changed from Residential Agricultural (4.6ac min.) to Residential Estate (2.3ac min.). This minor increase in density will ensure the residential nature of the area is preserved while also making it possible to create additional housing which has been identified as an ongoing need. Furthermore, approximately 69% of the existing parcels in this area along Delmar Ave north of the Rocklin City line do not conform to the minimum lot size of the current land use designation making re-designation an appropriate action to take as part of the General Plan update process. Additionally, access to the existing PCWA water main on Delmar Ave and SPMUD sewer main located in "The Park" neighborhood (Rocklin) are currently available via existing easements making development at 2.3ac min. feasible. Lastly, the neighboring land uses in the City of Rocklin are currently a mixture of high-density housing and light industrial. A slightly higher density on the Loomis side of the Rocklin City limits would be appropriate as a neighboring use while still preserving the rural character of the Town per lines 39-40 on page 21 of the Land Use Setting document and it would help to generate the forecast need of 373 additional dwelling units per lines 8-10 on page 32 of the Land Use Setting document.

Water Service: The water main in Del Mar that does not extend all the way south to Rocklin. Water mains are in the Rocklin "Park" neighborhood and Industrial area around Del Mar.

Sewer Service: There are no lines in the area within the Town limit here. There are main lines throughout the Park neighborhood in Rocklin to the south. Main line is proposed in Rocklin along Del Mar.

Surrounding Land Use Designations: Surrounded by RA and at Town limit with Rocklin

Assessment: These parcels are 41.1 acres total. Owner requests a change from RA to RE. None of these lots are sized too small for RA. The lots altogether could be split as RE to create about 15 units rather than 3 units or 9 units if the larger parcels are split to the minimum RA size. Altogether with request #18, this creates a pocket of RE within the RA area, although there is RE in the vicinity. While this could result in more parcels if they are split, each of the parcels would still be suitably sized for septic.

Map: Site #21

Location: 044-121-002 - BP triangle 3850 Granite Oaks Drive

Change Suggested by Owner After Meeting with Town Staff

Request: 6/3/21 by Ralph Trimm (non-written - verbal request during meeting with staff): He is supportive of the BP land use designation change to Rural Residential (RR) with 40,000 sq.ft. min lot sizes, although he would be more interested in a higher density application, Residential Single Family (RS) like RS-20 or less. He also mentioned that during the 2001 GP Update an at grade RR crossing was feasible at this location to Taylor Road (across from Shawn Way) if we discontinued the Webb Street crossing. At least at that time, the RR would entertain the addition but the Webb Street at grade crossing would have to be eliminated.

