

**(January 20, 2022 – Left off here)**

**Map: Site #8**

**Subcommittee Recommendation:** No Change

**Location:** 3239 Taylor Road (APN 043-013-013). Between Foothill Feed and Lemos Ranch Drive on the southeast side of Taylor Road, and north of Del Oro High School. The parcel is occupied by an existing residence and Alice’s Fruit Stand. (6.3 acres)

**Change Request by Property Owner**

**Request:** 3/5/21 by Bret Gervasoni – *[Note: the landowner is not requesting a specific change but would like the Town to tell him what can be done with the property]*: Would like a rezone and attached/referenced the zoning Code pages 41-50. Our property address is 3241 Taylor Rd (CORRECT ADDRESS IS 3239). My mom just had a permanent easement of approximately 0.75 of an acre placed on the property by PG&E for a “Gas Receiver Station” to be installed. This transaction also includes a temporary easement for construction of approximately 1-2 years and future right of way access to the property. The associated risks that gas distribution systems present and to have a new part of the system installed on our property presents a few challenges. I also believe that this should warrant a collaborative discussion between the Town of Loomis and us from a safety standpoint and future land use/zoning.

**Request:** 3/25/21 by Bret Gervasoni – change from General Commercial to a combination of General Commercial and Limited Industrial with a lot split: Our current zoning plan would be to sub-divide the property and have it zoned in a combination of General Commercial and Limited Industrial for an RV/Boat storage facility.

**Request:** 4/5/21 by Bret Gervasoni: I wanted to follow up with you since our last email, as we have been brainstorming, and thought that a good way to start the collaborative process might be to get your (the Town's) desired thoughts on the ideal development of our property on Taylor Rd. If the Town could choose the best business or use for our property, with all the known obstacles, what would that be?

**Water Service:** Main line along Taylor Road.

**Sewer Service:** Nearest main at Lemos Ranch Drive and Orchard Park Ct.

**Surrounding Land Use Designations:** Medium Density Residential immediately east, General Commercial immediately west and north, and Residential Estate to the south.

**Assessment:** This was an open-ended request on zoning, requesting that the Town tell the owner how best to use the property with the PG&E receiver station constructed on the south end of the parcel (+/- .75 acres). The request on March 25 to split the lot for General

Commercial and Industrial uses is not feasible because there is General Commercial all along this corridor and it would not make sense to extend Industrial across Taylor at this location creating a spot zone and placing Light Industrial adjacent to existing residences. The recommendation is to leave it as is since the owner's last request has no concrete proposal. Once a proposal is submitted, the Town will review the submittal. Open for discussion.



## **Map: Site #9**

**Subcommittee Recommendation:** No Change

**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**

**Subcommittee Recommendation:** No Change

**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 #11**

**Subcommittee Recommendation:** No Change (Many owners were not supportive of a change on their property)

**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.





## **Map: Site #12**

**Subcommittee Recommendation:** No Change (Within Hidden Grove Application Area)

**Location:** 043-080-008 – northeastern parcel within the Hidden Grove Application

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

**Request:** 4/20/21 by member of the public:

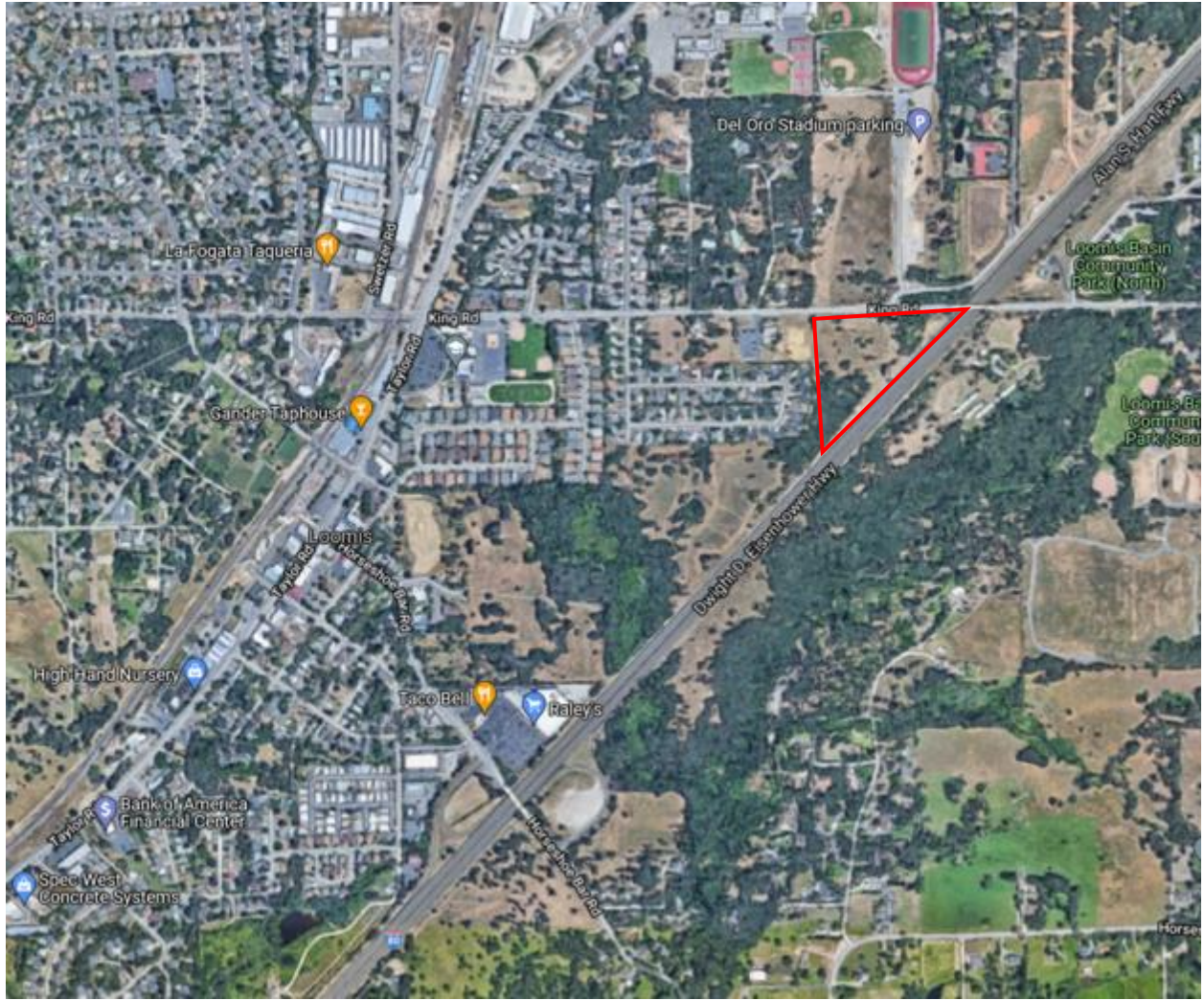
Asked about the use of the property at King Road near the freeway that converted to RS zoning from CO, asked about the use and density proposed for this triangular parcel, voiced concern that high density would not fit in the area. NOTE: this area is designated RM, and zoned CO.

**Water Service:** Main Line along western property up to King from Eldon Avenue.

**Sewer Service:** Main lines on King and at Silver Ranch Avenue.

**Surrounding Land Use Designations:** RE and P to the north, RM to the west. Bound by I-80 to the south and east

**Assessment:** This parcel is part of the Hidden Grove application and should not be changed at this time as any changes would be evaluated during the application review process.



**Map: ~~Site #13~~ (WITHDRAWN – WAS REFERRING TO AREA NEAR WEBB WHICH IS ALREADY RR/RM)**

**Location:** Saunders Ave.

**~~Change Suggested by Non-owner~~**

**Suggestion:** 4/21/21 by Miguel Ucovich:  
Rezone 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 (See Also #18, 19, & 20)

**Subcommittee Recommendation:** No Change

**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 (40,000ft<sup>2</sup> 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 Town limits would be appropriate as a neighboring use without sacrificing the character of the area. Thank you for your consideration.~~

**Updated Request 1/13/22:** New owners represented by Trang TuNguyen TNT Development Services Inc., request parcels 030-130-028 / 030-130-014 / 030-130-033 / 030-130-032 / 030-110-001 / 030-110-002 / plus 030-100-013 / 030-110-010 / and 030-110-011 (included under Map Site #18, a portion of Map Site #19, and Map Site #20) are redesignated from RA to RE. Parcels 030-100-021 / 030-100-022 / 030-100-024/ and 030-110-13 (Portions of Map Site #19) are already designated as RE. This request would place all the parcels recently purchased by the new owner into the same land use designation for future development. This slightly higher density would allow for 2.3 acre lots rather than 4.6 acre lots. No application for development has been submitted by the new owner.