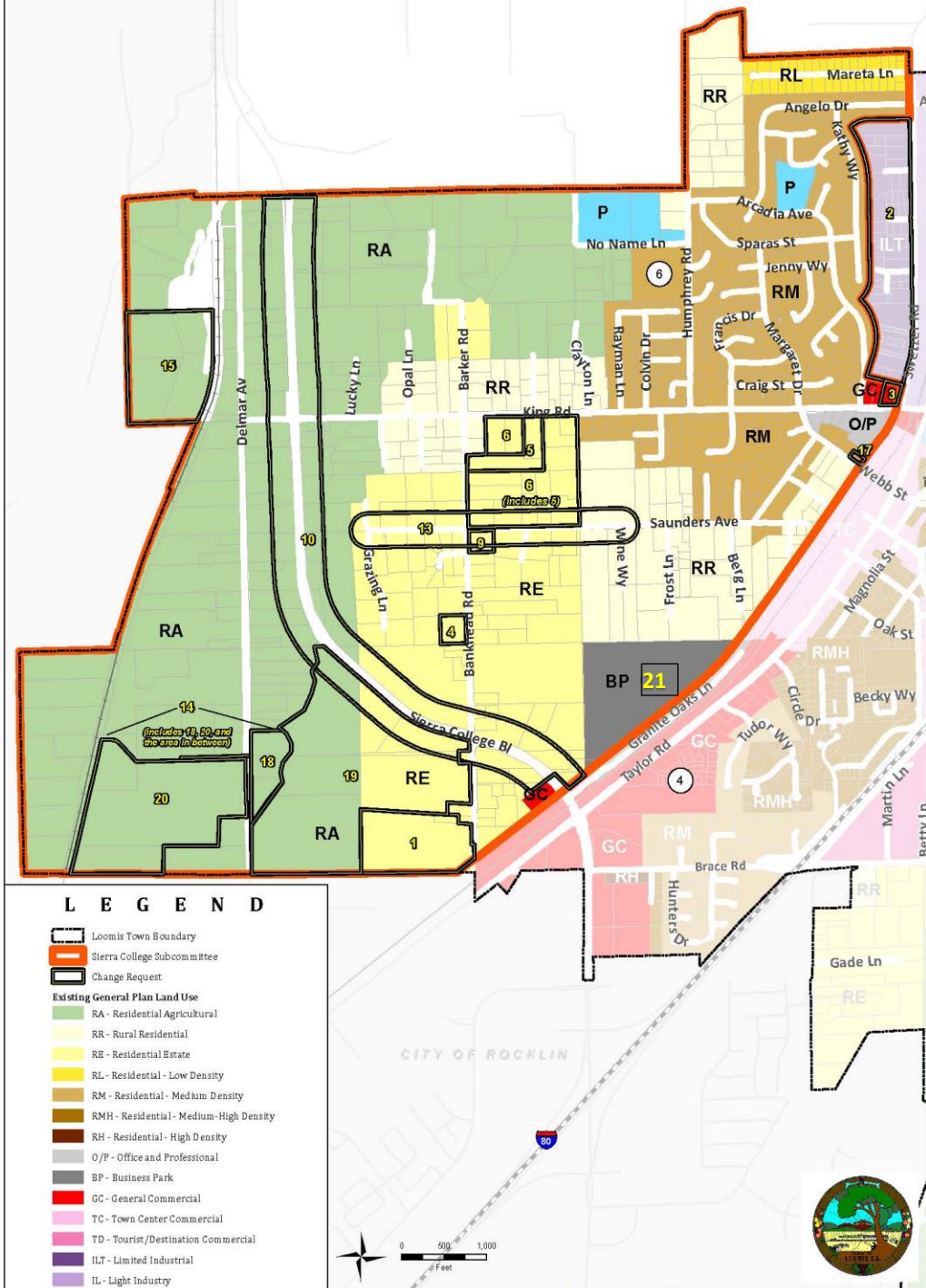
Water Service: Nearest main is in Taylor Road and at an extension from Taylor across the RR near Berg Lane.

Sewer Service: There is a sewer main that appears to run along the boundary between the RE and BP and RR clusters of parcels.

Surrounding Land Use Designations: The BP Triangle is surrounded by RE to the west, RR to the north and GC to the south and east. It is also bound by the RR track.

Assessment: The BP parcel is landlocked and would require a frontage road access along the RR track to Sierra College Boulevard (Granite Oaks Lane) or access to Bankhead Road. Altering the parcel to an RR designation would be in keeping with the adjacent designations to the north. This may also serve as a transition area from GC to RR/RE if designated RL, if there are not other environmental concerns preventing smaller lots than RR.