**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.



**Map: Site #15 (Withdrawn)**

~~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 #16**

**Subcommittee Recommendation:** No Change (*NW-I-80/Horseshoe Bar Road and Business Corridor Subcommittees – concerns over housing downzone on site and maintaining transition between GC and Downtown*)

**Location:** 043-100-025-000 located at 6045 Horseshoe Bar Road.

### **Change Requested by Owner**

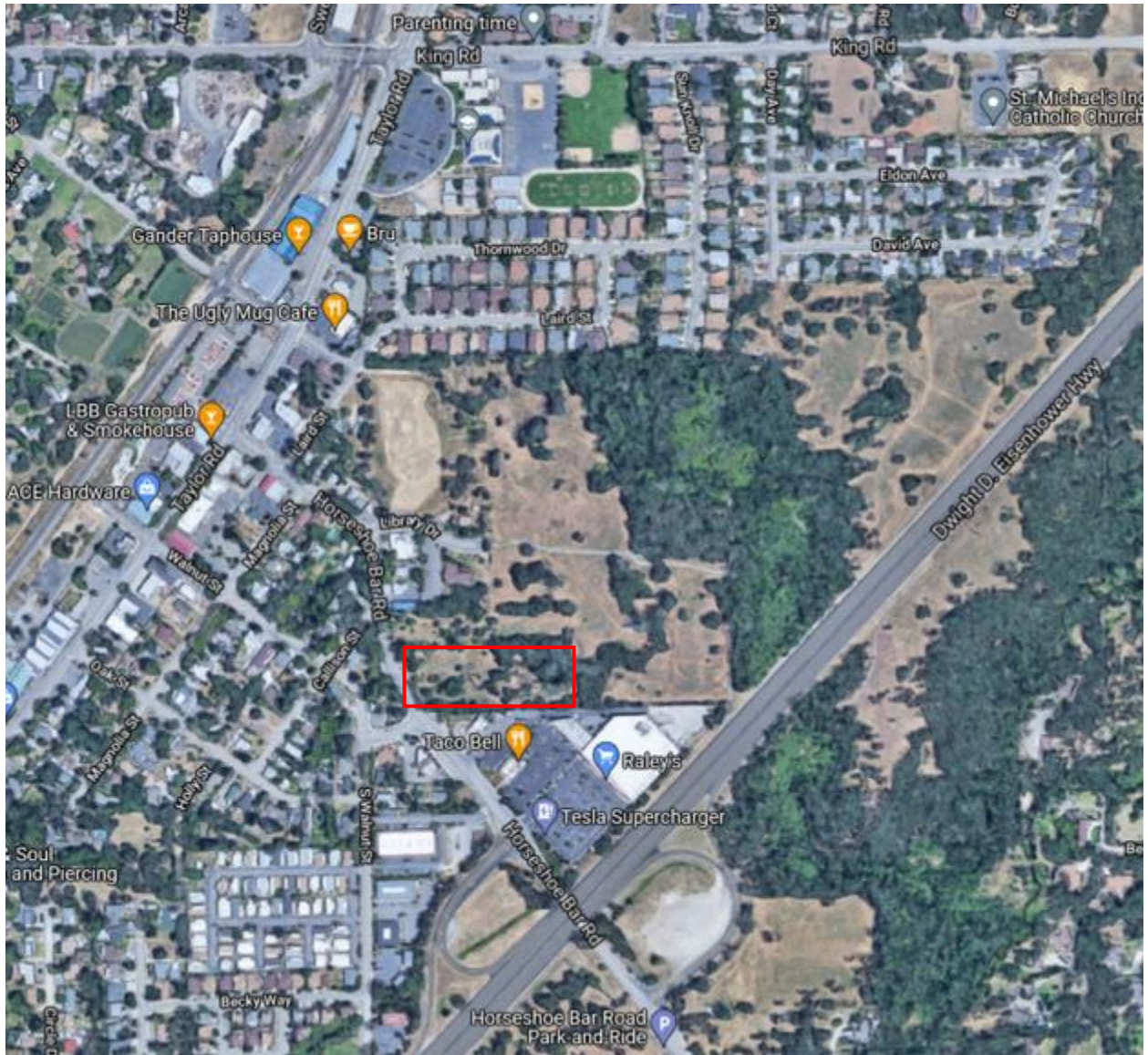
**Request:** 6/10/21 by Vinal Perkins (owner) – change from TC to GC:  
The Raley's next door is GC (general plan) and CG (zoning)

**Water Service:** Main Line on Horseshoe Bar Road and at Raley's center.

**Sewer Service:** Main Line on Horseshoe Bar Road and at Raley's center.

**Surrounding Land Use Designations:** TC immediately north and west, RH immediately east, and GC immediately south.

**Assessment:** There is water and sewer service. This change would switch from one type of commercial designation to another and is contiguous with both types of commercial designation. Both allow for mixed-use development, but TC distinctly indicates the residential use would need to be on a second or third floor, whereas GC allows medium density residential as part of a mixed-use structure or as site development and provides more leeway.





## **Map: Site #17**

**Subcommittee Recommendation:** No Change

**Location:** 5845 Webb St. North side of Webb Street, west of the railroad tracks. There is an existing residence on one side of the property and the RR track property forms the eastern boundary to the site. It appears there is an electrician shop on the parcel to the northeast and residential uses adjacent to the northwest.

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

**Request:** 6/24/21 by Doug Tataro – change from Medium Density Residential to Town Center Commercial:

Golden Eagle Auto Repair Shop - I had a battery replaced there yesterday and got to talk to Rob Koya the owner. He said many people think his shop is an eyesore and want it gone. He's identified a site on the other side of the UP tracks that he would move to if possible. He thought it was commercially zoned but I checked and it is RS-10 with an existing house next to the .3 acre parcel. Do you think the town council would issue a CUP or do a rezoning to allow him to relocate his shop there with mitigation to the existing homeowner next door? The Steagalls own the property directly behind this parcel and that is zoned commercial or industrial. The APN is 044-072-012-000. Rob wants to move his shop to satisfy those complaints, but his options seem limited. Can you help?

**Water Service:** There is an existing main line in Webb.

**Sewer Service:** There is an existing main line in Webb.

**Surrounding Land Use Designations:** Office Professional to the north, Town Center Commercial to the east, Rural Residential to the south and Residential Medium Density to the west. The RR track is adjacent to the east.

**Assessment:** This parcel is designated RM with OP to the north, TC to the east, RM to the west and RR to the southwest. There is an adjacent electrician shop to the northeast. This is part of a small segment (5 total parcels) of RM on the north side of Webb. If pursued, this would result in an extension of the existing commercial and would not create an island of commercial. This is also adjacent to the RR tracks and office/professional land use designation; however it is also adjacent to existing residences and the uses would need to be evaluated through the permitting process should the site be used for auto repair. Since the landowner did not make this request, the landowner should be consulted.



## Map: Site #18

**Subcommittee Recommendation:** No Change

**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.~~

**Updated Request 1/13/22:** New owners represented by Trang TuNguyen TNT Development Services Inc., request parcels 030-110-001 and -002 are redesignated from RA to RE. This request would place all the parcels recently purchased by the new owner into the same land use designation for future development. This slightly higher density would allow for 2.3 acre lots rather than 4.6 acre lots. No application for development has been submitted by the new owner.

**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 (ORIGINAL PROJECT/REQUEST WITHDRAWN, NEW OWNER REQUEST IN RED)**

**Subcommittee Recommendation:** No Change

**Location:** 030-100-013, -021, -022, and -024 AND 030-110-010, -011, and -013

**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.~~

**Updated Request 1/13/22:** New owners represented by Trang TuNguyen TNT Development Services Inc., request parcels 030-110-010 and -011, and 030-100-013 are redesignated from RA to RE. Parcels 030-100-021, -022, and -024 and 030-110-013 are already designated RE and no further change is requested on those parcels. This request would place all the parcels recently purchased by the new owner into the same land use designation (RE) for future development. This slightly higher density would allow for 2.3 acre lots rather than 4.6 acre lots. No application for development has been submitted by the new owner.