TOWN OF LOOMIS



LEGEND

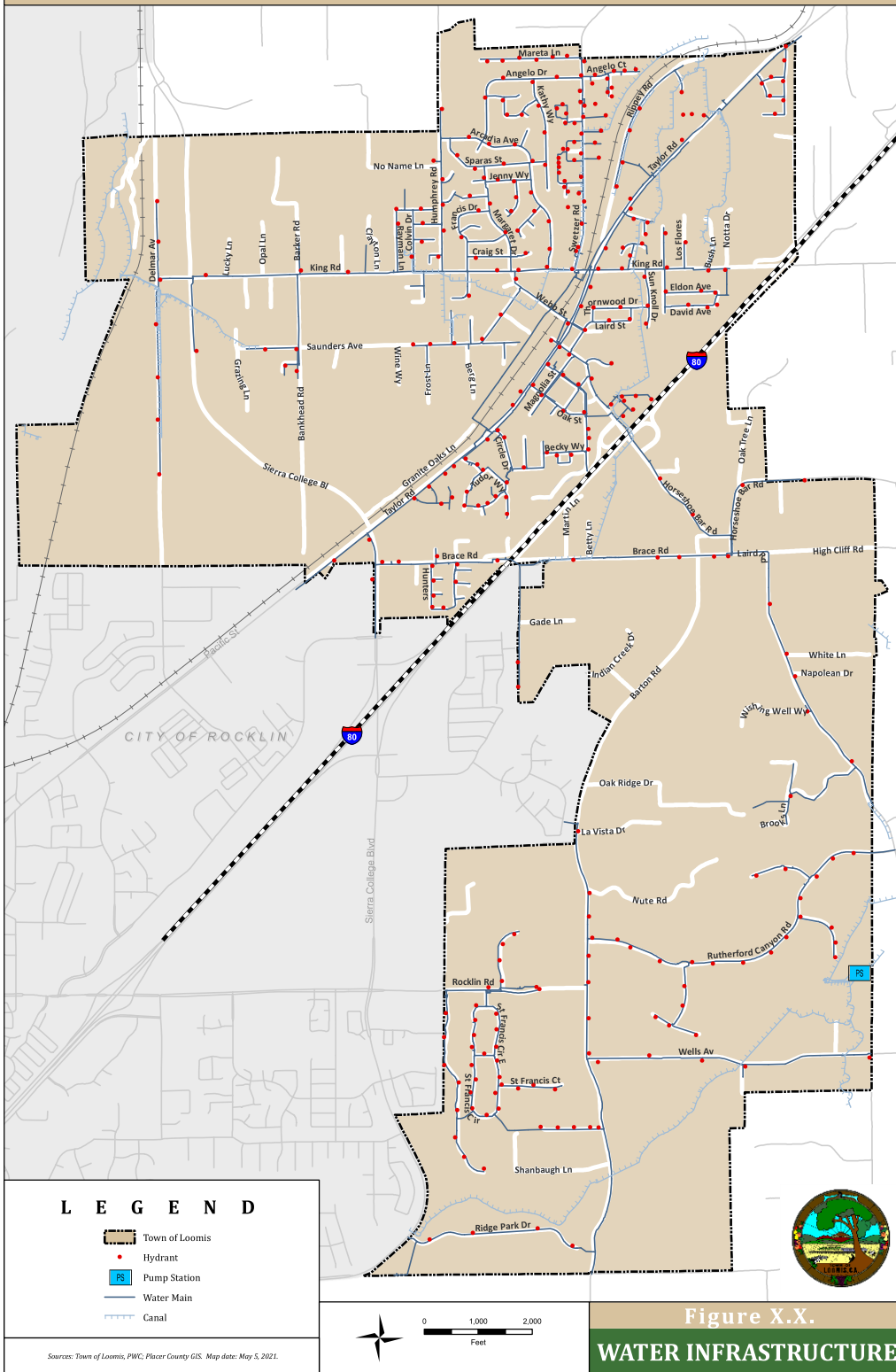
- Loomis Town Boundary
- Sierra College Subcommittee
- Change Request
- Existing General Plan Land Use**
- RA - Residential Agricultural
- RR - Rural Residential
- RE - Residential Estate
- RL - Residential - Low Density
- RM - Residential - Medium Density
- RMH - Residential - Medium-High Density
- 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.

GENERAL PLAN LAND USE CHANGE REQUESTS SIERRA COLLEGE SUBCOMMITTEE

Source: Town of Loomis, LoomisParcel_v3; Placer County GIS. Map date: August 2, 2021.

TOWN OF LOOMIS



Interactive Sewer Map can be found here:

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