**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 adjacent to the RE area and would expand that area and density at the southern limit of the Town. The difference between RA and RE is predominantly in relation to lot size requirements rather than use; however it does increase the allowable density should the parcels develop in the future.



## Map: Site #20

**Subcommittee Recommendation:** No Change

**Location:** 030-130-028, -032, -033, and -014

### 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.~~

**Updated Request 1/13/22:** New owners represented by Trang TuNguyen TNT Development Services Inc., request parcels 030-130-028, -032, -033, and -014 are redesignated from RA to RE. This request would place all the parcels recently purchased by the new owner into the same land use designation for future development (See Site Map #14). This slightly higher density would allow for 2.3 acre lots rather than 4.6 acre lots. No application for development has been submitted by the new owner.

**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, except for parcel 030-130-014 (0.7 acre). 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

**Subcommittee Recommendation:** Change from BP to RE (SCB Subcommittee 11/2)

**Location:** 044-121-002 - BP triangle 3850 Granite Oaks Drive (30 acres)

### 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 (RL) like RS-20 zone 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. *Line runs right along the western property boundary and is a 12" diameter line, which is a generous size. For comparison, the lines in Taylor and Swetzer are 8". The 12" line connects to a 15" line in Rocklin.*

**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. Number of units possible:

RE – 13 units [52 under SB9]

RR – 30 units [120 under SB9]

RL – 60 units /RS-20 – 60 units (1 unit per 20,000 SF), RS-10 = 120 units [240 under SB9]

BP – 0 (caretaker unit only) [SB9 cannot apply]



## Map: Site #22

**Subcommittee Recommendation:** No Change

**Location:** 030-090-031 and 030-100-014- 4742 Saunders Ave. 11 acres & 0.6 acres

### Change Requested by Owner After Receiving Designation Change Suggestion Notice

**Request:** 9/15/21 by David Ficker:

“Increase density size. 1) All adjacent properties have higher densities. 2) Have lost a number of sales. 3) Need to change lot lines (split) more than once. Can’t make reasonable split. Lot line adjustments do not make financial sense.” This request was received in response to the Town’s letter indicating a suggestion was made to change the land use designation on these properties (along Sierra College Blvd.). Mary Beth spoke with Mr. Ficker and he indicated he would like the parcels to change from RA to RE. He indicated connection to water/sewer would not be an issue as lines are nearby at the driveway access on Saunders.

**Water Service:** Nearest main lines are in Saunders and Sierra College Blvd. at the north end of the parcel. No main line in Sierra College Blvd where this parcel fronts the road, but the line in Saunders could be accessed or the line in Sierra College Blvd extended.

**Sewer Service:** There is a sewer main nearby at Grazing Lane that could be extended via the driveway access at Saunders.

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

**Assessment:** The RA to RE change would allow for 2.3 acre lots. Instead of two parcels, which the owner indicates is not financially feasible, this land could be split into 5 parcels, but more likely 3 given the need for an access road and Antelope Creek setback requirements. Altering the parcel to an RE designation would be in keeping with the adjacent designations to the west. No “island” would be created as the RE designation is contiguous with these parcels. This change would continue to serve as a transition area between RE and RA. The smaller triangle parcel is too small for the RA or RE designations. As RE, the lots would still be large and could connect to water/sewer. The main driveway is on Saunders. The frontage of the lots on Sierra College Blvd. is fairly small in comparison to the rest of the parcel, with an existing small driveway south of Antelope Creek. Antelope Creek is located at the western boundary of the parcel.

Sierra College Blvd is a two-lane arterial per the General Plan Circulation Element. The Town’s Subdivision Code indicates residential direct driveway access from an arterial is not permitted (*14.36.020 General access requirements. F. Direct driveway access shall not be permitted to arterial or collector streets for single-family lots. [Ord. 185 § 1, 1998]*). Since existing primary access is via Saunders, access via Sierra College Blvd is not required.



## Map: Site #23 – Application Withdrawn 1/12/2022

**Subcommittee Recommendation:** ~~New request, not reviewed by subcommittees~~

**Location:** ~~043-050-023 (RE – 2.6 acres) and 043-050-024 (O/P – 6.6 acres) at Boyington and Chisom Trail – 9.2 acres total~~

### **Change Requested by Owner**

**Request:** ~~10/29/21 by Douglas Ahlstrom of Contour RE, LLC:~~

~~Requests “re-designation of the parcel located at 3200 Chisom Trail, APN 043-050-023, to [O/P designation and] CO Zone. Additionally, it is requested that during this re-designation the property line separating the two individual parcels be eliminated constituting one combined parcel with a CO Zoning.”~~

**Water Service:** ~~Nearest main lines in King Road and could be extended.~~

**Sewer Service:** ~~There is a 6” sewer line at Chisolm Trail and a 12” main on Boyington, along with a lift station at Boyington near the Del Oro Stadium parking area.~~

**Surrounding Land Use Designations:** ~~RE to the north, P to the west, and OP to the south with RM further south across King Road. County land is located to the east. The existing Senior Care Villa (the parcel affected by the change request) is designated RE~~

**Assessment:** ~~The purpose of the request is to redesignate the land on which the existing Senior Care Villa is located to O/P and rezoned CO. CO zoning allows residential care facilities for the elderly with a use permit. RE designation/zoning in which it is currently located also allows Residential Care Facilities for the Elderly with a use permit. Both zones limit height to 2 stories, but CO allows for smaller setbacks than RE. Changing the designation and zoning to O/P and CO makes both parcels consistently designated and zoned and combining the parcels in the future would be cleaner with matching designations. RE allows for one dwelling unit on this parcel, and O/P allows for 2-10 dwelling units/acre in mixed use projects or up to 26 units on this parcel.~~

## **Map: Site #24**

**Subcommittee Recommendation:** New request made on 11/4/2021 at Land Use Committee, not reviewed by subcommittees.

**Location:** 5645 Rocklin Road Sierra Christian Church, west of Barton Road, 5 acres total currently with a church, Loomis Head Start, and community garden. APN 045-150-033.

### **Change Requested by Owner**

**Request:** 11/4/21 by Pastor Christine Pobanz-Hartmire of Sierra Christian Church: Requests re-designation of the parcel located at 5645 Rocklin Road, APN 045-150-033, to allow a 25-85 unit Senior Affordable Housing complex. The units would be affordable, but do not include medical assistance or assisted living to be considered a residential care facility for the elderly (RCFE). The request is to change a parcel designated RE to one of four possible designations: Residential Medium High Density, Residential High Density, General Commercial, or Town Center Commercial, although Town. Center Commercial should not be considered due to the location of this property.

**Water Service:** Water mains are located in both Rocklin Road at this location and in adjacent Poppy Ridge Ct.

**Sewer Service:** Sewer mains are located in both Rocklin Road at this location and in adjacent Poppy Ridge Ct. (6" diameter for both lines)

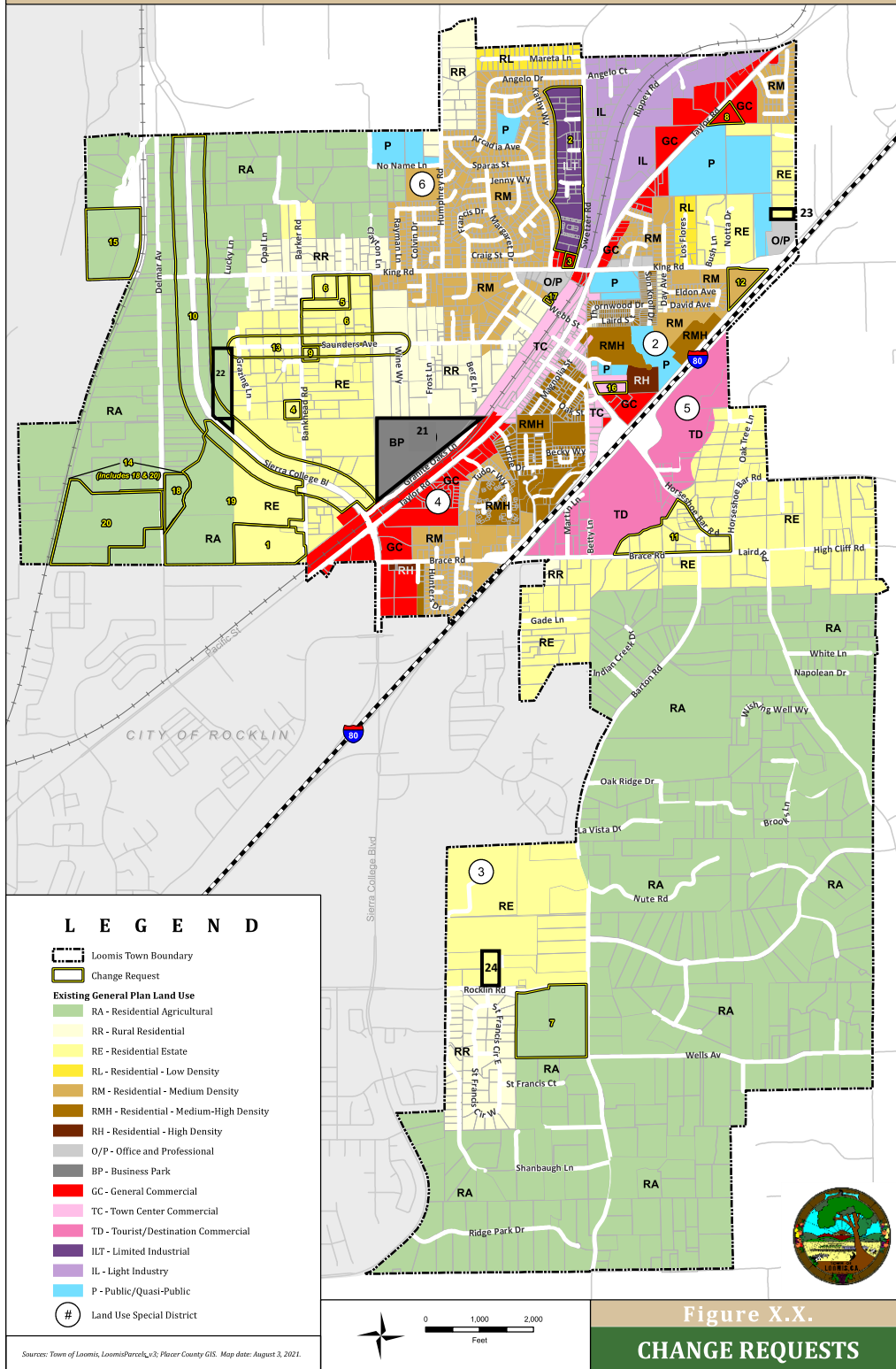
**Surrounding Land Use Designations:** RE to the north, west, and east, and RR to the south.

**Assessment:** The purpose of the request is to redesignate the land to allow for the construction of 25-85 affordable senior units. This would be a restricted multi-family complex on the 2-acre portion of the property nearest Rocklin Road, as the church, community garden, and Head Start facilities would remain on the rear 3 acres. Although the units would serve seniors, they don't include medical or living assistance and are therefore considered age and income restricted multi-family units rather than a RCFE. Since the units don't fall under a RCFE, the designations and zones in which it can be located are more restricted. To allow multifamily units, the parcel would need to be redesignated/zoned as one of the following (assumes a 2-acre portion of the site):

Designation	Zone	Potential Units	Analysis
Residential Medium High Density	RM-3.5 (UP)	24 (1 unit/3,500 SF or 12/acre)	Appropriate for use and still residential
Residential High Density	RH (MUP) Or RH-20	29 (1 unit/3,000 SF or 14/acre)  40-50 (20-25 units/acre)	Appropriate for use and still residential, but high density for the area. Need 2.2 acres RH-20 for HCD requirement
General Commercial	CG (MUP)	20 (2-10/acre in mixed use project)	Possible, but not near any other commercially designated area. The church and school = mixed use project
Town Center Commercial	CC (UP)	30 (15 units/acre in mixed use project)	Not appropriate due to location away from downtown.

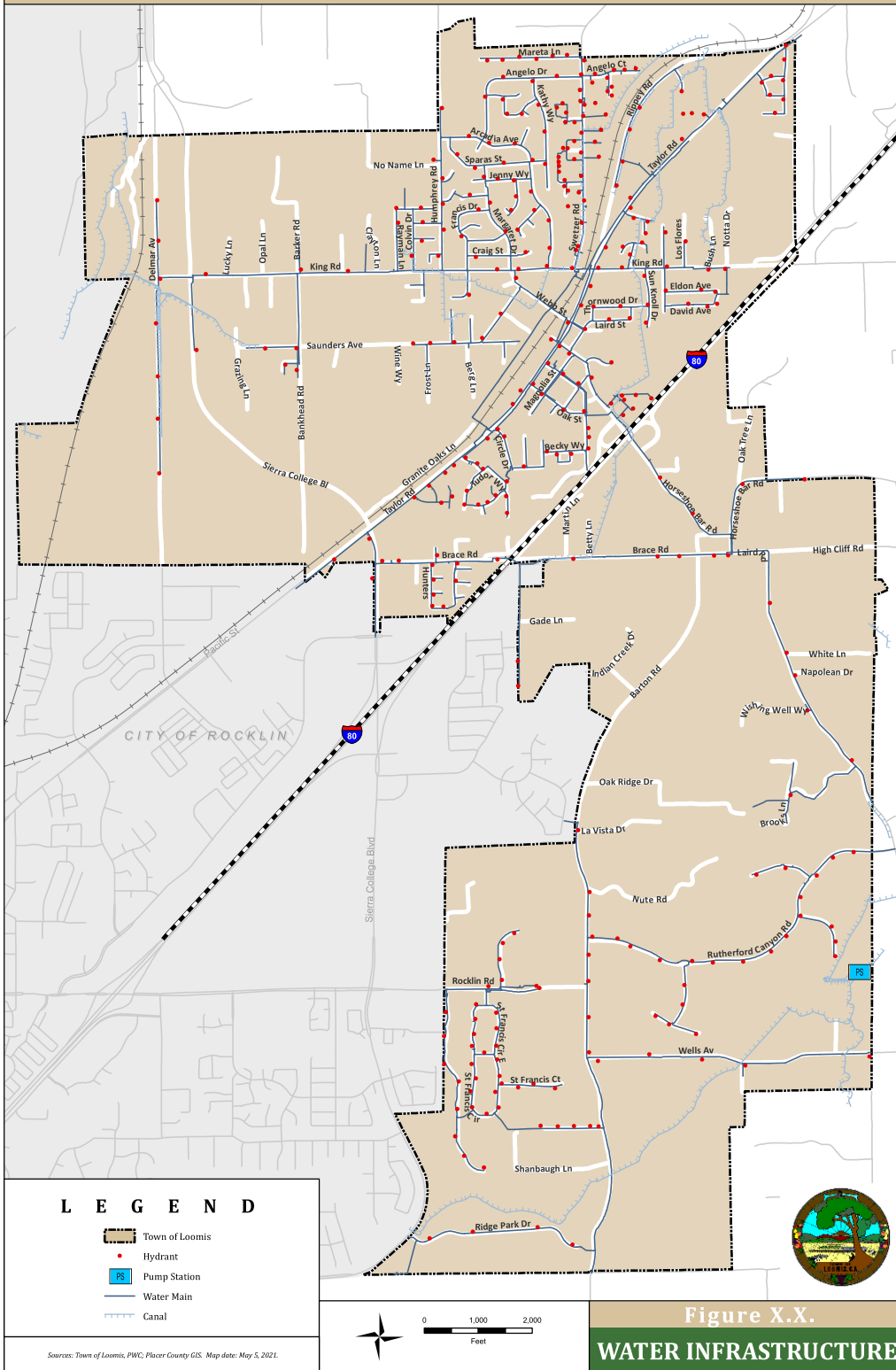


# TOWN OF LOOMIS





# TOWN OF LOOMIS



Interactive Sewer Map can be found here:

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